HIPhousing
2012-2013
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HIPhousing

Who says it can't be done? Finding decent affordable housing in San Mateo County is staggeringly difficult - developing new affordable housing, nearly impossible. But in 2012-13, HIP Housing did both. In a county where rents soared to $2,100 a month for one bedroom and occupancy rates hovered at over 95%, our Home Sharing, Self Sufficiency and Property Development programs found and maintained affordable housing for nearly 1,400 people. We added 12 new affordable units to San Mateo County with the acquisition of our Menlo Park property that is now home to 12 low-income families, including veterans and Self Sufficiency Program participants. Every year, HIP Housing strives to be better and do more. We collaborate with municipalities and nonprofits to make valuable housing resources available to everyone. We partner with other agencies to build stronger programs that help families succeed. Then there was Rita! Ms. Rita Moreno lit up our Annual Luncheon with humor, compassion and a true understanding for the importance of a decent, clean, affordable place to live. We danced, laughed and cried together. Most importantly, much needed attention was brought to our affordable housing programs and the great need for HIP Housing. As this report highlights, even with across the board federal and local funding cuts, we ended the year financially strong with greater visibility and more housing units than ever in our history. Thank you for embracing our work and working with us to make 2012-13 a remarkable year!

Thank you.
Bruce Bean, President
Kate Comfort Harr, Executive Director

Bruce & Kate with Rita Moreno

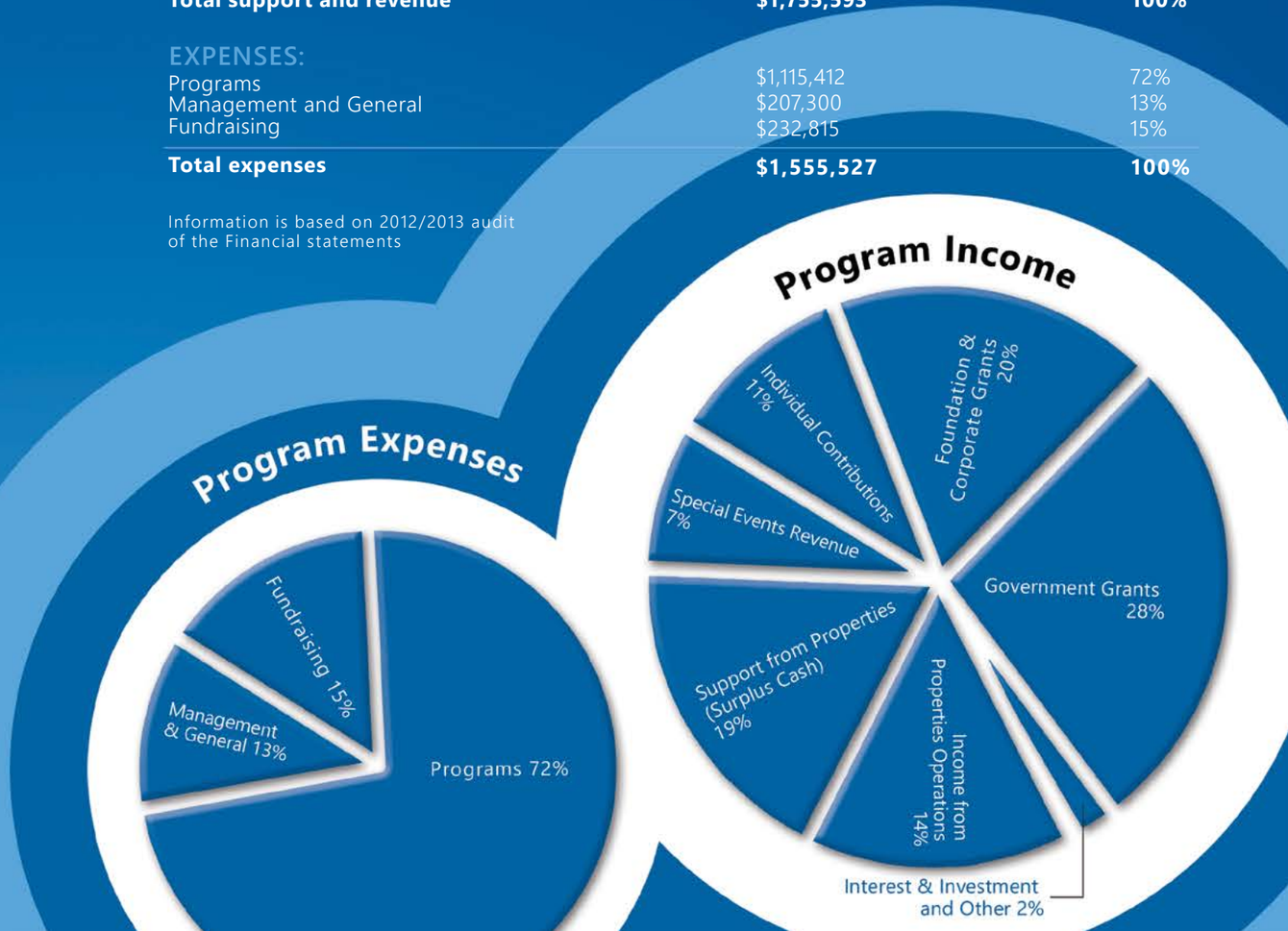
SUPPORT AND REVENUE:

