

Welcome!

Burlingame

East Palo Alto

Hillsborough

Millbrae

San Mateo City

While we wait...

What word describes the housing in your community today?

Please put in the chat

Let's Talk Housing SAN MATEO COUNTY



Let's Talk Housing

SAN MATEO COUNTY

Intro to the Housing Element Update

Tuesday, March 30th, 6:00 - 7:30 pm

with Burlingame, East Palo Alto,
Hillsborough, Millbrae and San Mateo City

**What word describes
housing in your city
or town now? Please
tell us in the chat.**

Zoom Logistics

The image shows a Zoom control bar with four callout boxes overlaid, each pointing to a specific feature on the bar:

- MUTE/VIDEO**
Please keep yourself muted unless speaking.

We'd love to see your face so keep video on if possible.

Click ^ arrow to unmute or adjust settings.
- PARTICIPANTS**
Click to see who else is in the meeting.

In some versions you can also give non-verbal feedback.
- CHAT**
Send comments or questions to the full group or individual participants
- REACTIONS**
Provide quick "thumbs up" and in some version you can also give non-verbal feedback.

Below the callout boxes are the Zoom control buttons:

- Raise Hand
- yes
- no
- go slower
- go faster
- more

At the bottom of the control bar are the buttons: Invite, Mute Me, and a small icon for a microphone.



Agenda



6:00 pm Welcome!

6:05 pm Why We Are Here

6:15 pm Why It Matters

**6:30 pm Talk with Your
Community**

7:25 pm What's Next



Why We Are Here

- About “Let’s Talk Housing”
- Introductions

Napa Sonoma ADD

**Why are you
here? Please tell
us in the chat.**

Why We Are Here

Let's Talk Housing

**is focused on hearing from you
and listening to each other**

- Collaboration of all San Mateo County jurisdictions
- Housing Elements are a chance every 8 years to:
 - Hear from as many community members as possible
 - Change course as needed based emerging needs and challenges

Why We Are Here

Let's Talk Housing includes:

- Website
- Email and text updates
- Series of Countywide meetings
 - Video and survey online in April
 - Meetings/events in other languages to follow
- Equity Advisory Group
 - Series of in-language meetings and working with organizations to hear from everyone in the community



You have a once in a decade opportunity to shape the future of housing in your community

[WHY THIS MATTERS →](#)

 This year, all jurisdictions in San Mateo County – cities, towns and the county – are updating their Housing Element, a plan for all the housing needed in every community.

 English >

letstalkhousing.org

Let's Talk Housing SAN MATEO COUNTY

Purpose of This Meeting

Learn more about:

- What a Housing Element is
- Some housing trends

Hear more about:

- Your big picture thoughts about this update and how you want to be involved
- What matters to you

Purpose of This Meeting

This is an introductory meeting

- Stay involved through Let's Talk Housing and activities hosted by your jurisdiction

To learn more about RHNAs...

- Join for a more in-depth discussion of the Regional Housing Needs Allocation (RHNAs) process
- Thursday, April 22nd @ 6:00 pm
- Register at www.letstalkhousing.org/events

Introductions

Baird + Driskell

Home for All

Staff from the cities of:

- **Burlingame**
- **East Palo Alto**
- **Hillsborough**
- **Millbrae**
- **San Mateo**

Who's in the Room



Why It Matters

- What's a Housing Element
- What's the Process
- Countywide Housing Trends

What's a Housing Element?

A plan for the housing needed in a community

- Cities and towns don't build housing but create the rules for where it should go and how much
- Includes housing policies and programs
- Required by state law and guided by target numbers
- Updated every 8 years

What's a Housing Element?

