



County of San Mateo

Inter-Departmental Correspondence

Department: GOVERNING BOARD

File #: 22-844

Board Meeting Date: 11/1/2022

Special Notice / Hearing: None
Vote Required: Majority

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

From: Raymond Hodges, Executive Director, Housing Authority

Subject: Agreement for Housing Locator 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 an Agreement with Abode Services to provide housing locator services for a term starting November 1, 2022, through October 31, 2025, in an amount not to exceed \$1,369,731, with the option to extend up to an additional two years.

BACKGROUND:

The Housing Authority of the County of San Mateo (HACSM) provides rental subsidies for low-income households in San Mateo County (County) through the administration of various voucher and Permanent Supportive Housing programs. HACSM receives funding for its programs from the U.S. Department of Housing and Urban Development (HUD).

HACSM has been a participant in HUD's Moving To Work (MTW) demonstration program since May 2000. The three major goals for the MTW program are to increase cost effectiveness, promote self-sufficiency and expand housing options for program participants. The additional flexibility offered by MTW allows HACSM to achieve its mission and program goals more successfully.

With the County nestled between San Francisco and San Jose, it is extremely difficult for low-income households to find affordable housing units. The HUD published average Fair Market Rent (FMR) for fiscal year 2022 for a two-bedroom unit in the County is \$3,198 per month. In California, a full-time minimum wage worker earns approximately \$15.00 per hour, or \$2,600 per month. Although several cities in the County have passed local ordinances increasing the minimum wage, these amounts remain below what is needed for individuals and families relying on minimum wage to afford rents in the County. Affordable rental housing often remains unattainable for such households that do not participate in subsidized housing programs.

DISCUSSION:

In June 2015, HACSM received HUD approval to use its MTW flexibility to utilize the Housing Assistance Payments (HAP) for activities associated with housing search assistance and landlord incentives. Traditionally, HAP could only be used to pay landlords the monthly subsidy on behalf of voucher program participants. HACSM issued a Request for Proposals (RFP) and selected a provider to develop a program for housing locator services and create several incentives for landlords, which resulted in an increase in new owner participation.

In July 2022, HACSM issued another RFP to solicit proposals from qualified providers for the purpose of providing housing locator services for specific HACSM-administered programs. The overall services entail outreaching to rental unit owners in the County, matching them with voucher holders searching for housing and assisting both parties in navigating the leasing process. There were three proposals submitted and HACSM selected Abode Services to continue their partnership with HACSM. It is the expectation of HACSM that the continuation of the housing locator services will result in greater lease-up for voucher holders and a greater number of owners who join the program by renting their units to HACSM program participants.

The Agreement between Abode Services and HACSM is proposed to be for the term of November 1, 2022, through October 31, 2025, with the option to extend up to an additional two years, in an amount not to exceed \$1,369,731.

The County Attorney has reviewed and approved the Resolution as to form.

FISCAL IMPACT:

There is no net County cost associated with this action. All funds associated with this action are provided by HUD to HACSM.