Burlingame talks together about housing

Community Conversation
February 10, 2018

Meeting Goals

- Broaden the conversation about housing in Burlingame
  - Develop shared understanding about current conditions
  - Learn what is happening with housing in Burlingame
- Lay the groundwork for more specific input on the City's Housing Program
- Connect community members with resources and each other

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 learning meeting
- Housing Challenges & Burlingame Trends
- Table Discussion #1
- Possible Housing Solutions
- 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 are 1 or 2 things you appreciate?

- What are 1 or 2 things you find challenging?

Reaching into the community

- Pop-up discussions at locations around town: Library, outside stores, train station, farmer's market

- 301 people responded to the online survey

- Thank you to everyone who helped spread the word!

Highlights from Introductory Survey

- Wide range of concerns:
  - Cost to purchase home; rising rents
  - Strains on local infrastructure from growth
  - Changing mix of who can afford to live in Burlingame
- Majority wanted more information on multiple topics

The Housing Challenge

The Jobs/Housing Gap

San Mateo County Between 2010 – 2016

79,000
JOBS

4,941
HOUSING UNITS

The Consequences in Our County

- Between 2011 and 2017
  - Median home price doubled
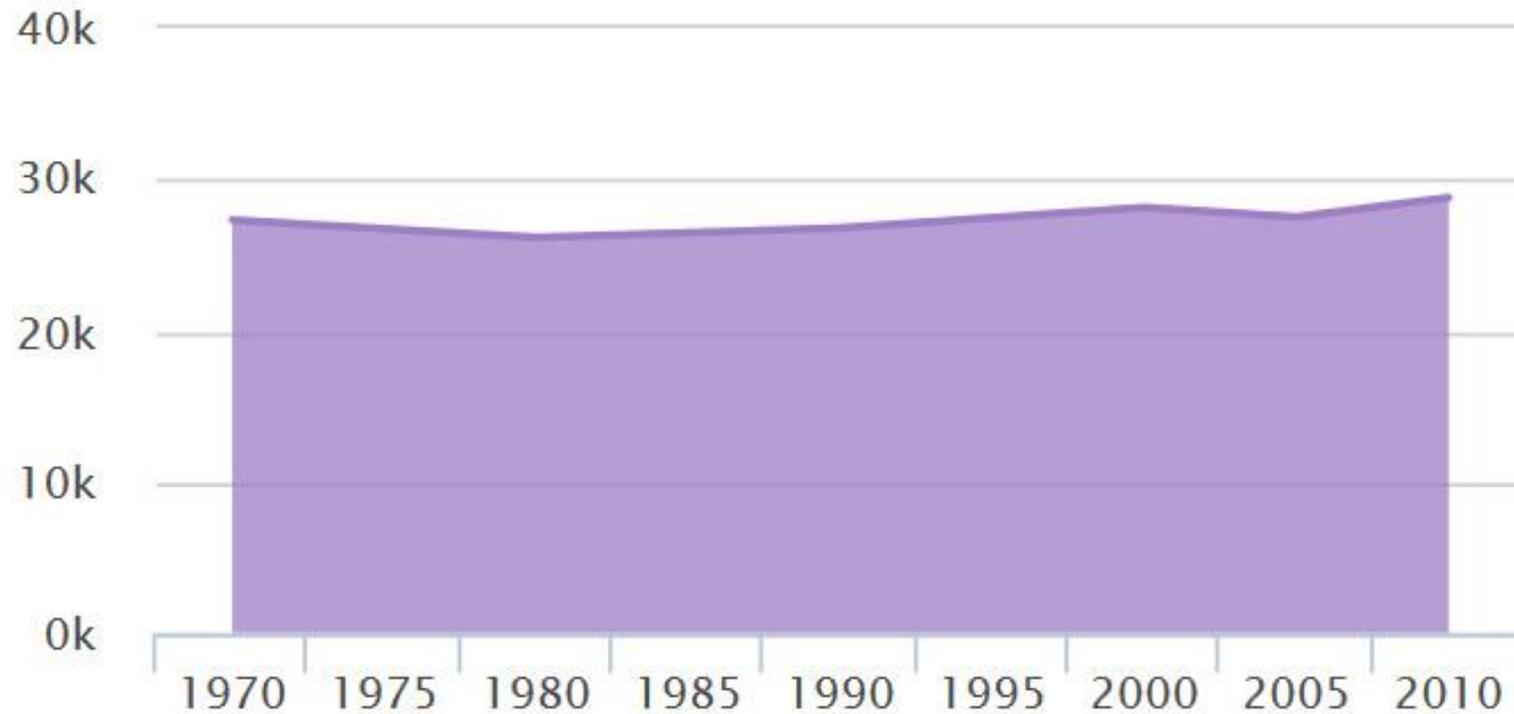 - 2 bedroom apt. rent increased 66%

