

HIPhousing 2013-2014

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HIPhousing



An elegant solution

At the 2014 Annual HIP Housing Luncheon, our friend Jamie Hynman of MythBusters, explained that in engineering theory, an elegant solution refers to a highly effective and simple solution that can solve multiple problems at once. He praised our programs as elegant solutions and he is SO right!

Each of our programs take existing housing stock and turn it into new affordable housing. Each solve an affordable housing dilemma that provides housing for 1,400 people each year while also helping to break debilitating cycles of poverty.

Our programs reduce traffic congestion by eliminating long commutes for low wage

workers and are recognized countywide as an integral part of the solution to our current housing crisis. Equally important, each help to create a healthier, more balanced community that helps us all stay connected to each other.

Jamie's business is busting myths. This is our business too. Busting myths about affordable housing will help eliminate some of the barriers we face in producing it. Thank you for supporting HIP Housing, and for helping us to replace negative affordable housing myths with positive truths instead!

Thank you.

Kate Comfort Harr, Executive Director



Photographer: Tom Jung, San Mateo Daily Journal

SUPPORT AND REVENUE:

Government Grants	\$468,707	22%
Foundation and Corporate Grants	\$482,783	22%
Individual Contributions	\$220,030	10%
Special Events Revenue	\$124,575	6%
Support From Properties (Surplus Cash)	\$654,314	30%
Income From Properties Operations	\$164,414	8%
Interest and Investment Income	\$8,157	.38%
Other Income	\$26,941	1%
Total support and revenue	\$2,149,921	100%

EXPENSES:

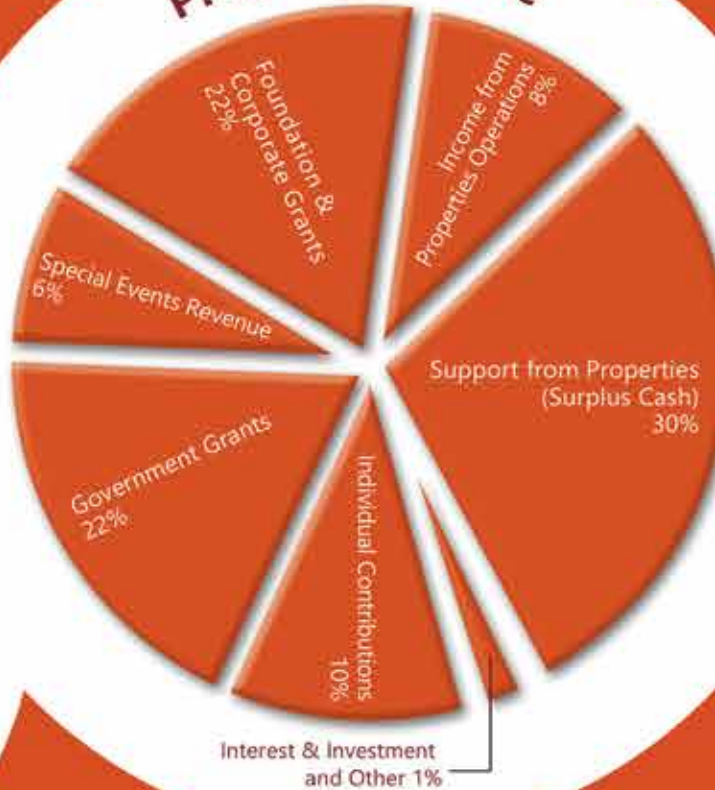
Programs	\$1,266,453	75%
Management and General	\$160,138	9%
Fundraising	\$262,043	16%
Total expenses	\$1,688,634	100%

Information is based on 2013/2014 audit of the Financial statements

Program Expenses



Program Income



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



90 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 703 people were home sharing in FY 2013-14



2,071 clients interviewed



97% of clients were low income



3,198 information referral calls



3 year average length of home sharing arrangement

Property Development Financials

REVENUE:	HHDC	HIP	EWI	TOTAL	
Gross Rent	\$1,327,088	\$99,513	\$1,334,537	\$2,761,138	98%
Less Vacancies and Concessions	(\$29,099)	(\$2,643)	(\$9,658)	(\$41,400)	-1%
Interest and Investment Income	487	505	808	1,800	0%
Other Income	81,403	3,485	15,553	100,441	4%
Total Revenue	\$1,379,879	\$100,860	\$1,341,240	\$2,821,979	100%
EXPENSES:					
Property Maintenance & Management	\$818,225	\$109,567	\$1,028,941	\$1,956,733	84%
Property Administration	380,764			380,764	16%
Total Expenses	\$1,198,989	\$109,567	\$1,028,941	\$2,337,497	100%
Net Operating Income	\$180,890	(\$8,707)	\$312,299	\$484,482	

Property Revenue

Less
Vacancies
& Concessions
-1%

Interest &
Investment
0%

Other Income
4%

Gross Rent
98%

Property Expenses

Property
Administration
16%

Property Maintenance
& Management
84%

Property Development

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

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

- Of those living in properties owned by HIP Housing:
- 31% earn less than 60% AMI (Low-Income)
 - 20% earn less than 50% AMI (Very Low Income)
 - 49% earn less than 30% AMI (Extremely Low Income)

Property Development Highlights

- Provided 230 affordable units that were home to 392 people.
- Owned 14 properties in 6 cities including Daly City, Menlo Park, Redwood City, San Carlos, San Mateo, and South San Francisco.
- Managed units owned by the cities of Foster City and San Carlos.

*AMI – Area 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)
5 Units • 29 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)
17 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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