

Burlingame

talks together

about **housing**



Community Conversation

April 28, 2018

Meeting Goals

- Broaden the conversation about housing in Burlingame
 - Develop shared understanding about current conditions
 - Review the themes and values we have heard so far
- Create awareness and understanding of current city actions and upcoming decisions related to housing
- Generate additional options to increase housing security, including actions that groups and individual residents can take

About Home for All

A community collaborative addressing the housing challenge in San Mateo County by promoting the preservation and production of all types of housing through sharing information, promoting innovation and convening the community.



Agenda

- Goal: A collaboration meeting
- What we've heard so far
- Housing Principles and Values
- Table Discussion #1
- Housing Actions and Options
- Table Discussion #2
- Next Steps



Conversation Guidelines

- Treat each other with respect
- Listen to learn; make space for different perspectives
- Help make sure everyone has a chance to share
- Assume good intentions
- Your questions are valuable

Think/Pair/Share – Take :90 each

Thinking about living and/or working in Burlingame...

- What is one of your favorite things about Burlingame?
- What are your hopes for the future of Burlingame

Burlingame: Who lives here?



Single Family Homes

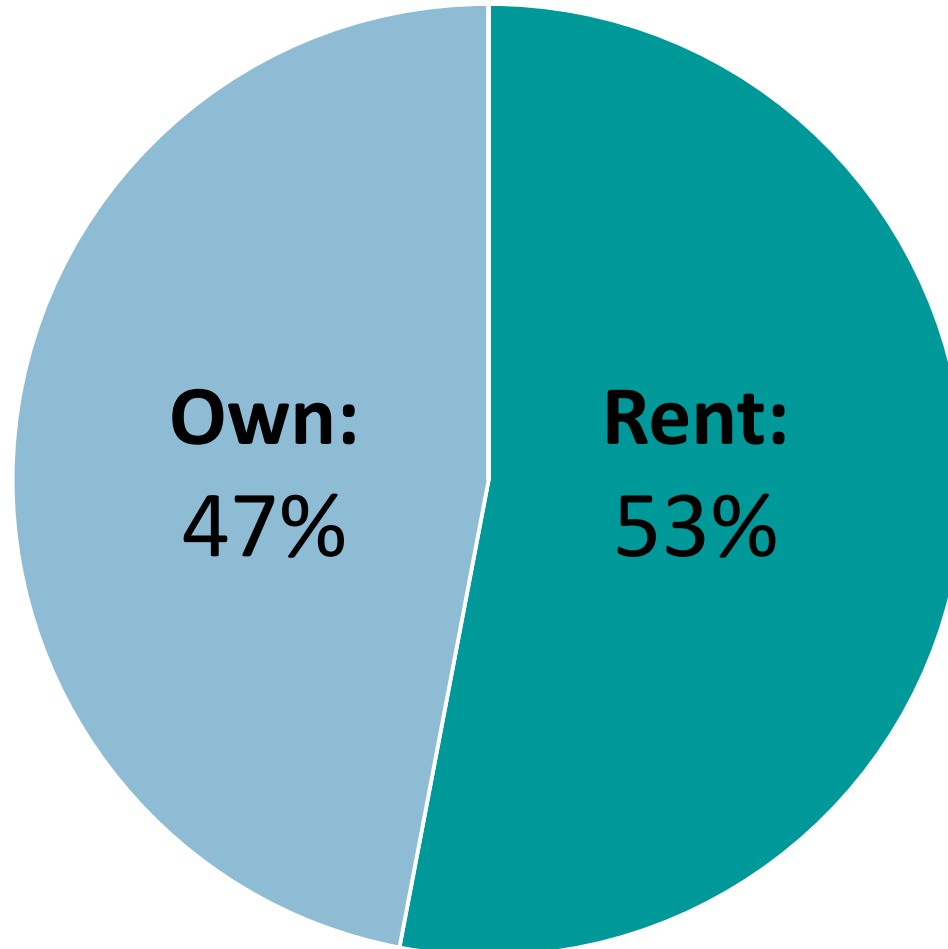
48%



Multifamily Homes

52%

Burlingame: Who lives here?



Defining Affordable Housing

When we talk about affordable housing, we are talking about:

■ **Affordability**

- How much money are people spending on housing?
- What are our community's different *affordability levels*?

■ **Eligibility:**

- Who can live in homes that are considered “affordable”?

Affordability

- A home is considered “affordable” if it costs no more than **30 percent** of a household’s annual income.
- In the Bay Area more than **43 percent** of all households are currently overpaying for housing.
- High housing prices hurt all Bay Area residents, but especially **middle and low income households**, where **69 percent** currently overpay.

Affordability Levels

- The government uses a calculation called the **Area Median Income (AMI)** to set different levels of housing affordability.