- Over 210,000 people commute into San Mateo County to work
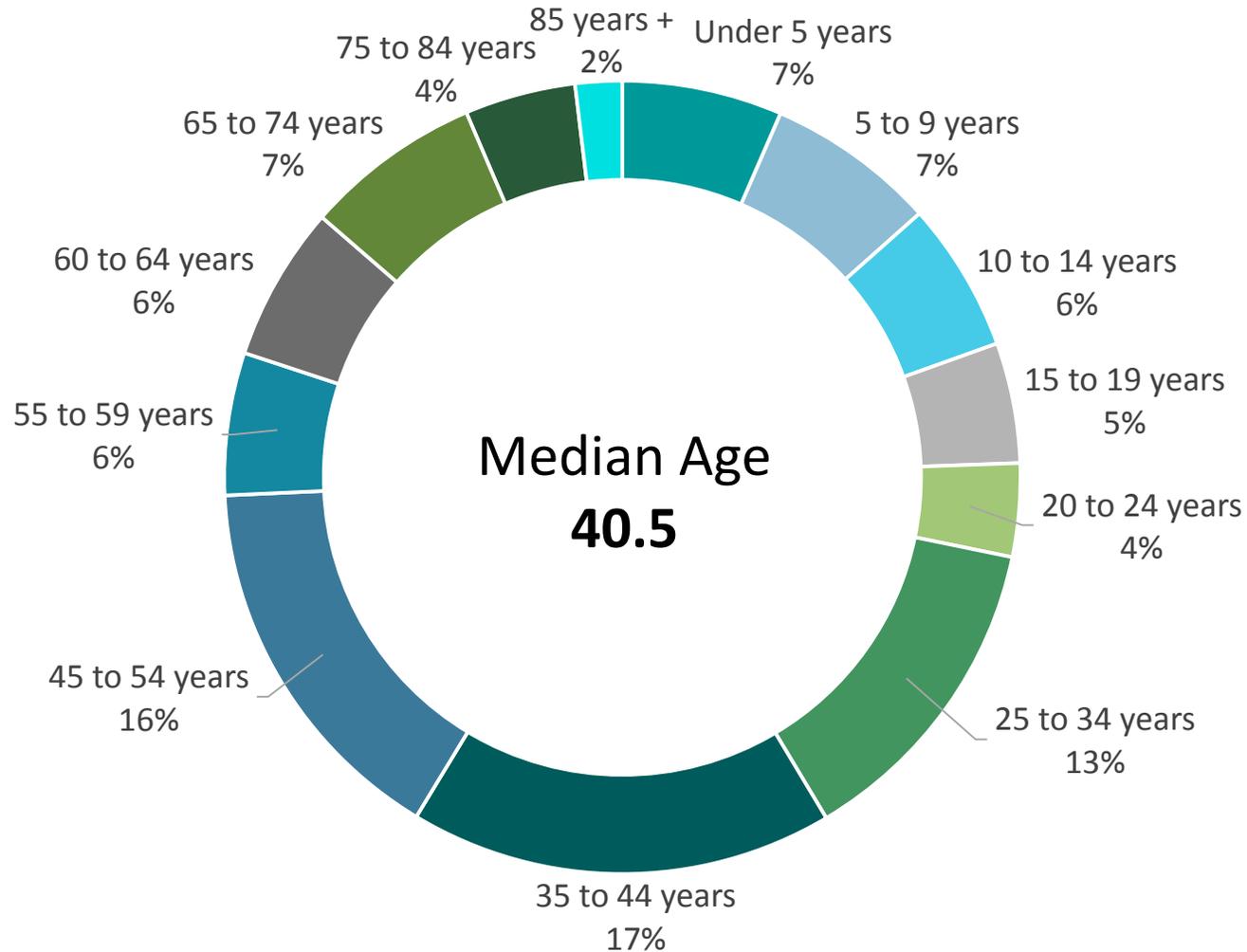 - That's 5 ATT Parks full of commuters

- 2017 Business poll
  - 40% of respondents may leave the Bay Area within the next few years

