We’re doing a lot!

It’s not enough!

Conversation
The Challenge

San Mateo County Between 2010 – 2017

83,000 JOBS

7,100 HOUSING UNITS
Increased Housing Costs

Since 2011,

• Median home price has almost doubled

• Rent for a 2 bedroom apartment has increased 65%
Departures

Considering Leaving

46% - Businesses
53% - Residents
We’re doing a lot!

It’s not enough!
Are we winning?
Big Picture – San Mateo County

Pros

- More market rate housing
- More affordable housing/precedent
- More affordable housing funding
- Less steep rent increases/Tenant protections
- Regional approach to problems

Cons

- Less local control (sets a precedent)
- More taxes
- Limits on landlords income/autonomy
- More regional presence in housing
Just Cause / Rent Stabilization

- Displacement major issue
- Cities considering policies
- Skeptical voters
Rent Assistance / Counsel

• Currently provided
Promoting ADUs

- Small building code/Title 24 reform
- Limits to impact fees
- Objective design standards
- Owner occupancy
- Short term vacation rental
Transit Upzone

- 17 train stops, 1.5% of land affected
- Most have not been upzoned (1/4)
  - Rezoning – new housing
- Burlingame case study
Approval Process

- Lack of specificity – is it voluntary?
- Significant benefits – small requirements
Public Lands

• Mostly nonbinding or small changes
• 2 charter cities
• HLC big proponents of surplus land act
Funding and Financing

• Do we want to increase funding for affordable housing?

• Does San Mateo get a fair share
  • General principal of grandfathering
    • Sales tax
    • Impact fees
  • 75% return to source
Regional Entity

- Should there be a regional role?
Questions