San Mateo County **Area Median Income (AMI)** for a household of 4 in 2017:
\$115,300

Affordability Levels

- The government uses a calculation called the **Area Median Income (AMI)** to set different levels of housing affordability.
- Affordability levels are based on the percentage of the AMI
 - **Moderate income:** 120% of AMI
 - **Low income:** 80% of AMI
 - **Very low income:** 50% of AMI
 - **Extremely low income:** 30% of AMI

In San Mateo County

U.S. Department of Housing & Urban Development (HUD) Defined Income Levels	Percent of “Area Median Income” (AMI)	Household Income (for a 4-person family in San Mateo County)	Rent for a 2-Bedroom Unit that equals 30% of the Household Income
“Moderate Income”	120% of AMI	\$ 138,350	\$ 3,459
“Low Income”	80% of AMI	\$ 92,250	\$ 2,306
“Very Low Income”	50% of AMI	\$ 57,650	\$ 1,481
“Extremely Low Income”	30% of AMI	\$ 34,600	\$ 888

Eligibility

In order to reduce rents to match a household's 30% of income, subsidies are used to reach families (households) living at various percentages of median income.



Eligibility

For example:

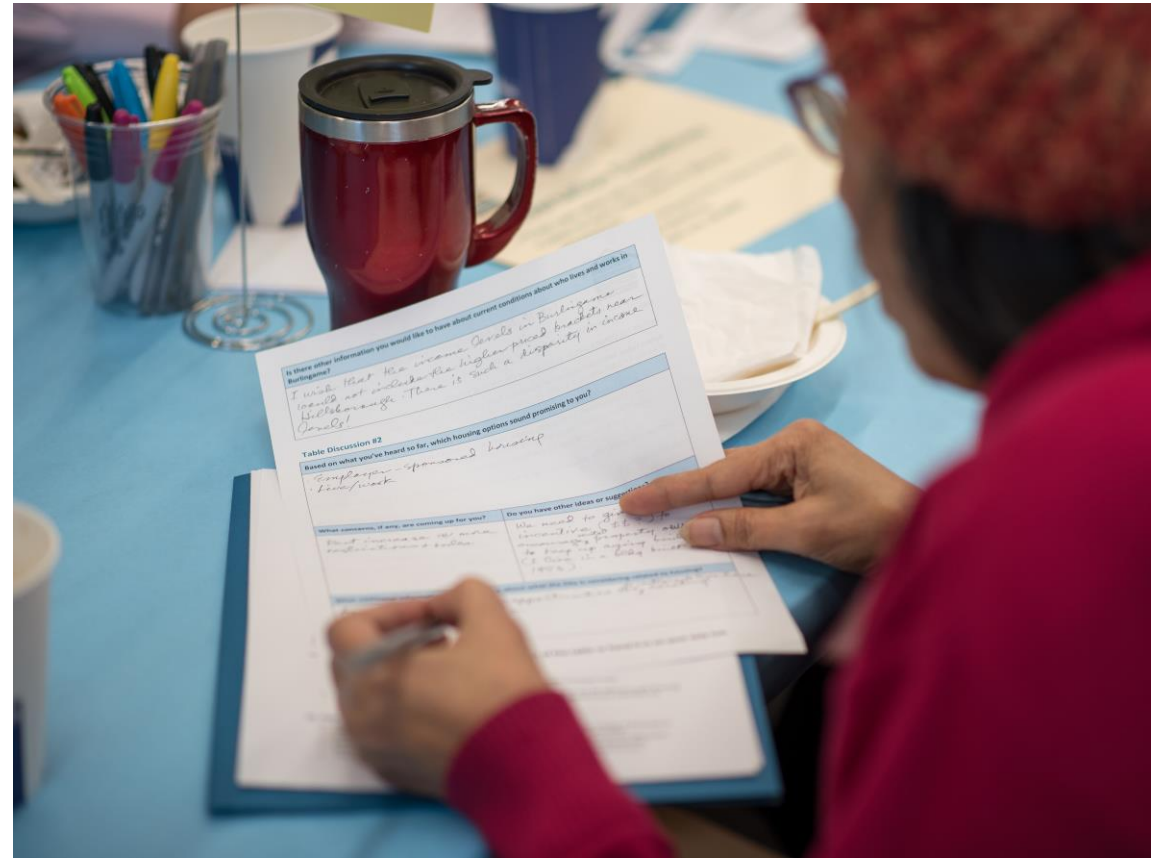
San Mateo County **Area Median Income**
for a household of 4 in 2017:
\$115,300

“AMI”
Area
Median
Income

A household of 4 at **50%** Area Median Income (AMI):
\$65,800

A household of 4 at **80%** Area Median Income (AMI):
\$105,350

What We've Heard So Far



What We've Heard So Far

- Values:



Guiding Principles

Values



What values have we heard from community members?

Principles



What principles have been articulated?
What principles underlie community concerns?