Burlingame: Who lives here?
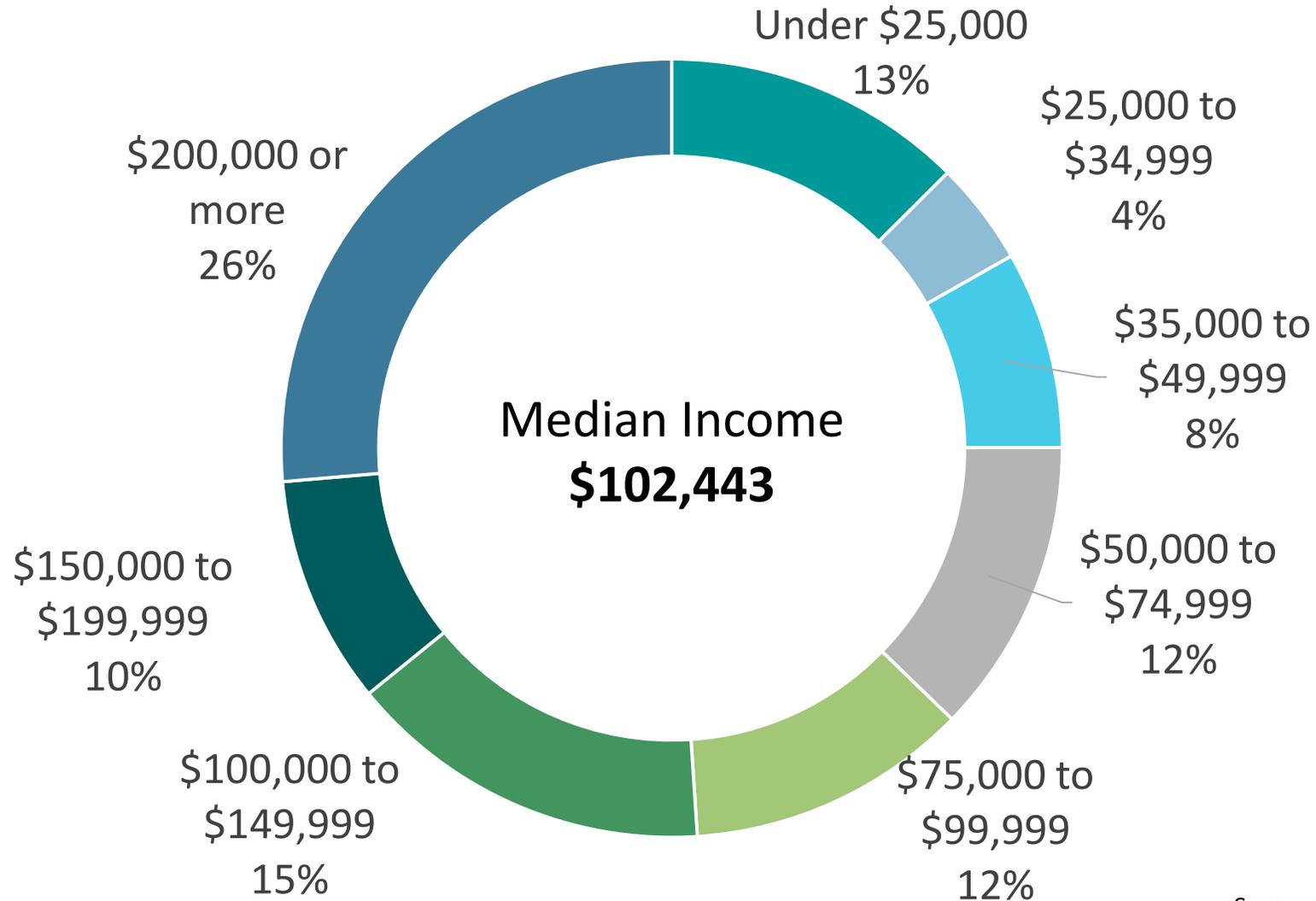
■ Total Population 30,118 (2016)

Burlingame: Who lives here?

Median Age
40.5

Under 5 years 7%
5 to 9 years 7%
10 to 14 years 6%
15 to 19 years 5%
20 to 24 years 4%
25 to 34 years 13%
35 to 44 years 17%
45 to 54 years 16%
55 to 59 years 6%
60 to 64 years 6%
65 to 74 years 7%
75 to 84 years 4%
85 years + 2%

Source: 2016 American Community Survey

Burlingame: Who lives here?

