

HIPhousing 2011-2012
40th anniversary annual report



www.HIPhousing.org

40th

HIPhousing

2011-12 saw some of the most dramatic cuts to affordable housing in San Mateo County history. Block grants slashed, Redevelopment Agency funds eliminated, affordable housing wait lists closed and shelters stretched beyond capacity.

Yet in the face of this unprecedented crisis, HIP Housing stood strong, bringing in a new Executive Director and celebrating 40-years of programs that have addressed the housing challenges of over 60,000 people and placed over 21,000 in desperately needed affordable rental housing – providing hope and stability to those who lived in fear and housing uncertainty.

With Harry Belafonte as the very special guest at our Annual Luncheon, HIP Housing celebrated its 40-anniversary with grace and dignity, reinvigorating our passion.

It is with tremendous pride that we present the 2011-12 HIP Housing Annual Report as it showcases an agency capable of tremendous good in the face of great challenges. We could not do it without you.

Thank you.

Tony Villanueva, President

Kate Comfort Harr, Executive Director



Tony & Kate with Harry Belafonte

anniversary

Programs Income & Expenses for Fiscal Year 2011-2012

SUPPORT AND REVENUE:

Government Grants	\$498,453	28%
Foundation and Corporate Grants	\$326,420	19%
Individual Contributions	\$193,800	11%
Special Events Revenue	\$133,249	8%
Support From Properties (Surplus Cash)	\$420,795	24%
Income From Properties Operations	\$159,630	9%
Interest and Investment Income	\$23,246	1%

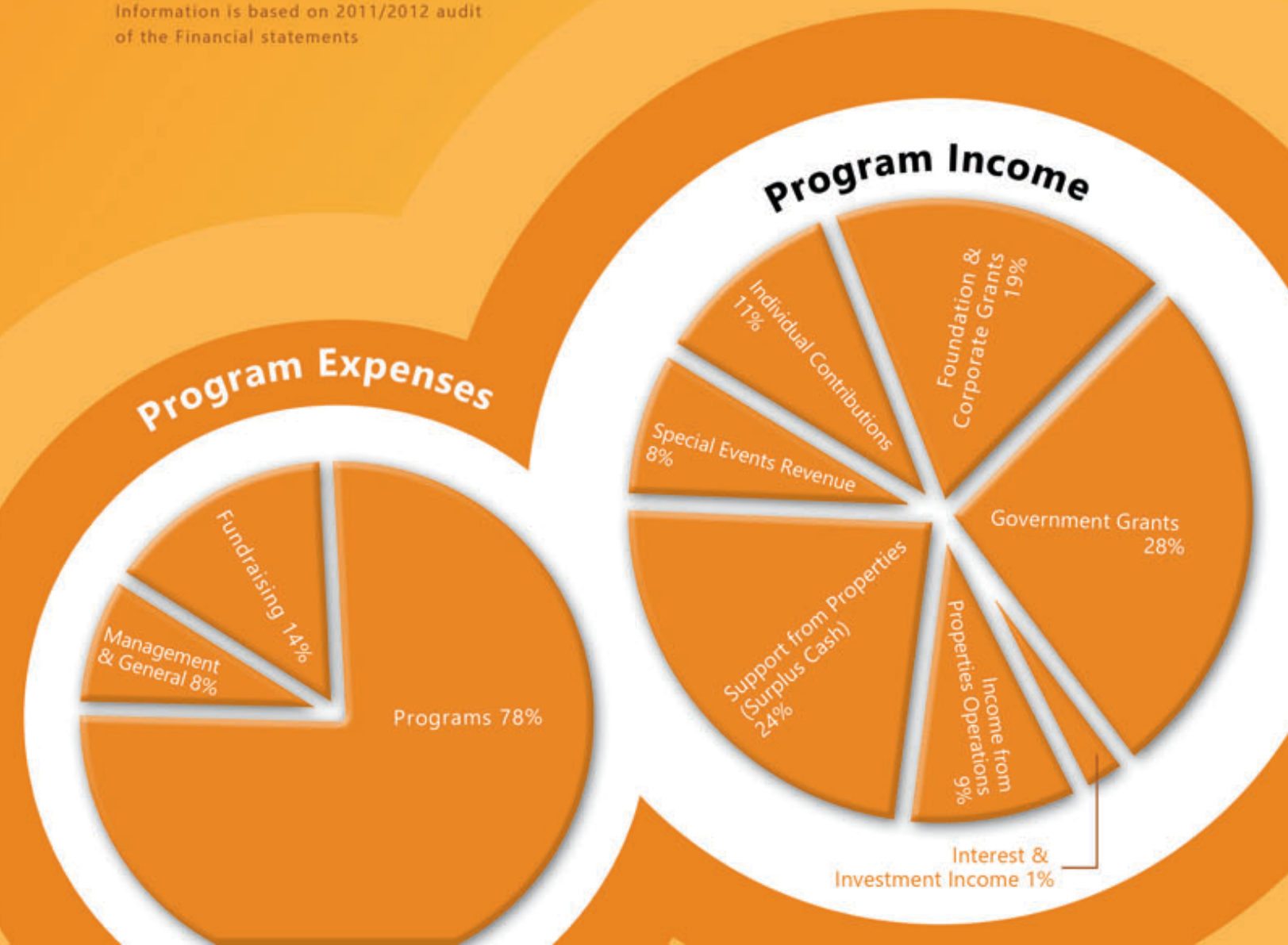
Total support and revenue **\$1,755,593** **100%**

