

San Carlos Community and Housing



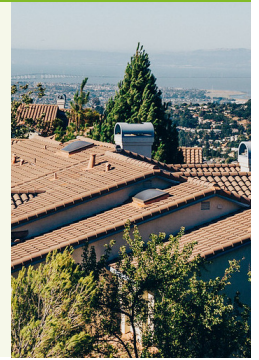
Who lives and works in San Carlos



- Population of **30,000** people
- Median age of **42** years old
- Median household income: **\$136,800**
- 92%** of residents commute outside of San Carlos to work
- Total jobs: **16,900**
- Average of **2.7** people per household
- Owners: **71%**
- Renters: **29%**

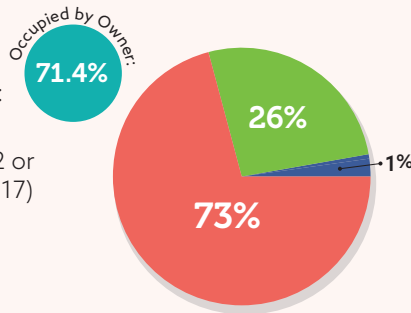
Housing in San Carlos

- Total residential units: **11,894**
- Median detached single family home price: **\$2,025,000**
- Income required to afford a median priced home: **\$471,636** assuming a 20% down payment
- Average rent for a 1 bedroom apartment: **\$3,730**
- Average rent for a 2 bedroom apartment: **\$4,635**



Diversity of Housing Types (%)

- Owner Occupied: **71.4%** (2017)
- Single family homes: **73%** (2017)
- Multifamily homes, 2 or more units: **26%** (2017)
- ADUs: **1%** (2017)



Addressing Community Housing Needs

As the cost of housing has risen throughout the Bay Area, increasing numbers of people are finding it difficult to pay rent or make monthly mortgage payments. With these factors in mind, the City Council directed staff to prepare a Strategic Work Plan outlining how the City will achieve its short, medium, and long-term housing goals. In addition to launching this community engagement effort, City Council asked staff to investigate three other strategies:

Affordable Housing Funds

The City recently amended the Affordable Housing Program in the Municipal Code to accomplish two objectives (1) require Below Market Rate (BMR) units rather than fees in rental residential developments; and (2) eliminate in lieu fees as an alternative for projects to encourage production of BMR units.

Creative Land Use

The City will study land use and other regulatory options to increase all types of housing. This will include evaluating the General Plan and Zoning to identify where changes in density can appropriately increase the housing supply.

Maintaining Diverse Housing Options

Our local housing stock should reflect the diverse needs of our community by facilitating development of housing for all income levels. Already considered options include:

- Updating the Accessory Dwelling Unit (ADU) Ordinance to encourage more ADUs
- Exploring the development of employee housing and increased opportunities for mixed-use housing
- Explore ways to support Renters and Homeowners



A Community Conversation on Housing

What Comes Next?

LEARN:

Learn more about the Strategic Work Plan for Housing Goals at cityofsancarlos.org/housinggoals

JOIN:

Join the housing email list at: cityofsancarlos.org/mysc

SHARE:

Share what you learned with others

ATTEND:

Join the 2nd community meeting on Saturday **February 1, 2020**