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%

Source: 2017 American Community Survey
Burlingame: Who lives here?

- Own: 47%
- Rent: 53%

Source: 2017 American Community Survey
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”? 
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.

Source: Association of Bay Area Governments, “Affordable Housing in the Bay Area”
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
<table>
<thead>
<tr>
<th>U.S. Department of Housing &amp; Urban Development (HUD) Defined Income Levels</th>
<th>Percent of “Area Median Income” (AMI)</th>
<th>Household Income (for a 4-person family in San Mateo County)</th>
<th>Rent for a 2-Bedroom Unit that equals 30% of the Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Moderate Income”</td>
<td>120% of AMI</td>
<td>$138,350</td>
<td>$3,459</td>
</tr>
<tr>
<td>“Low Income”</td>
<td>80% of AMI</td>
<td>$92,250</td>
<td>$2,306</td>
</tr>
<tr>
<td>“Very Low Income”</td>
<td>50% of AMI</td>
<td>$57,650</td>
<td>$1,481</td>
</tr>
<tr>
<td>“Extremely Low Income”</td>
<td>30% of AMI</td>
<td>$34,600</td>
<td>$888</td>
</tr>
</tbody>
</table>
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.
San Mateo County Area Median Income for a household of 4 in 2017: $115,300

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

Concerns:

- uncertainty
- Burlingame quality
- rising about community
- more feel
- balance go want
- rent here
- insecurity
- people
- disadvantaged
- instability consequences
- neighborhood
- financial
- fixed carrying
- income
- affected employees
- low past behalf
- stress living month
- connected wages vs
- hard living needs
What We’ve Heard So Far

Values:
- Housing
- Community
- Diversity
- Making
- People
- Workforce
- Future
- More
- Listening
- Positive
- Commitment
- Good
- Easier
- Higher
- Long
- Above
- Live
- Options
- Diverse
- Solutions
- Hope
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 works, 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

- “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

- 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

- Funds generated by development impact fees
- Mix of immediate (emergency rental assistance) and longer-term funds for building
Second Units/"Tiny Homes"

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

- 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?

- 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

- 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?

- 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 2\textsuperscript{nd}
- 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
Housing Resources

Burlingame residents and businesses are concerned about their family members, co-workers and fellow residents who can no longer afford to live in the community. People are also concerned about local businesses, schools and service providers that are struggling to hire and retain people.
Thank you for coming today!

www.burlingame.org

www.homeforallsmc.org