EXPENSES:

Programs	\$1,360,914	78%
Management and General	\$142,585	8%
Fundraising	\$244,089	14%

Total expenses **\$1,747,588** **100%**

Information is based on 2011/2012 audit of the Financial statements



Programs 40th anniversary

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



75 families participated in the program



85% of participants graduate from the program

Among graduates:

- Average increase in savings is \$1,321
- 90% of clients reported better money management skills
- 100% reported better housing situation and hope for the future
- Average increase in gross income by 81%



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:

Since 2009

- 57% increase in overall calls
- 30% increase in calls from people who were homeless
- 11% increase in people served

Home Sharing Program Highlights



Over 700 people are home sharing



1,945 clients interviewed



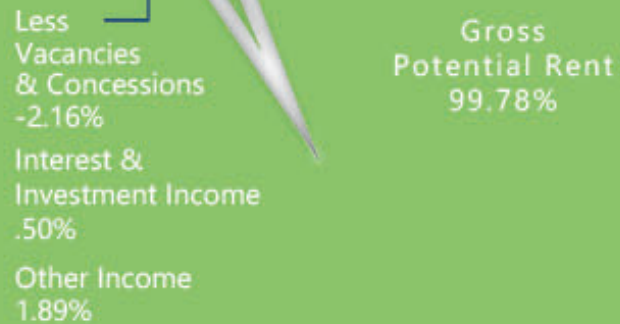
97% of clients were low income



Property Development Financials

REVENUE:	HHDC	HIP	EWI	TOTAL	
Gross Potential Rent	\$1,133,626	\$97,632	\$1,304,928	\$2,536,186	99.78%
Less Vacancies and Concessions	(42,371)	(2,387)	(10,173)	(54,931)	-2.16%
Interest and Investment Income	10,094	1,005	1,494	12,593	0.50%
Other Income	33,801	1,495	12,754	48,050	1.89%
Total Revenue	\$1,135,150	\$97,745	\$1,309,003	\$2,541,898	100%
EXPENSES:					
Property Maintenance & Management	\$849,355	\$92,704	\$1,091,383	\$2,033,442	97%
Property Administration	54,588			54,588	3%
Total Expenses	\$903,943	\$92,704	\$1,091,383	\$2,088,030	100%
Net Operating Income	\$231,207	\$5,041	\$217,620	\$453,868	

Property Revenue



Property Expenses



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:

- 37% earn less than 60% AMI (Low-Income)
- 15% earn less than 50% AMI (Very Low Income)
- 48% earn less than 30% AMI (Poverty)

Our properties generate a modest amount of income which is used to cover HIP Housing's operating costs. As a result, 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 Development Highlights

- Provided 239 affordable units that were home to 404 people.
- Owned 13 properties in 5 cities including Daly City, South San Francisco, San Mateo, San Carlos and Redwood City
- Managed units owned by the cities of Foster City, San Mateo and San Carlos.

*AMI – Average Median Income



REDWOOD OAKS, REDWOOD CITY (LLP)
36 Units • 52 Residents



COMMERCIAL, SOUTH SAN FRANCISCO (HHDC)
15 Units • 34 Residents



IDAHO, SAN MATEO (HHDC)
6 Units • 10 residents



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



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



EDGEWATER ISLE, SAN MATEO (EWI)
92 Units of Senior Housing
107 residents



CEDAR, SAN CARLOS (HIP)
3 Units • 14 Residents



HILTON, REDWOOD CITY (HIP)
3 Units • 14 Residents



OXFORD, REDWOOD CITY (HHDC)
3 units • 5 residents



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



200 SOUTH DELAWARE, SAN MATEO (HHDC)
17 Units • 34 Residents



CHERRY, SAN CARLOS (HHDC)
6 Units • 9 residents



11 SOUTH DELAWARE, SAN MATEO (HHDC)
11 Units • 19 Residents

Thank you to our supporters...

\$100,000+

County of San Mateo

\$50,000-\$99,000

Hurlbut-Johnson Charitable Trusts
- Advised Fd of SVCF

\$25,000 - \$49,000

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\$10,000 - \$24,999

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HIPhousing



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