- Analysis of **Housing Needs**
- Evaluation of **Constraints**
- Identification of **Sites** to meet needs
- **Housing Plan** with Goals, Policies, Programs and Quantified Objectives
- Special focus on **Fair Housing, Environmental Justice and Hearing from You**

How It Works



Starts with the General Plan

All cities, towns and counties have one
Guides all the ways they are planned and managed

How It Works



Starts with the General Plan

All cities, towns and counties have one

Guides all the ways they are planned and managed



Housing Element (housing plan)

Part of every General Plan

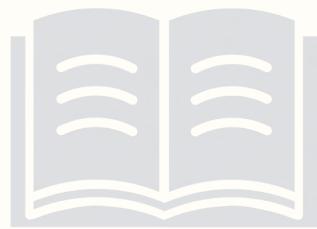
Plan for homes needed in a community

How It Works



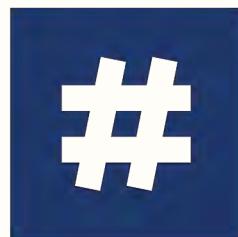
Starts with the General Plan

All cities, towns and counties have one
Guides all the ways they are planned and managed



Housing Element or housing plan

Part of every General Plan
Plan for homes needed in a community



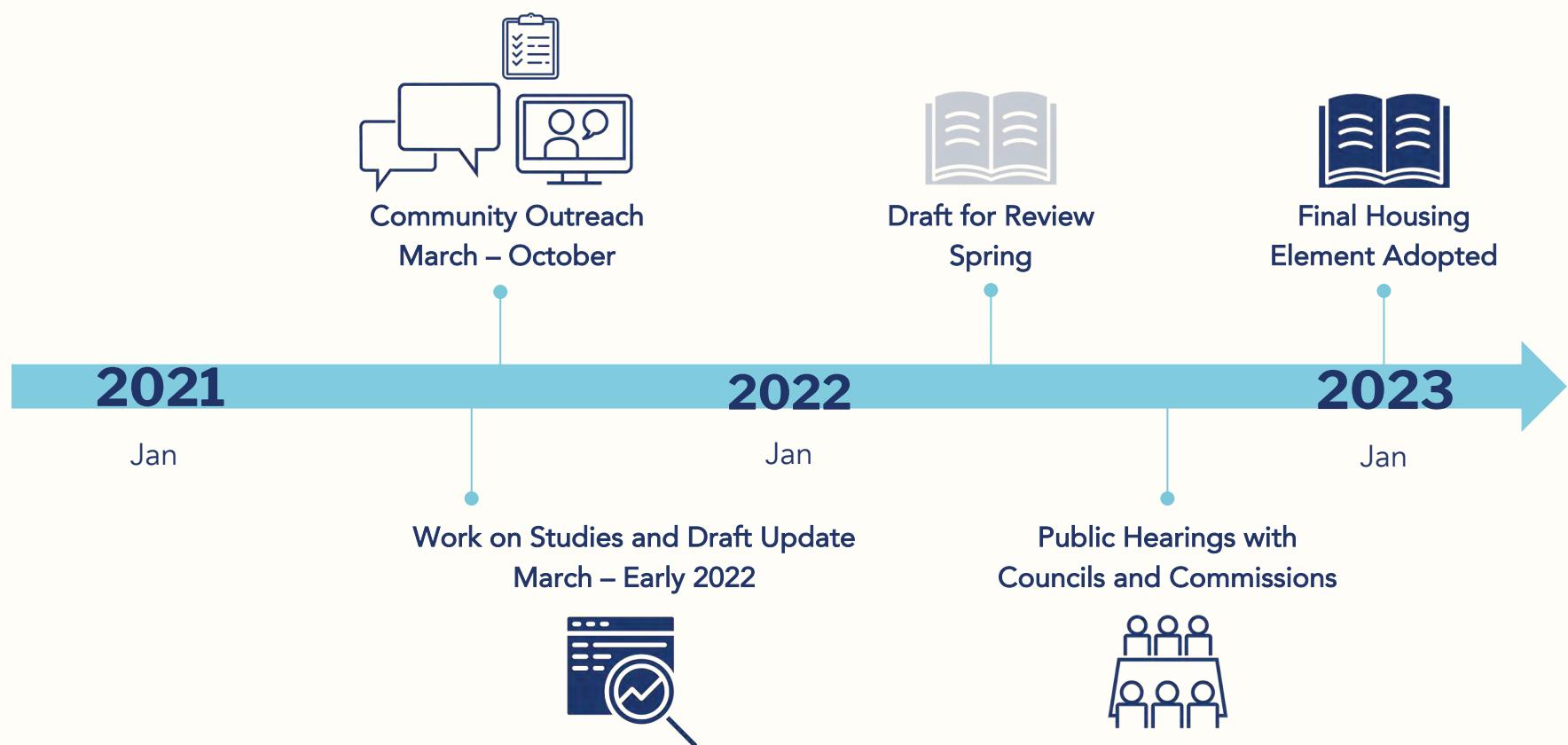
RHNA (pronounced 'ree-nuh')