Government Grants	$491,834	28%
Foundation and Corporate Grants	$352,729	20%
Individual Contributions	$157,247	9%
Special Events Revenue	$120,720	7%
Support From Properties (Surplus Cash)	$329,284	19%
Income From Properties Operations	$234,694	14%
Interest and Investment Income	$22,695	1%
Other Income	$25,636	1%
Total support and revenue	**$1,755,593**	**100%**

EXPENSES:

Programs	$1,115,412	72%
Management and General	$207,300	13%
Fundraising	$232,815	15%
Total expenses	**$1,555,527**	**100%**

Information is based on 2012/2013 audit of the Financial statements



SELF-SUFFICIENCY PROGRAM

Provides housing assistance and support services to motivated low-income parents with clearly defined education and career goals.

Parents:

- Attend monthly life skills and financial workshops
- Meet monthly with a case manager
- Receive incentives to improve credit score and savings

Self-Sufficiency Program Highlights

76 families participated in the program

100% of participants completed educational goals while in the program

Among graduates:

- 93% reported better housing situation
- 200% average increase in savings
- 80% of clients reported better money management skills
- 100% reported better hope for the future

HOME SHARING

Matches people who have room in their home to share with individuals in need of an affordable place to live.

- Prevents homelessness
- Provides stable and affordable housing option
- The only home sharing program in San Mateo County and one of the largest in the country

With today's economic challenges, the Home Sharing Program continues to be in demand among individuals from every age group, ethnicity and gender.