Under $25,000 — 13%
$25,000 to $34,999 — 4%
$35,000 to $49,999 — 8%
$50,000 to $74,999 — 12%
$75,000 to $99,999 — 12%
$100,000 to $149,999 — 15%
$150,000 to $199,999 — 10%
$200,000 or more — 26%

Median Income
$102,443

Source: 2016 American Community Survey

Burlingame: Who lives here?

Single Family Homes
48%

Multifamily Homes
52%

Burlingame: Who lives here?

Own: 47%

Rent: 53%

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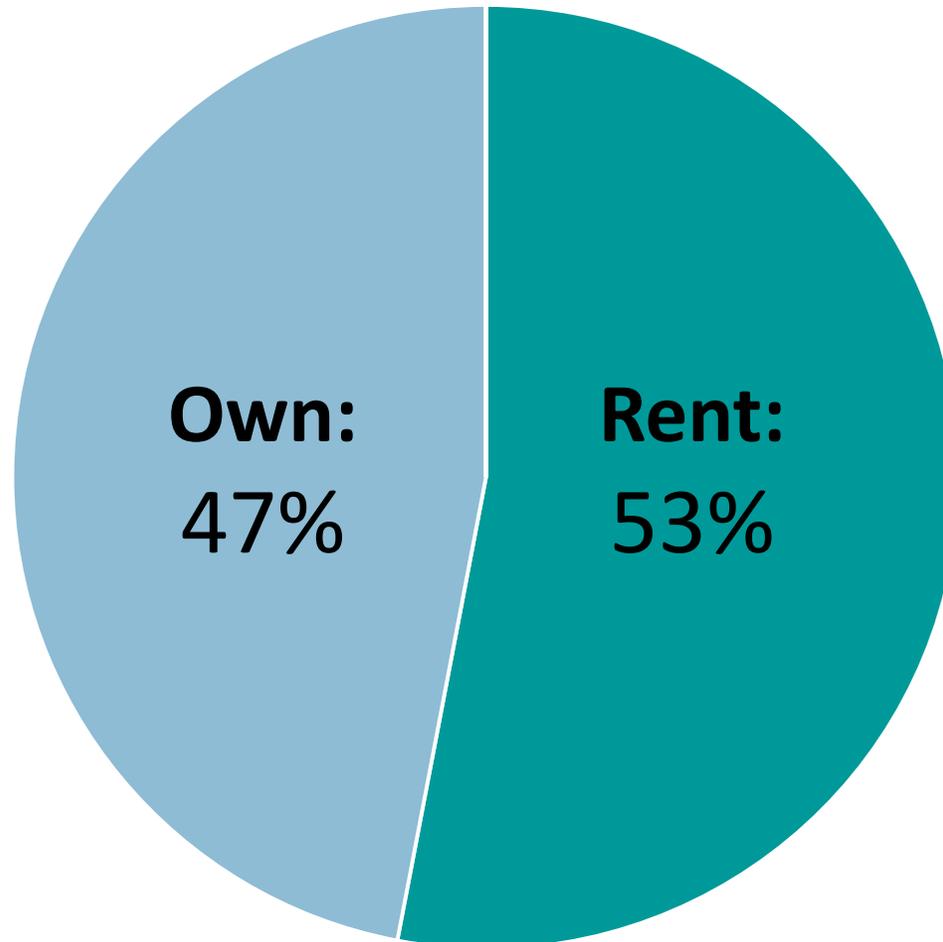
Burlingame: Who works here?

