



Our Year of

WORKING TOGETHER TO END HOMELESSNESS



Housing Insecurity

Factors Contributing to Housing Insecurity

- » Renters in San Mateo County need to earn \$59.71 per hour, 3.7 times the minimum wage to afford the average monthly asking rent of \$3,105. (CHPC housing needs report, 2022).
- » HUD housing needs data shows more than 37,700 households in San Mateo County face a variety of barriers/challenges in securing and maintaining housing that is affordable and appropriately meets their needs.
- » Numerous tools including that of the Economic Policy Institute, list San Mateo County as the most expensive county in the country to live. (epi.org).
- » Affordable housing developments are typically 100% occupied except for units turning over upon a tenant move-out, and most have very low turnover with long waitlists.
- » Housing Authority of the County of San Mateo (HACSM) currently has over 15,500 households on its Section 8 waitlist for a rental subsidy voucher.
- » 5,400 applications received by HACSM for 184 affordable housing units that have a rental subsidy
- » 1 Firehouse Square in Belmont: 2,300 applicants for 33 Project Based Vouchers (PBV) units.
- » 353 Main Street in Redwood City: 1,000 applicants for 62 PBV units.
- » Light Tree Apartments in East Palo Alto: 2,100 applicants for 89 PBV units.

Some Current Strategies to Address Housing Insecurity

- » The County has funded development of 4,000 units of permanent affordable housing since the launch of the Affordable Housing Fund (AHF) in 2013. 800 units are set aside for homeless individuals and families with another 1,100 units for families earning Extremely Low Incomes (up to 30% of the area median, which is \$55,900 for a four-person household).
- » The County received 15 affordable housing project applications under Affordable Housing Fund Round 10, requesting over \$102 million dollars to support the construction and rehabilitation of 1,429 units of affordable rental housing.
- » The County awarded \$54.6 million dollars to 11 affordable housing projects, which will support over 1,000 units of affordable housing, including 279 units of permanent supportive housing for formerly homeless households and 197 units for Extremely Low Income households.
- » Board of Supervisors approved \$4M in Measure K funding this year to pilot a local rental subsidy program aimed at housing 100 homeless households, planning to launch this winter.
- » 3,376 landlords are currently participating in the provision of affordable housing by housing tenants with a housing choice voucher or a project-based voucher.
- » 4,123 landlords in San Mateo County are in the Housing Authority database and willing to accept vouchers.
- » In the last year alone, HACSM was awarded:
 - 222 Emergency Housing Vouchers for homeless households referred through the Coordinated Entry System (CES). 99% utilization this month, by far the highest in the State.
 - 41 Mainstream vouchers awarded to disabled homeless or at-risk adults.
 - 15 Foster Youth Independence vouchers just awarded.
 - A total of 276 households moving from the street, shelter, or another SMC program/institution to permanent housing.

Some Identified Unmet Housing Needs to Consider

- » Lack of available land zoned for multi-family housing resulting in high cost of land acquisition.
- » Labor and material shortages resulting in high cost of construction.
- » Entitlement process and NIMBY resistance to affordable housing, and lawsuits from opposing groups.
- » Inadequate funding for affordable housing at all levels. State programs, including Low Income Housing Tax Credit (LIHTC) and bond financing administered by the State, and the County's Affordable Housing Fund are vastly oversubscribed.
- » Lack of rental subsidies in the form of Section 8 Project Based Vouchers. HACSM consistently at 95% rental assistance utilization rate with limited capacity for project-based vouchers for new projects in the development pipeline.
- » Inadequate or aging infrastructure (transit, roads, sewer, water, etc.) needed to support growth.
- » Lack of regional approach where workers commonly work in communities and counties other than those in which they live.
- » Due to all of the above, typical projects require 5-10 years from inception to completion, and in some cases, even longer.