Home Sharing Program Highlights

Over 753 people were home sharing in FY 2012-13

2,232 clients interviewed

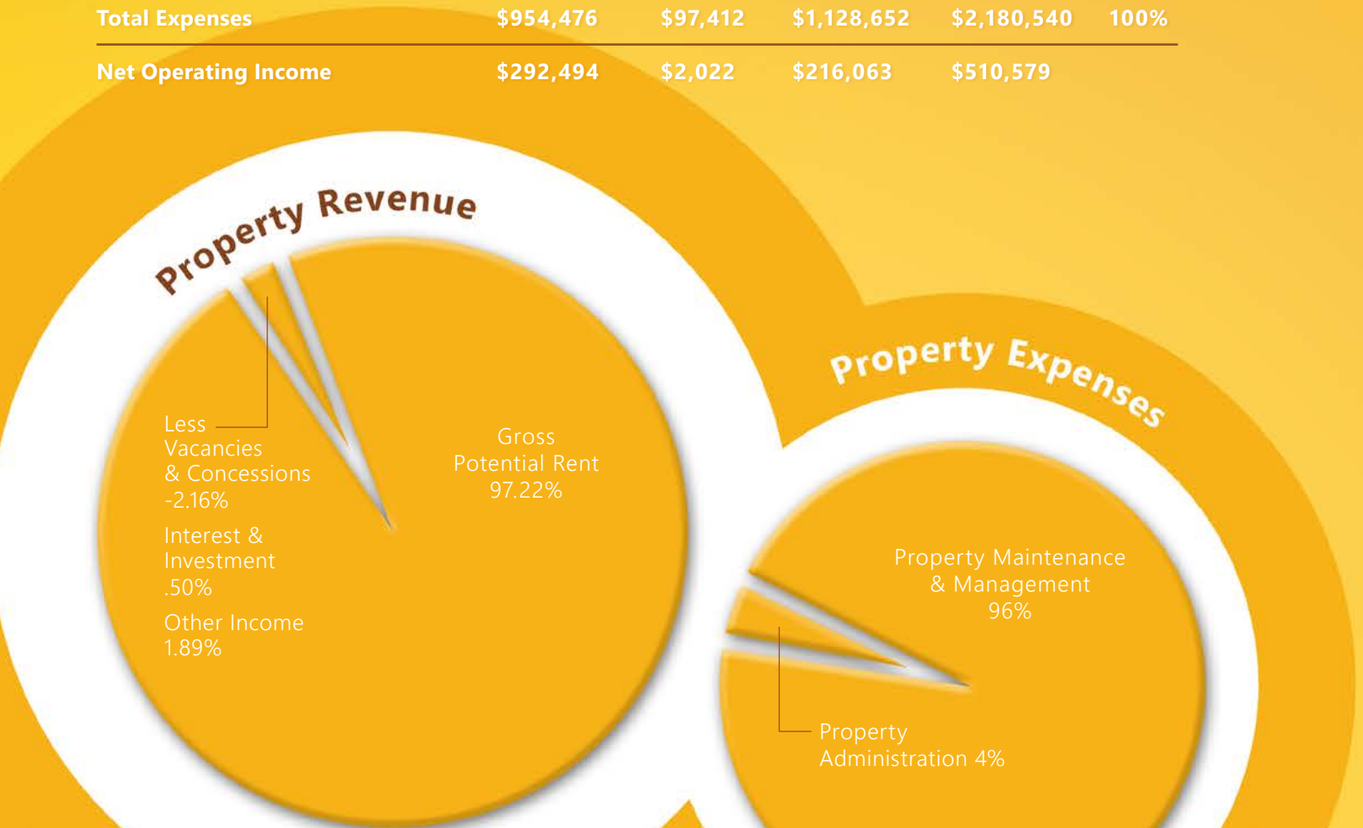
97% of clients were low income

3,073 information referral calls

3 year average length of home sharing arrangment

Property Development Financials

REVENUE:	HHDC	HIP	EWI	TOTAL	
Gross Potential Rent	$1,186,578	$99,513	$1,330,278	$2,616,369	97%
Less Vacancies and Concessions	($29,990)	($79)	($2,834)	($32,903)	-1%
Interest and Investment Income	7,835	1,005	1,088	8,923	0%
Other Income	82,547	1,495	16,183	98,730	4%
Total Revenue	**$1,246,970**	**$99,434**	**$1,344,715**	**$2,691,119**	**100%**
EXPENSES:					
Property Maintenance & Management	$875,888	$97,412	$1,128,652	$2,101,952	96%
Property Administration	78,588			78,588	4%
Total Expenses	**$954,476**	**$97,412**	**$1,128,652**	**$2,180,540**	**100%**
Net Operating Income	**$292,494**	**$2,022**	**$216,063**	**$510,579**	



Property Development

HIP Housing's Property Development Program provides desperately needed, below market rate (BMR) affordable housing in San Mateo County.

Of those living in properties owned by HIP Housing:
- 34% earn less than 60% AMI (Low-Income)
- 22% earn less than 50% AMI (Very Low Income)
- 44% earn less than 30% AMI (Extremely Low Income)

Our properties generate a modest amount of income which is used to cover HIP Housing's operating costs. As a result, nearly every dollar donated to us can be applied directly to programs creating a unique model of sustainability that is a win-win for donors and HIP Housing alike!

Property Develoment Highlights

- Provided 230 affordable units that were home to 408 people.
- Owned 14 properties in 6 cities including Daly City, South San Francisco, San Mateo, San Carlos, Redwood City, and Menlo Park.
- Managed units owned by the cities of Foster City, San Mateo and San Carlos.

*AMI – Average Median Income

IDAHO, SAN MATEO (HHDC)
6 Units • 8 residents

EDGEWATER ISLE, SAN MATEO (EWI)
93 Units of Senior Housing
105 residents

EL DORADO, SAN MATEO (HHDC)
6 Units • 20 residents

HILLSIDE, DALY CITY (HHDC)
19 units • 33 residents

WILLOW ROAD (HHDC)
12 Units • 27 Residents

CEDAR, SAN CARLOS (HIP)
3 Units • 16 Residents

HILTON, REDWOOD CITY (HIP)
3 Units • 18 Residents

OXFORD, REDWOOD CITY (HHDC)
3 units • 4 residents

CHERRY, SAN CARLOS (HHDC)
6 Units • 12 residents

PINE, REDWOOD CITY (HIP)
3 units • 18 Residents

200 SOUTH DELAWARE, SAN MATEO (HHDC)
17 Units • 31 Residents

COMMERCIAL, SOUTH SAN FRANCISCO (HHDC)
15 Units • 33 Residents

REDWOOD OAKS, REDWOOD CITY (LLP)
36 Units • 49 Residents

11 SOUTH DELAWARE, SAN MATEO (HHDC)
11 Units • 21 Residents

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For more than 40 years, HIP Housing has empowered families and individuals in San Mateo County to live happier, more independent lives by investing in their human potential and providing access to an affordable, safe place to call home.

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