A target number for homes needed
Assigned to region by state

What's the Process?



What's the Process?



**Questions?
Please put
in the chat.**

Countywide Trends

Balancing Jobs to Housing

- Lots of new jobs and people
 - Some communities have lots of jobs, some have less
 - 100,000 jobs and 10,000 homes since 2010
 - People living longer, children growing up and moving out
- Need equal amount housing to keep things in balance
 - Market rate - easier
 - Low to moderate - more challenging
- **Shortage of housing = higher rents and prices**

Countywide Trends

It's Expensive to Live Here

- Some make a lot and others not enough for housing in *this* economy
- Many are spending $> 30\%$ of income on housing
- 6 'low wage' jobs to every 1 affordable home



Low Wage Job
 $= \$20$ an hour

Affordable
Home $= \$1,500$
a month for rent



Countywide Trends

It's Expensive to Live Here

- With a median income (100%) of \$121,800...

Occupation	Hourly Wage	Annual Income	Income Category	% Income on Housing (for a \$2,000 p/mo studio or 1 bedroom)
Grocery Store Clerk or Barista	\$15	\$29,000	Extremely Low Income (less than 30%)	81%
Hair Stylist	\$20	\$38,000	Very Low Income (Less than 50%)	62%
Medical Assistant or Preschool Teacher	\$27	\$52,000	Very Low Income (Less than 50%)	45%
School Administrator or Social Worker	\$45	\$86,000	Low Income (Less than 80%)	27%

Countywide Trends

What are the Impacts?

- Paying too much of income on housing
- Overcrowding and unsafe living conditions
- People moving further away and commuting for work
- Longer commutes to work = more traffic
- Some community members have no choice but to leave

Countywide Trends

More housing and more diverse housing options are needed to meet the needs of everyone



**What word
describes
your vision
for housing
in 2030?**

**Please put
in the chat.**



Talk with Your Community

**Join a breakout room to learn
more with your Community**

- Burlingame
- East Palo Alto
- Hillsborough
- Millbrae
- San Mateo City

Napa Sonoma ADD

Describe Housing Now



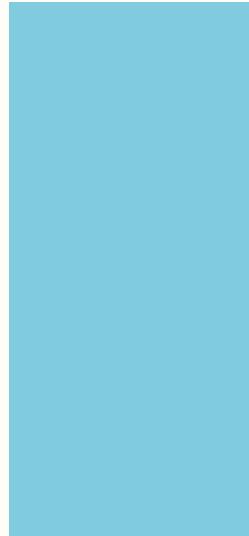
Describe Housing in the Future

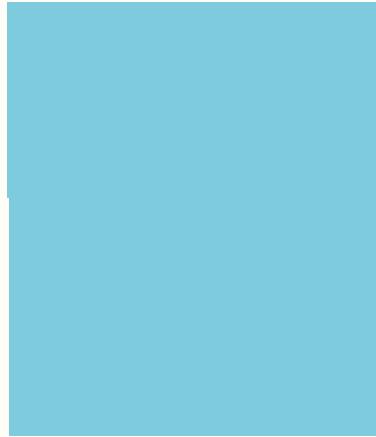


- **To share additional thoughts or let us know how we did go to:**
<https://tinyurl.com/LTHMeeting1>
- **Attend “All About RHNA” on April 22nd**
- **To learn more, register for events or sign-up, visit**
www.letstalkhousing.org



Next Steps





Thank You!