Guiding Principles

Housing Security and Stability

*Community members should have **more certainty** about their housing situations*

*Keep as many people **in their homes** as possible*

*Increase the number of **affordable homes** available, particularly for low-income residents and seniors*

*Provide **support** to those who are struggling*

Guiding Principles

Accessibility and Reliability of Community Services

*People who work in Burlingame should not be forced to **commute from hours away***

*We must **retain key employees**, such as teachers, firefighters, police officers, retail workers and hospitality staff*

*Burlingame businesses should not have to close or reduce hours due to a **shortage of workers***

Guiding Principles

Sustainability

*Solutions to our housing challenge should be **sensitive to potential impacts** on traffic, parking, schools and public services*

*Build near **existing transit hubs**, such as the Caltrain Station, Millbrae BART/Caltrain, and Broadway*

*We need integrated solutions that **address multiple needs** simultaneously*

Guiding Principles

Quality of Life

*Improve the **quality of life** for existing Burlingame residents*

*Preserve and enhance the city's **walkability***

*Development should bring **additional amenities** that will benefit the whole neighborhood, such as parks, open spaces or local businesses*

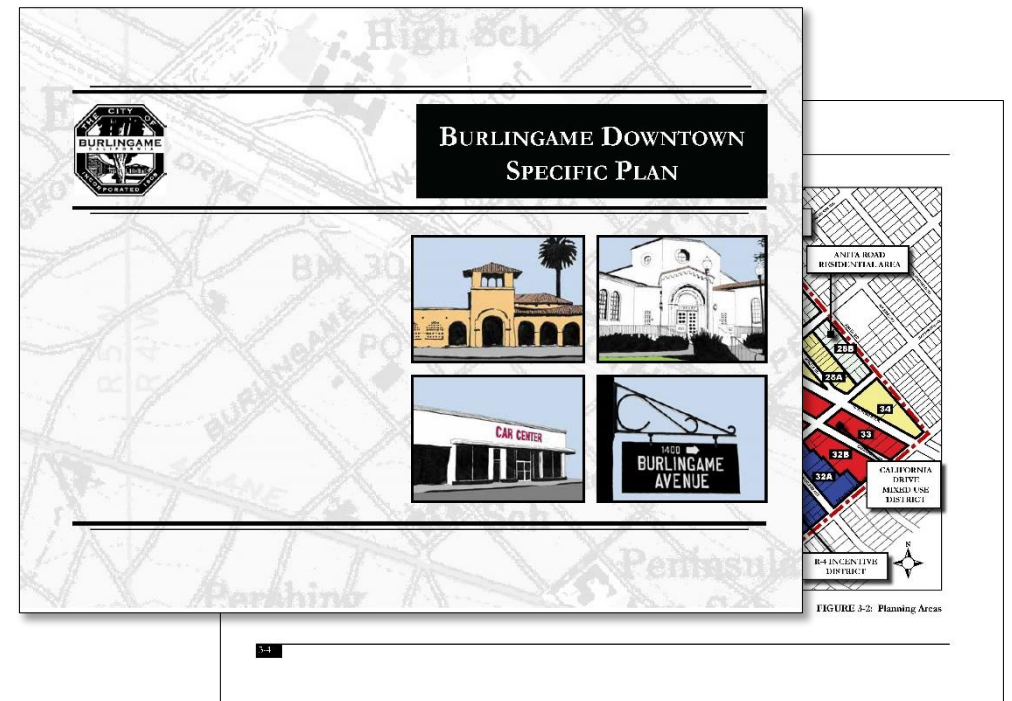
*Burlingame should continue to be a **diverse community**, building upon the **strong social connections** that make Burlingame a great place to live*

Guiding Principles

■ Burlingame Downtown Specific Plan

*Promote **diversity in housing type and affordability** within the Downtown area. (Goal LU-6)*

*Encourage a **diverse mix of uses** that includes a variety of business types and housing options. (Policy LU-5.3)*

