



**HIPhousing**



July 13, 2015

Ms. Theresa DellaSanta  
Town Clerk  
Town of Atherton  
91 Ashfield Road  
Atherton CA 94027

Dear Theresa:

We thank the Town of Atherton for its on-going support of our housing programs and would like to provide a summary of the activities achieved during the fiscal year.

According to the San Mateo County Housing Indicators as of March 31, 2015, the average rent of a market rate 1 bedroom apartment was \$2,425, a 13% increase from 2014. HIP Housing saw a 21% increase in the number of calls about affordable housing resources. It was not uncommon for us to regularly hear from our clients that their rents were being unreasonably increased or increased multiple times during a one year period. It was also frequently heard that clients were living in properties that landlords decided to remodel and evict everyone in order to get more rent. During the year, shelters were full, waiting lists for subsidized housing were long or closed and people were using their vehicles as a means of housing. In order to afford a 1 bedroom apartment in the County, one would have to earn over \$87,000 a year in order to keep their housing costs at 30% of their income. The average rent HIP Housing Home Providers charged during the year was \$783. Home sharing is practical, affordable and one of the few solutions for persons with poverty, very low or low incomes.

**HOME SHARING PROGRAM:**

During Fiscal Year 14-15, a total of 1,669 households representing 2,038 persons applied to the home sharing program. A total of 240 applicants were placed in shared housing during the year. During FY 14-15, 697 persons were sharing housing through the program including those matched during the fiscal year and persons who have been sharing housing prior to 7/1/14. HIP Housing fielded 3,860 inquiry calls during the year which represents a 21% increase in calls from the prior year.

**Home Sharing Highlights:**

HIP Housing attended an internship fair at SJSU and obtained a bachelor's level social work student for the 2014-2015 academic year. Dania Delgadillo interned 16 hours a week at HIP Housing through May 2015 assisting the home sharing staff with case management and outreach activities. She has now been hired to work 20 hours a week through the end of October.

HIP Housing collaborated with Eastside Prep's summer internship program and obtained another summer intern who worked with HIP Housing's Home Sharing Program in July and August.

Sema Tosun, a long-time HIP Housing volunteer, created a new non-profit called Fund a Need. The mission of the organization is to provide grants to assist seniors with basic human needs. Fund a Need provided funding to a Home Sharing seeker who fell behind on his rent after he had to have a knee replacement surgery.

SV2, a group of middle and high school youth who are interested in community events, volunteered at HIP Housing helping to distribute calendars and flyers about the home sharing program to downtown businesses as well as assembling an outreach mailing. HIP Housing was awarded a small grant through SV2 to be used to provide an incentive to a Home Provider who matches with a housemate.

HIP Housing was approached by Free At Last to discuss filling one of their East Palo Alto properties with home sharing clients.

Kevin Joyner, a freshman at Serra High School, volunteered his time assembling a mailing to homeowners with secondary units in Portola Valley.

**Ads/articles placed:**

San Mateo Times article about Transition to Independence fair whereby HIP Housing was mentioned; San Francisco Chronicle article on home sharing; Boys and Girls club newsletter; The Almanac; Housing Industry Foundation newsletter; The Patch; Redwood City Forum; Half Moon Bay review; Fil-Am Real Estate Professionals program; San Mateo County Times. Paula Stinson of HEART placed an ad in the agency's monthly newsletter about the home sharing program's need for more home providers. HEART also reached out to the homeowners they've assisted to provide information about the Home Sharing Program.

**Collaborations:**

Eastside Prep; SJSU; Rise Together Bay Area; Peninsula Family Service; BBVA; Able Works; CID; Central Coast Energy Services; Kids and Art.

Participation on the smchousingsearch.org workgroup. HIP Housing's shared housing listings are uploaded onto the website each week.

Presentations about home sharing are conducted at the shelters of InnVision/Shelter Network and Safe Harbor on a quarterly basis.