Number of companies
in Burlingame
4,824

People working
in Burlingame
37,822

Burlingame: Who works here

> $3,333/month
($40,000/yr) +
62%

< $3,333/month
($40,000/yr, $19/hr full-time)
38%
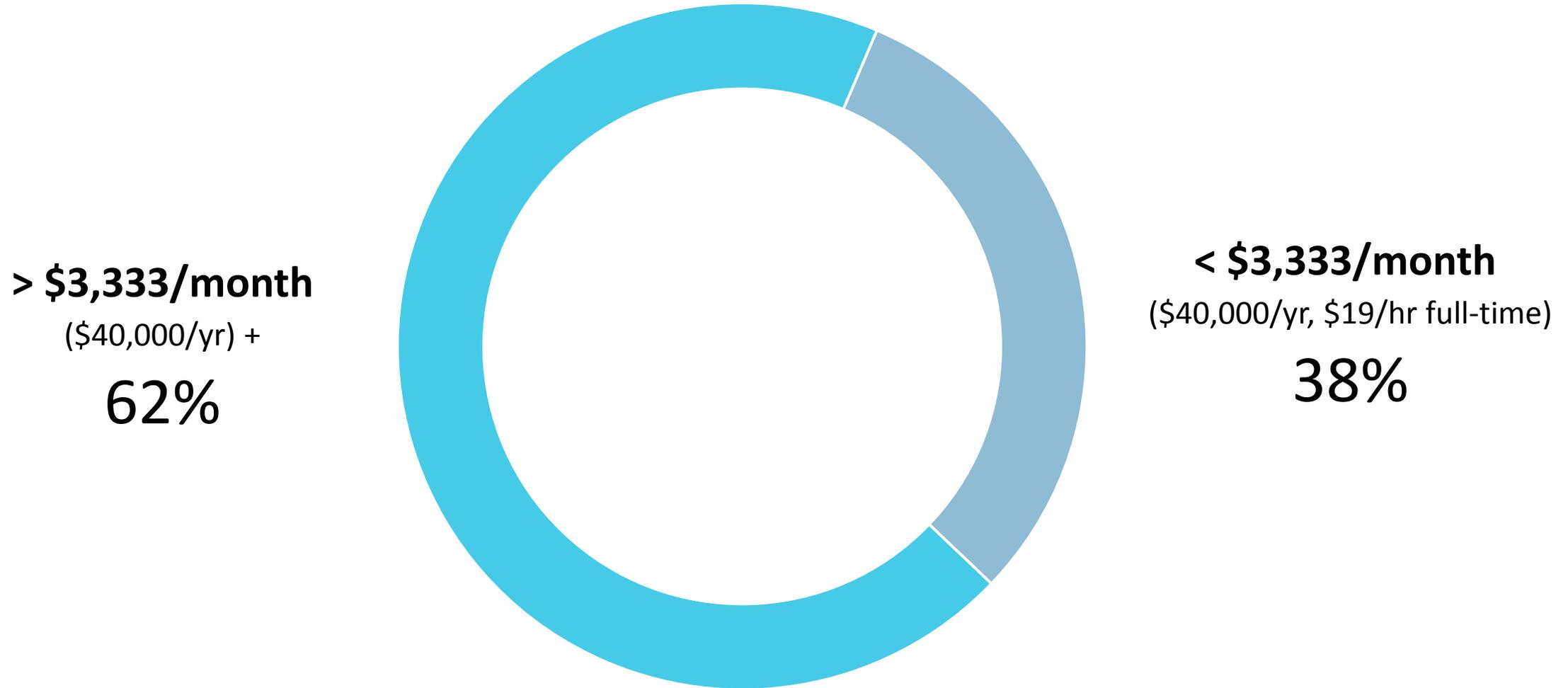
Land Issues