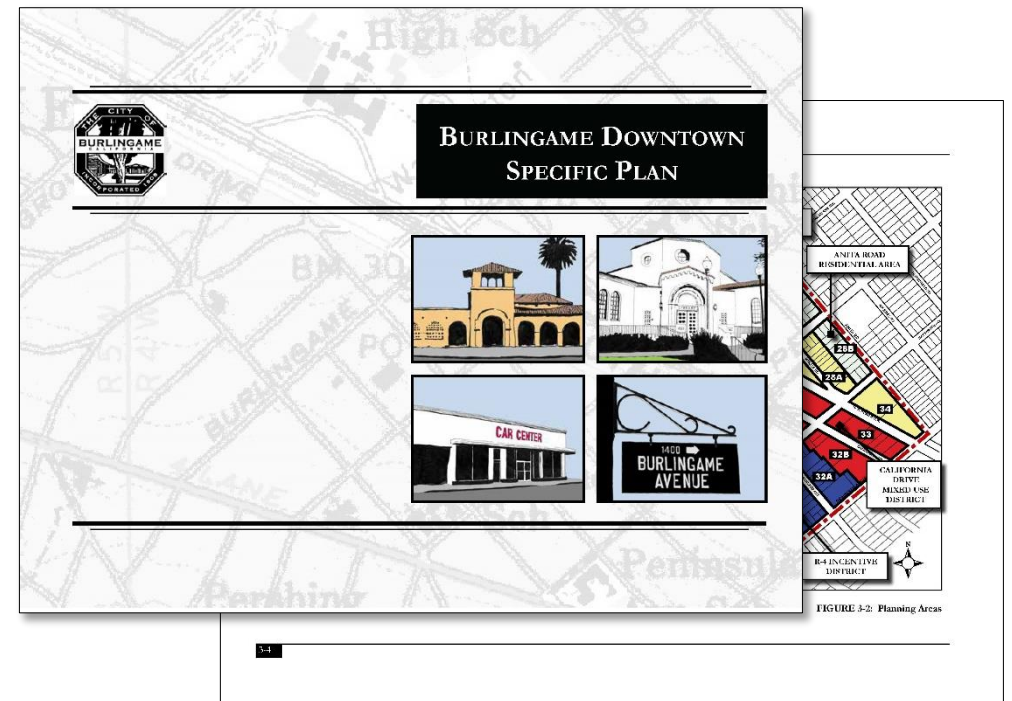


Guiding Principles

■ Burlingame Downtown Specific Plan

Maximum Average Residential Unit Size 1,250 square feet (Table 3-2)

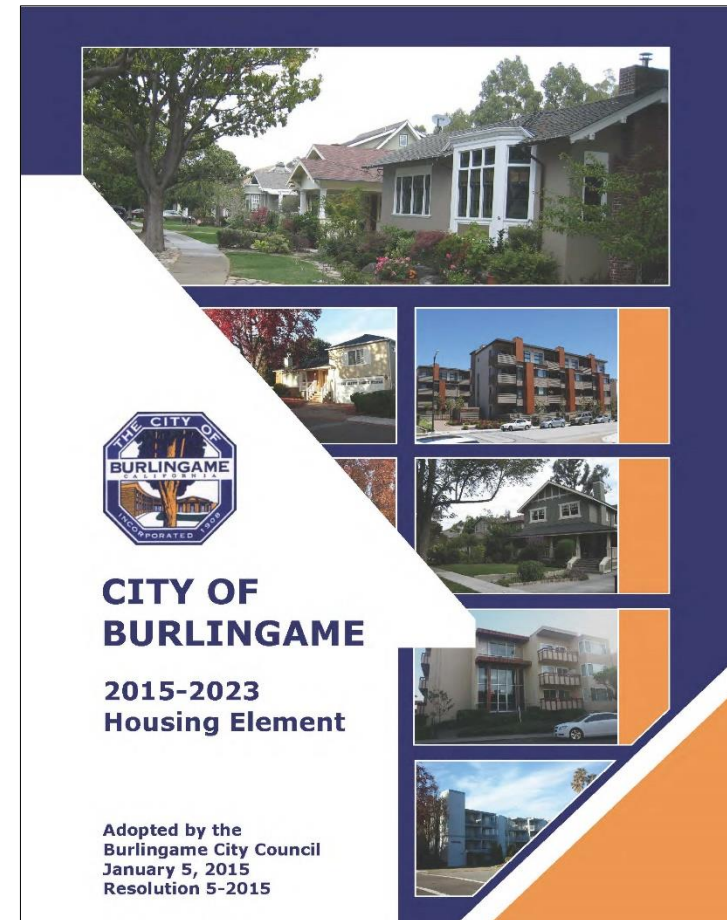
*“The intention is to provide a **diverse range of unit types and sizes** within a project by balancing larger units with smaller units.”*



Guiding Principles

■ Burlingame Housing Element

*Preserve residential character by encouraging maintenance, improvement, and rehabilitation of the City's neighborhoods and housing stock.
(Goal A)*



Guiding Principles

■ Burlingame Housing Element

Achieve increased affordability in housing. (Goal F)

Provide housing opportunities for city employees, teachers, hospital workers, and others in the service industry who work in Burlingame. (Goal C)