Let's Talk Housing SAN MATEO COUNTY

Introductions

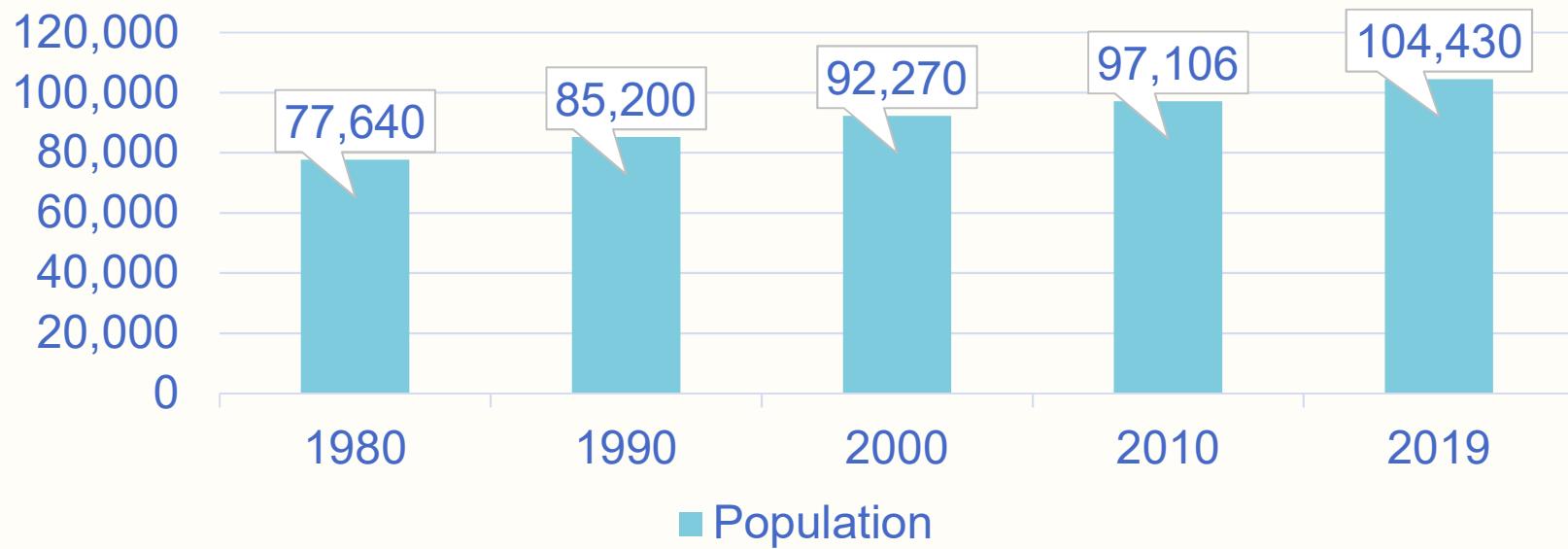
City Team Introductions

- Sandra Council, Housing Manager
- Julia Klein, Acting Planning Manager

Who is Joining Us?