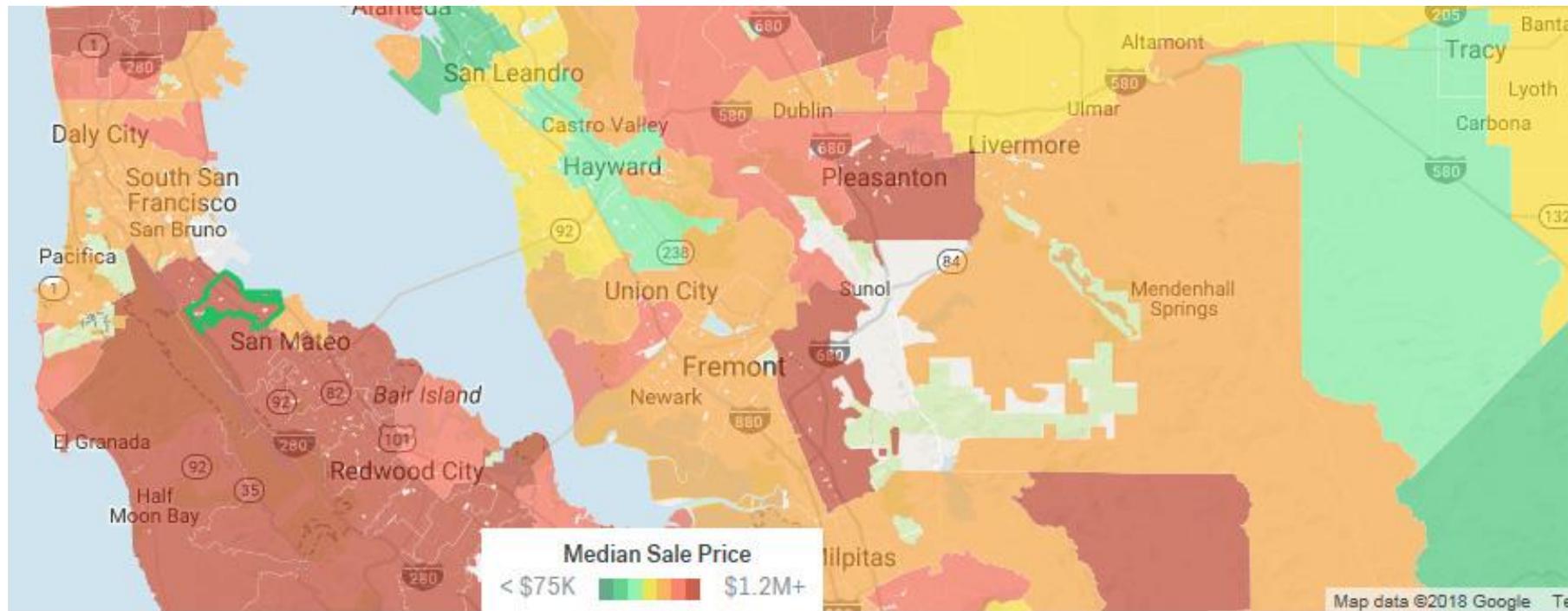- Undeveloped land is scarce

- Most potential development sites are in commercial areas

Land Issues

- Increased demand and limited supply is driving up prices

- Schools are at or near capacity

Land Issues

Less expensive housing is only available far further away,
requiring lengthy commutes and creating traffic congestion

Table Discussion #1

1. How does the current housing climate affect you and the people you care about?

2. What are your hopes for the future of our community?

Options to Add Homes

Multi-Family Housing

- Multiple units in single building or can be connected by a shared wall

- Can be rented or owned

- Can be built at a scale complementary to the neighborhood

- Vary from low-rise to high-rise apartment complexes

Housing Near Public Transportation

Housing often combined with commercial space located within ½ mile of high-capacity public transit such as Caltrain or BART

Bay Meadows
San Mateo

Pacific Hacienda
San Carlos

University Park
Palo Alto

Employee Housing

- Employers build housing for their employees, close to where they work, on land they own or acquire

San Mateo County Community College District

College Vista, San Mateo

Canada Vista, Redwood City

Live/Work

- Housing is combined with work areas to allow living and working in the same place, and to allow flexibility over time

Shared Housing

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

Second Units (Accessory Dwelling Units/ADUs)

- Small living units that share a lot with a single family home

- Can be attached to the main house, a converted garage, or a stand-alone building

- Must have a kitchen, bathroom, and place for sleeping

Preserving Existing Housing

- Provide incentives or funding to rehabilitate existing housing, provide seismic retrofits