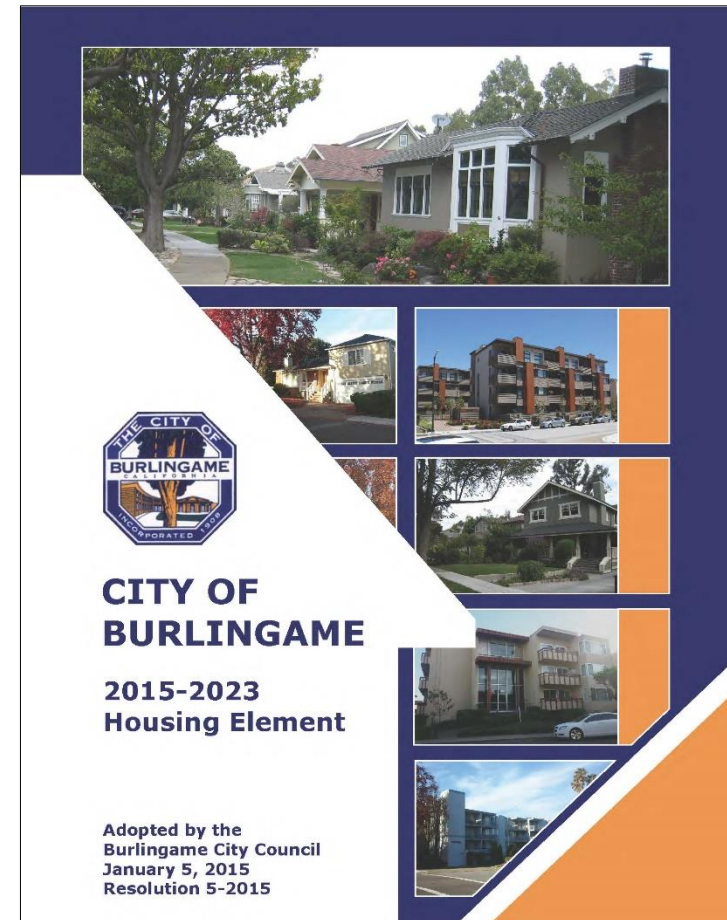


Table Discussion #1

1. As our community works together to address our housing needs, what values and principles should we keep in mind?
2. What are some values that could help make housing decisions?