Information was provided to the homeowners selected for minor home repair projects through Rebuilding Together Peninsula

Star Vista's Transitional Age Youth program collaborated with HIP Housing to interview, screen and place foster youth in shared housing. Two emancipated foster youth were placed in home sharing during the year.

**Events attended:**

Daly City Health Fair; Realty One fundraising event for HIP Housing; San Mateo County New Employee Welcome; Latino Health Fair; BBVA Housing Resource Fair; Bacon and Brew fundraising activity in San Mateo; Transition to Independence Fair; North Fair Oaks Resource fair; Housing Authority Family Resource fair; InnVision/Shelter Network Breakfast; San Mateo County Employee Health Fair; Housing Leadership Day; Seniors on the Move; EPA Homeless Connect; Fair Oaks Community Center celebration and Town Hall meeting; African American Health Initiative fair; Coastside Living Fair; Assemblyman Kevin Mullin's Health Fair; Health Fairs in South San Francisco, Redwood City, San Carlos and Millbrae.

**Inservice trainings:**

Diversity training offered by Cherine Badwani; Communicating with Tact and Finesse; How to Remain Cool and Collected in Challenging Conversations; How to Negotiate with Customers; Recycle Works of San Mateo County.

**Mailings sent:**

Homeowners in Belmont, San Mateo and San Carlos; therapists in San Mateo County; City Clerks; medical professionals in San Mateo; downtown businesses in San Mateo, San Carlos and Burlingame; Businesses in Portola Valley; posted home sharing flyers in Belmont, San Carlos, and San Mateo; Sent HIP Housing calendars to all the churches and synagogues in San Mateo County; mailing to secondary unit owners in Portola Valley; Daly City homeowners who at one time had a rehab loan.

Community Financial Resources (CFR) provided financial education curriculum, CFR pre-paid debit card and secured credit card products, and a monthly \$125 raffle prize as an incentive to HIP Housing clients for improving money management behaviors.

Able Works and HIP Housing are working together to help place single moms ages 18-45 from East Palo Alto in housing as well as providing them with support services from both organizations.

Received 56 backpacks filled with school supplies (paper, pens, pencils, erasers) for children ages 5-18 from the Children's Fund of San Mateo County.

35 turkey gift cards were donated from California Water

The Adopt-A-Family Program provided gifts to 70 families. Wilson Sonsini Goodrich & Rosati donated \$4000 towards this program.

South School in Hillsborough donated 30 coats to HIP Housing kids during the holiday months.

My New Red Shoes provided a pair of shoes and \$50 clothing gift card for each school-age child in the program, which were distributed in August for back-to-school.

HIP Housing continued its collaboration with Make a Birthday Wish, a privately-funded local philanthropic organization that provides a birthday gift and a monthly group birthday party for every child in the self-sufficiency program.

HIP Housing hosts informational nights for the WANDA program, a savings account with matching funds for single moms in San Mateo County administered by Opportunity Fund.

"Good and Cheap" cookbooks were ordered for each Self Sufficiency family.

Program Director attends the Housing Authority Program Coordinating Committee meetings.

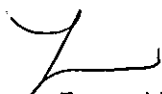
#### **PROPERT DEVELOPMENT:**

HIP Housing owns and manages 239 affordable units of property in the Cities of Daly City, South San Francisco, San Mateo, San Carlos, Redwood City and Menlo Park. Several properties are also managed for the cities of Foster City, San Mateo and San Carlos. Over 420 adults and children are residing in HIP Housing's owned and managed properties in San Mateo County.

#### **THANK YOU:**

On behalf of the HIP Housing staff, Board of Directors, Volunteers and Clients, we thank you for the support of our housing programs. Through the Home Sharing and Self Sufficiency Program and through the properties owned and managed by HIP Housing, over 1400 persons were provided housing during FY 14-15. We cannot do this good with without your support and thank you for your efforts. We look forward to another year of providing affordable housing resources.

Sincere regards,



Laura Fanucchi  
Associate Executive Director