- Chat your name and something you love about our community

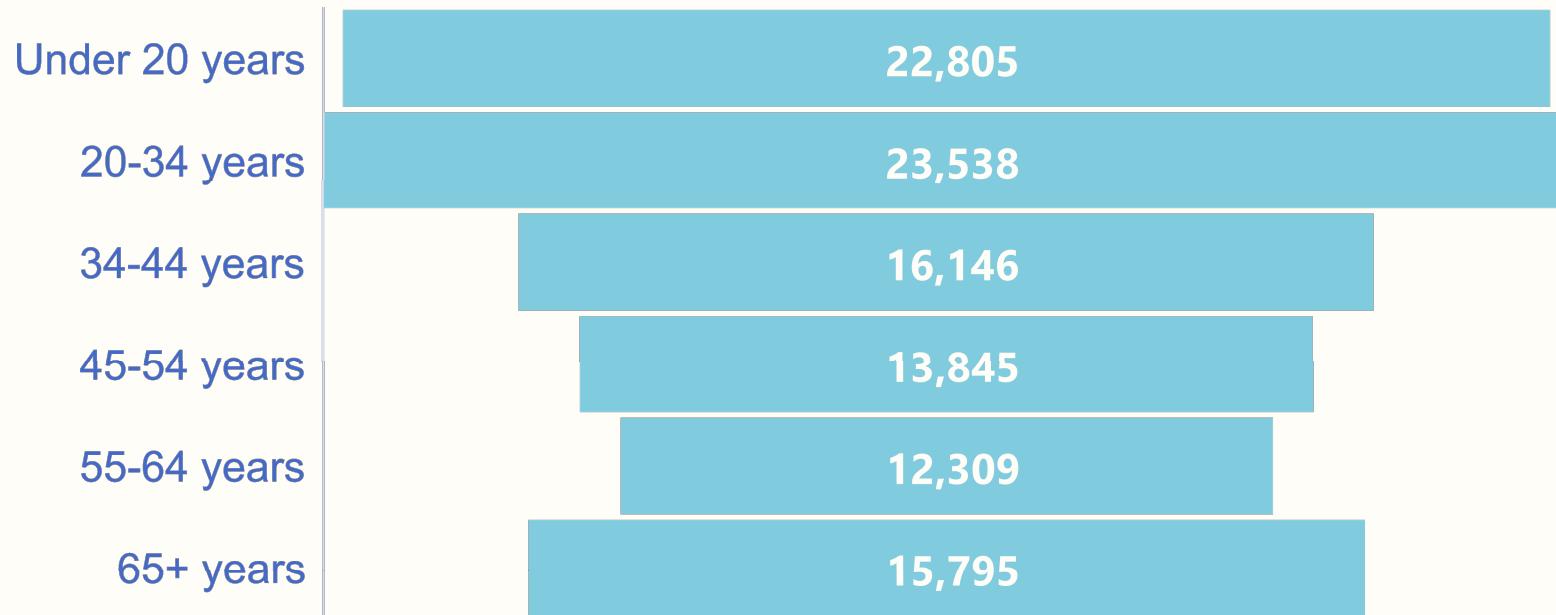
City of San Mateo Population Growth



Sources: US Census Bureau, 2019 ACS Survey

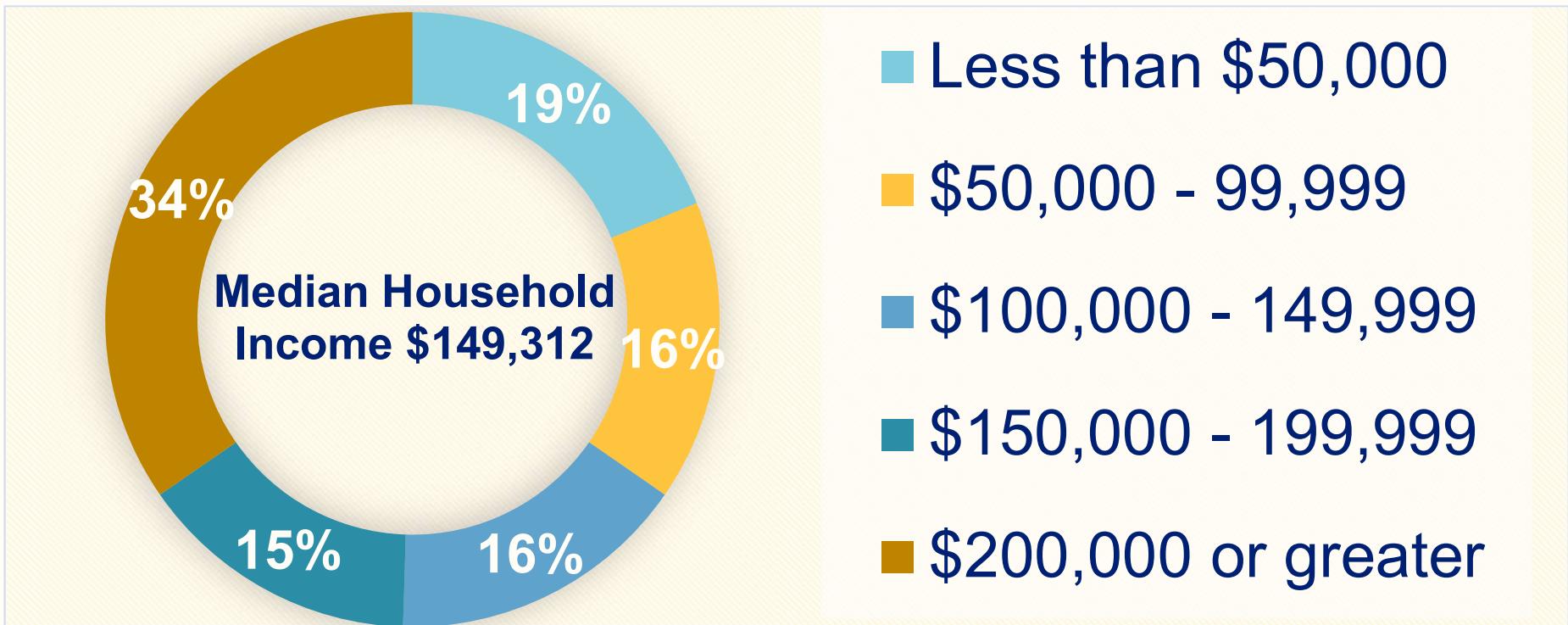
Who Lives Here?

Median Age 37.2



Sources: 2019 American Community Survey 5-year Estimates.

Incomes



Source: 2019 American Community Survey 5-Year Estimates



Median Home Price

- **\$1.47 million**
- **Down payment (20%): \$294,000**
- **Mortgage payment: ~\$5,600**

(Source: [Trulia.com](https://www.trulia.com), March 26, 2021)