The Jobs/Housing Gap

San Mateo County Between 2010 – 2016

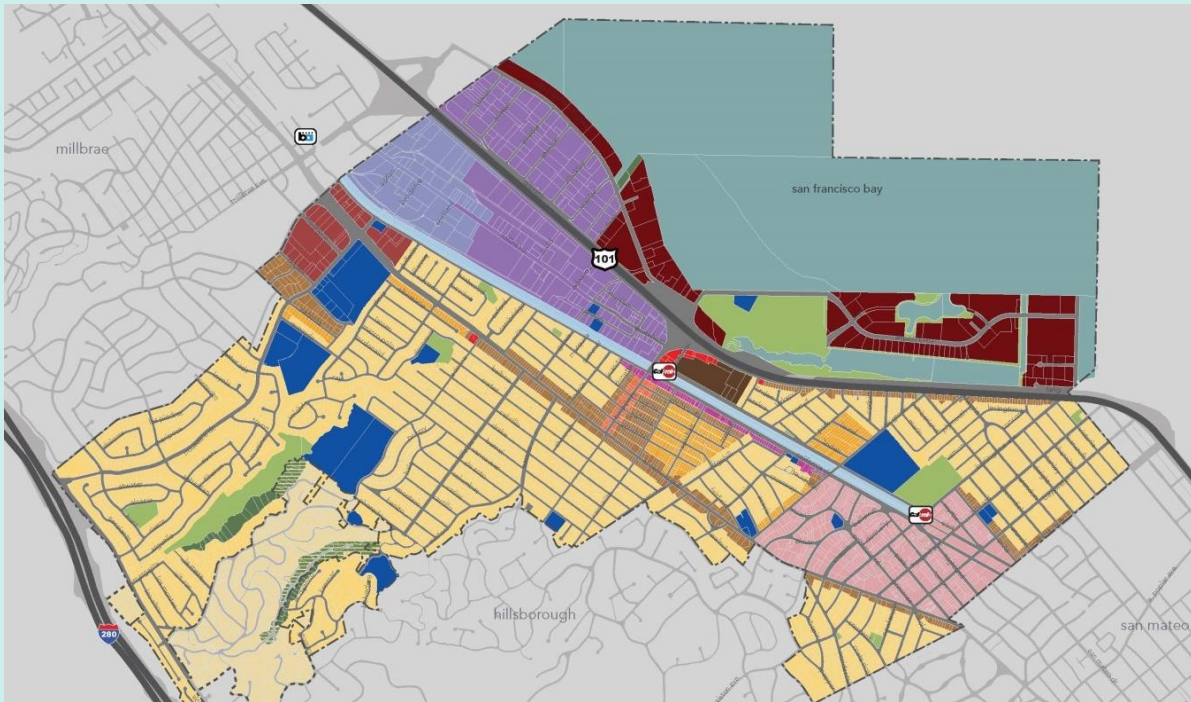


79,000
JOBS



4,941
HOUSING UNITS

Ongoing Actions and Options



Ongoing Actions and Options



near term

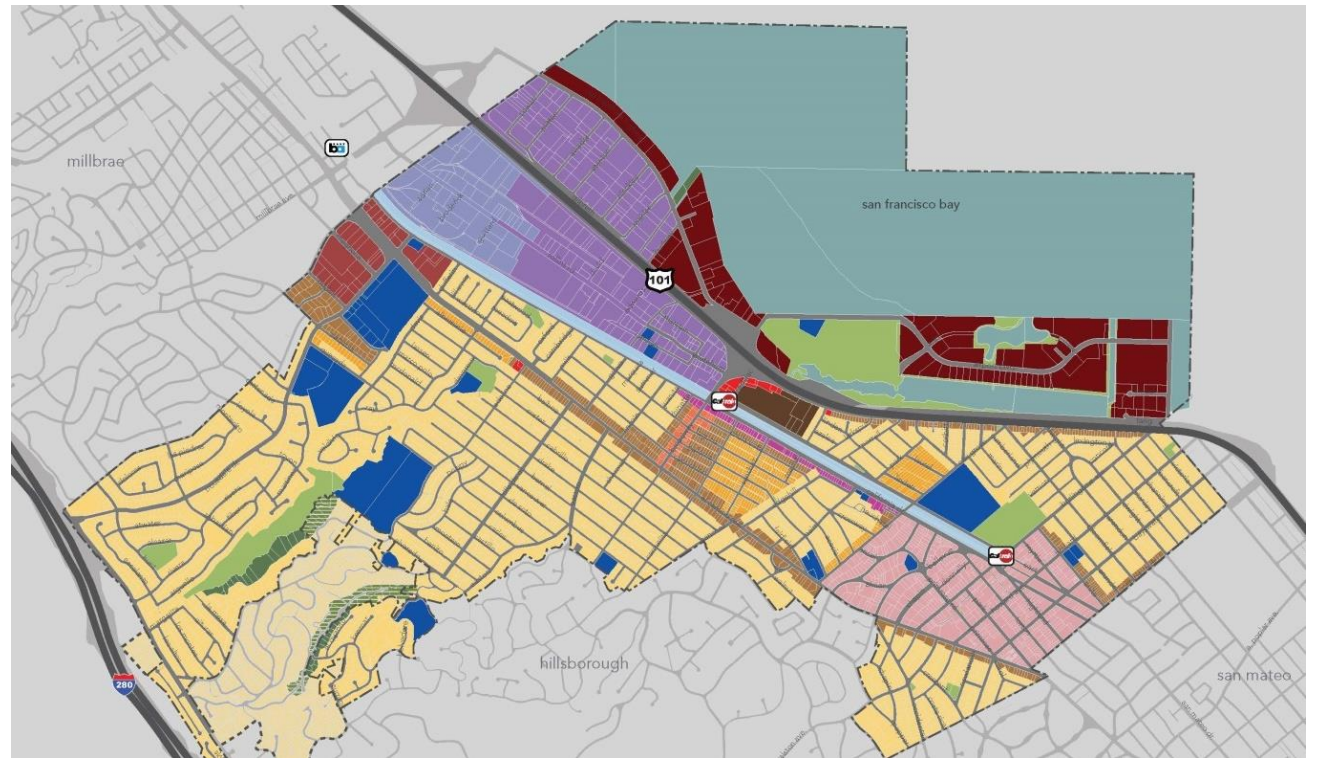
mid term

long term

General Plan and Zoning Update

long term

- “Envision Burlingame”
- Designation of new housing areas in North Burlingame near the Millbrae BART/Caltrain station
- Housing downtown, on Broadway, and California Drive



Village at Burlingame

mid term

- Proposed for city parking lots F and N, south of Howard Avenue
- 78 workforce units, 54 senior units
- Existing parking to be replaced in new structure at Lot N
- New pocket park



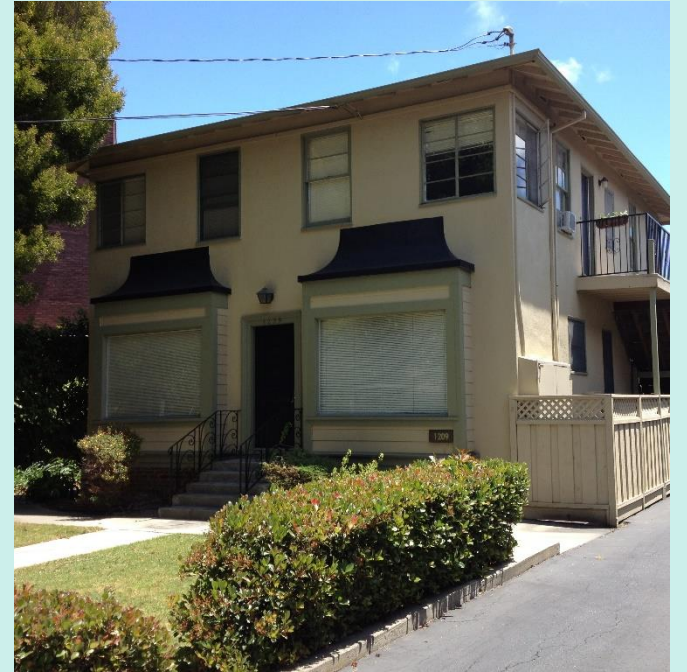
Housing Funds

near term

- Funds generated by development impact fees
- Mix of immediate (emergency rental assistance) and longer-term funds for building



Under Discussion



Second Units/“Tiny Homes”

near term

- Should local standards encourage more second units?
- “Junior” Second Units utilizing a Master Bedroom
- If you are interested in a building a Second Unit, what kinds of support would you need?