- Agreement would be to maintain reduced rents for a significant period of time

City's Role in Housing

- General Plan - trying to identify more space to allow housing

- Use of city-owned parking lots for affordable (BMR) housing plus a parking garage
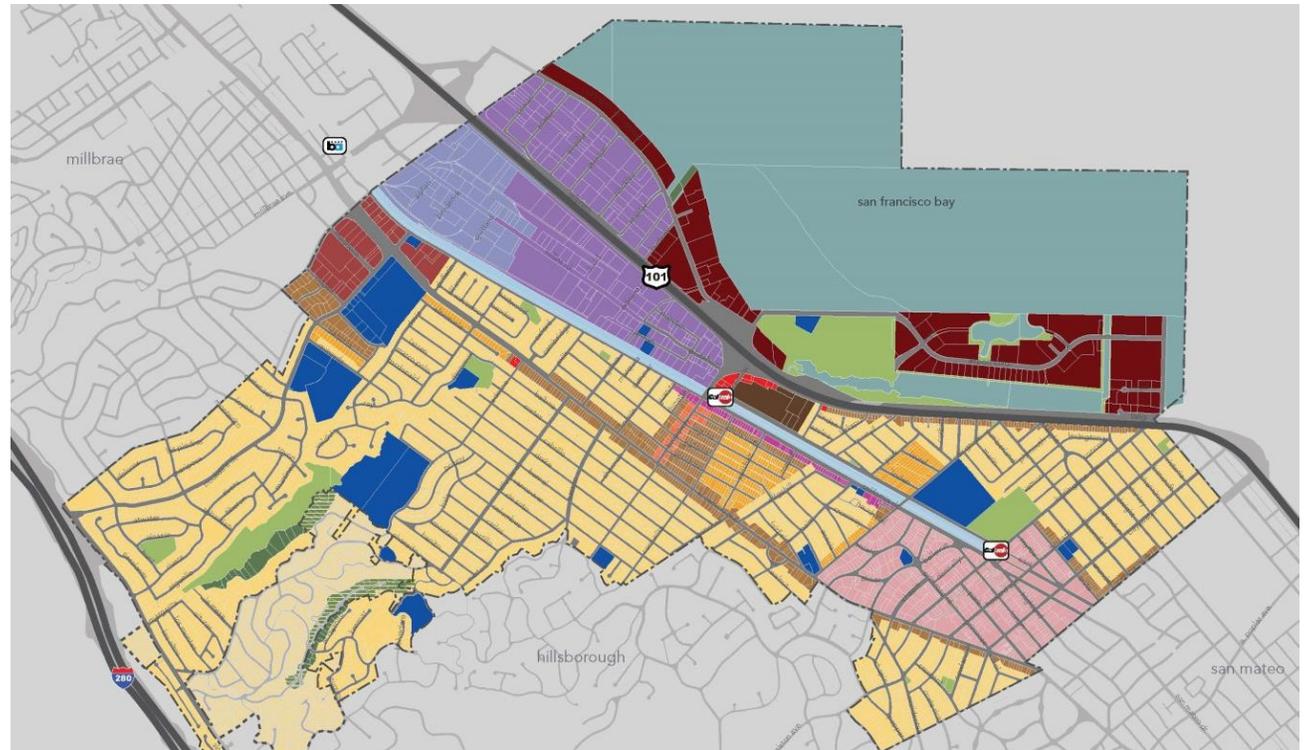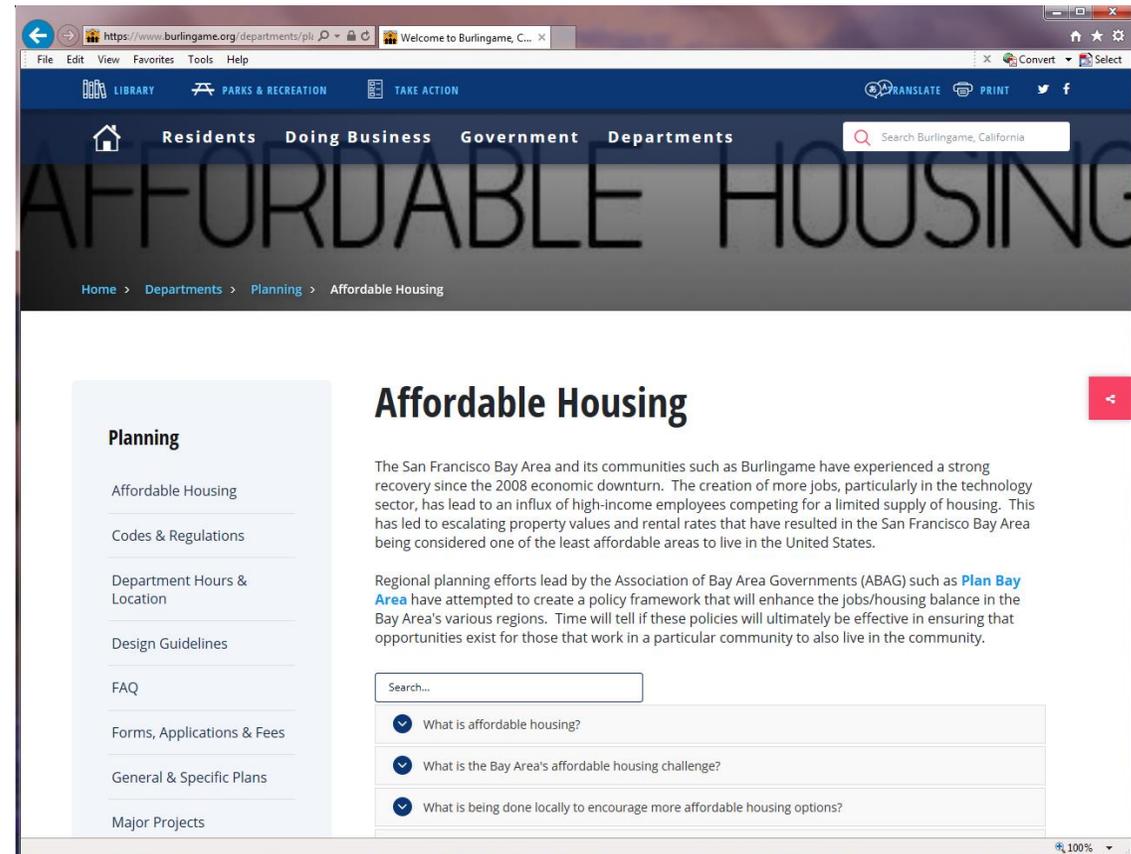
Burlingame Housing Funds