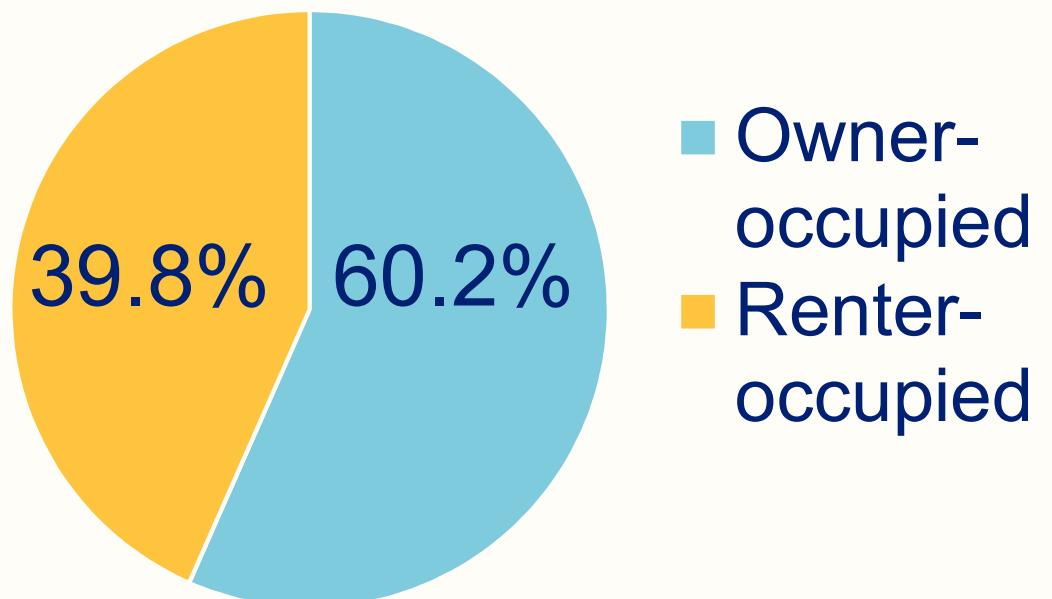
Median Asking Rents

- **1 Bedroom: \$2,195**
- **2 Bedroom: \$2,935**
- **3 Bedroom: \$4,170**

(Source: [Zumper.com](https://www.zumper.com), March 26, 2021)

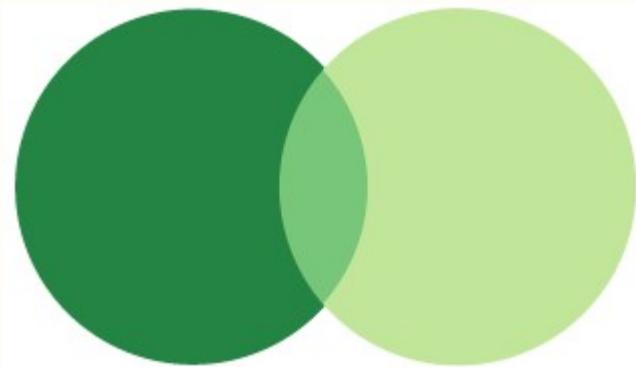


Who Lives Here?



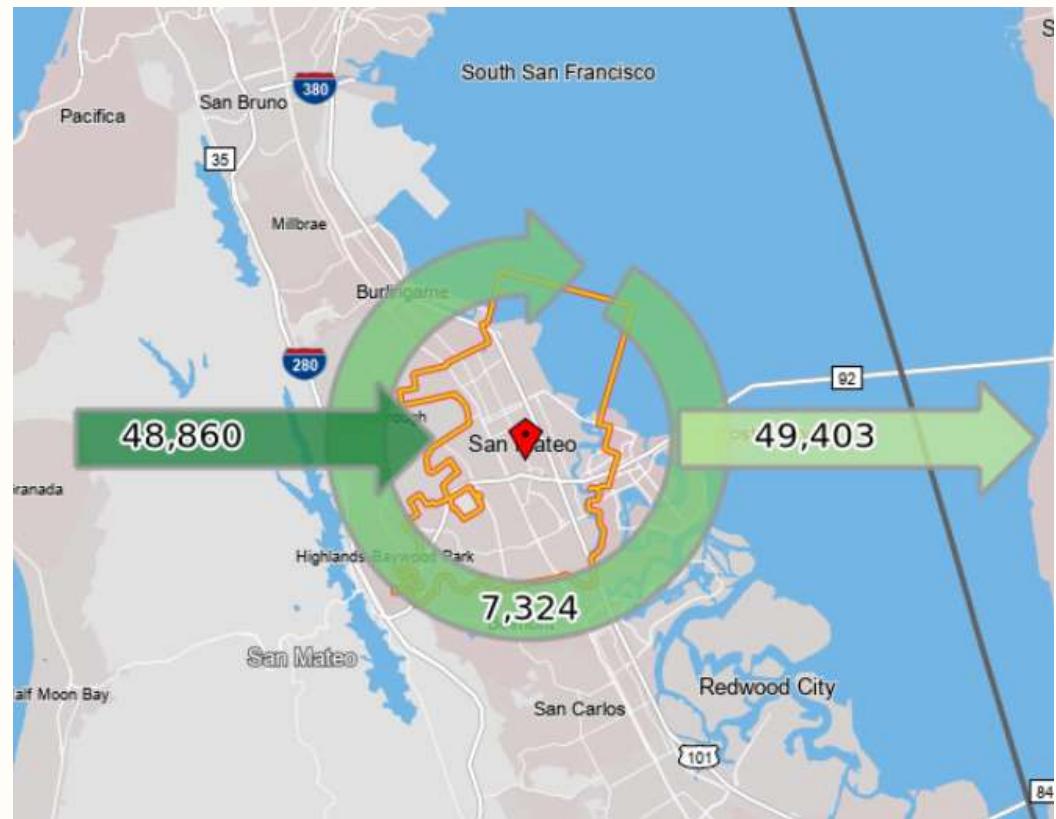
Source: 2019 American Community Survey 5-Year Estimates