Affordable Units in New Developments

mid term

- Option of including affordable units instead of paying impact fees (*in-lieu option*)
- Option of including affordable units along with increased density or height



What are community organizations doing to help?

near term

- Home Sharing
- Emergency Housing Assistance and Related Social Services
- Building/Improving Properties
- Support for Home Buyers
- Support for Tenants and Landlords
- Financial Training and Support



Shared Housing

near term

- HIP Housing matches people who have space in their home with people needing an affordable place to live



What can individuals can do to help?

near term

- Support local organizations
 - Volunteer
 - Help promote services
 - Provide financial support
- Talk with your friends, family and neighbors
- Continue the conversation



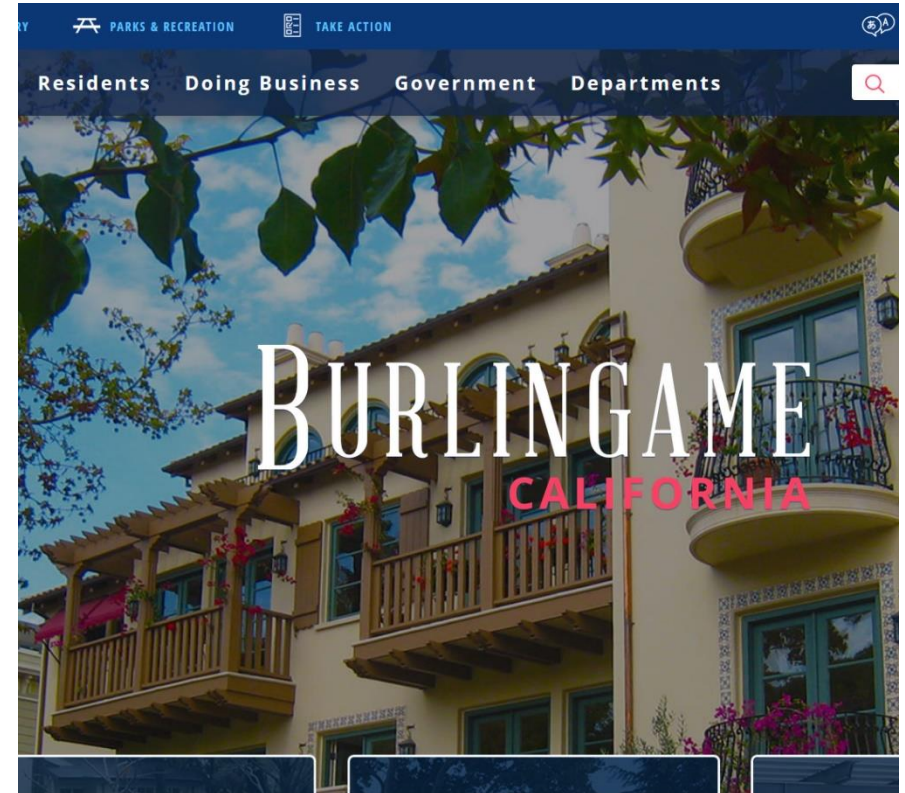
Table Discussion #2

1. Which of these housing options seems promising?
2. What concerns are coming up for you?
3. Do you have other ideas?



Next steps

- City Council/Planning Annual Commission Joint Meeting May 2nd
- Second Unit regulations May-June
- General Plan Update public hearings Summer/Fall 2018
- Housing impact fees/in-lieu option Summer 2018