City of San Mateo: Where People Live vs. Work



- 48,860 – work in San Mateo, live outside
- 49,403 – live in San Mateo, work outside
- 7,324 – live and work in San Mateo

(Inflow/Outflow Job Counts in 2018)



Source: [U.S. Census Bureau, OnTheMap Application](#) and LEHD Origin-Destination Employment Statistics

Let's Talk Housing SAN MATEO COUNTY

Our Housing Element

Programs and Accomplishments

- Inclusionary Below Market Rate Housing Policy
- First Time Homebuyer Program
- Commercial Linkage Fee
- Accessory Dwelling Units
- Affordable Housing Projects
- Home Repair/Rehabilitation Programs

Partnerships with Community Organizations



CORA



LifeMoves

LEGAL AID SOCIETY
OF SAN MATEO COUNTY



OMBUDSMAN
ADVOCATES FOR QUALITY OF LIFE IN RESIDENTIAL CARE

Our Housing Element

Our RHNA

Income Level	RHNA 5 Allocation 2015-2023	RHNA Progress 2015-2020	RHNA 6 Allocation* 2023-2031
Very Low Income (50% AMI)	859	126	1,777
Low Income (60% AMI)	469	59	1,023
Moderate Income (80% AMI)	530	94	1,175
Above Moderate Income (120% AMI)	1,242	1,545	3,040
TOTAL:	3,100	1,824	7,015

Our Housing Element

Our Goals

- Address the housing needs of all community members
- Have a robust public engagement strategy
- Affirmatively further fair housing

Our Process



Each **General Plan Meeting Series** will include some combination of community workshops and events, General Plan Subcommittee meetings, Planning Commission study sessions, and City Council direction.



Housing Element Outreach includes stakeholder meetings, community meetings, Planning Commission hearings, and City Council hearings.

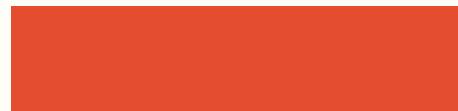
Questions?

Let's Talk Housing SAN MATEO COUNTY



**Let's Hear
From You**

San Mateo County



Let's Talk Housing SAN MATEO COUNTY

Agreements / Ground Rules

- No right or wrong answers
- Share the space: step-up, step-back
- Respect confidentiality (*share learnings; don't attribute without permission*)
- No interruptions or other disrespect
- Equal chance to speak
- *Anything you'd like to add?*

What We've Heard

Common themes from the 2019 Community Conversations on housing:

- Housing costs are deeply affecting quality of life
- Traffic and parking impacts of new development
- More affordable housing options at all income levels for people at all stages of life
- Concern for families/friends forced to move away
- Maintain the character of San Mateo

1. Have things changed? Are there other things we need to consider?
2. How can we make sure we hear from our entire community?
3. It's 2030, and we accomplished a lot! *What does success look like for San Mateo?*

Sign up for more Updates

Upcoming Events

Imagining Scenarios for San Mateo's Future

- Thursday, April 15, 2021 - 6:00 pm to 8:30 pm
- Saturday, April 17, 2021 - 9:30 am to 12:00 pm

Follow us

www.cityofsanmateo.org/HousingElement2023