Stay Involved

1

Make sure
your email
address is
on the list

2

Pass
on the
meeting
report

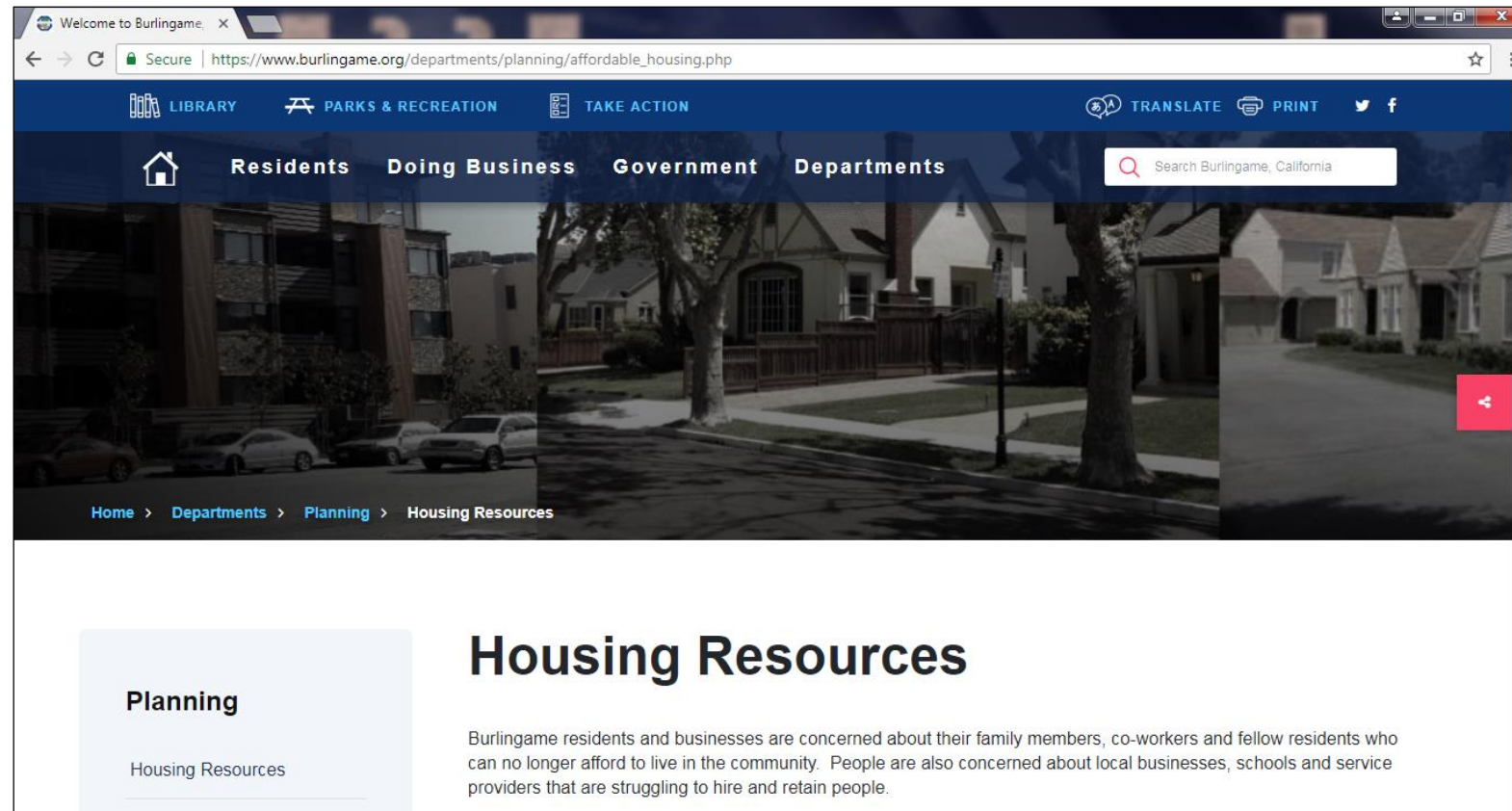
3

Provide
input at
public
hearings

4

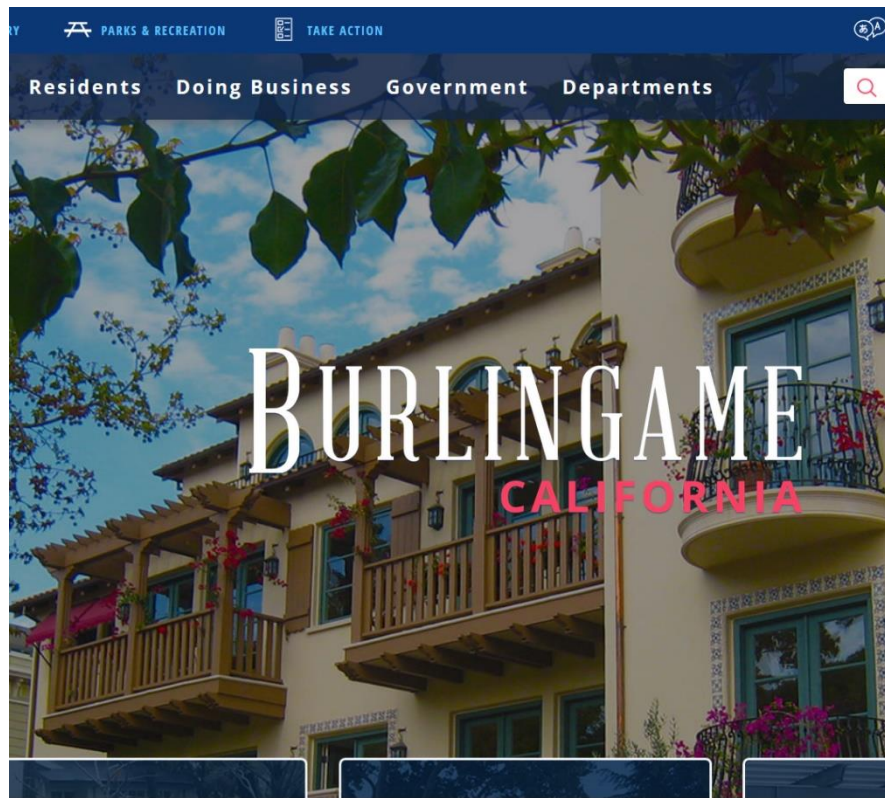
Keep
sharing
your
talents and
ideas

Burlingame.org Housing Resources Page



www.burlingame.org/housingresources

Thank you for coming today!



www.burlingame.org



www.homeforallsmc.org