- Fees charged on commercial development that generate new jobs – collection to commence within the next two years

- Discussion of Housing Impact Fee and possibility of "in-lieu" options for both residential and commercial developments
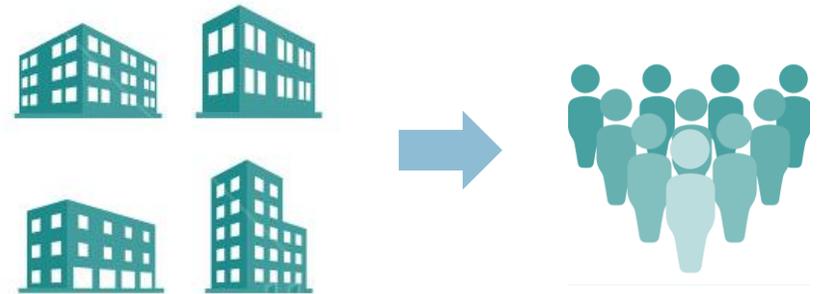
Housing Resources

- Affordable housing resource page on Burlingame.org

- Continually updated

https://www.burlingame.org/departments/planning/affordable_housing

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

- Get on the list to receive a summary of today's discussion, the survey and outreach interviews

- The information about housing you've requested will be added to the City's website

- Planning for a second community conversation in April or May
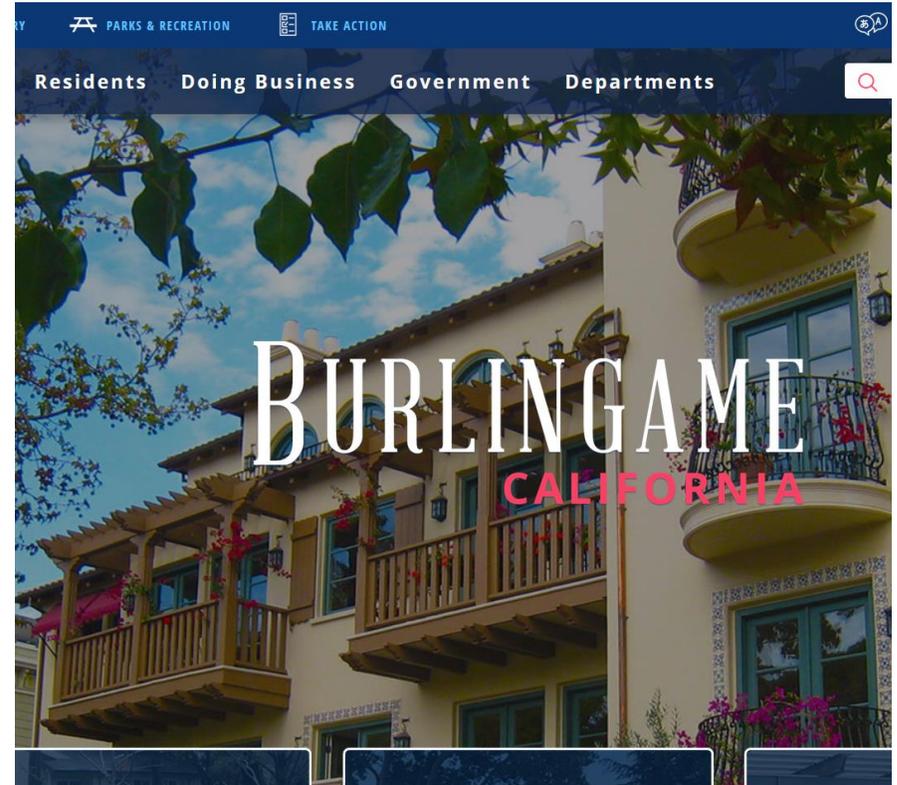
Stay Involved

1 Stay for 11am poster session

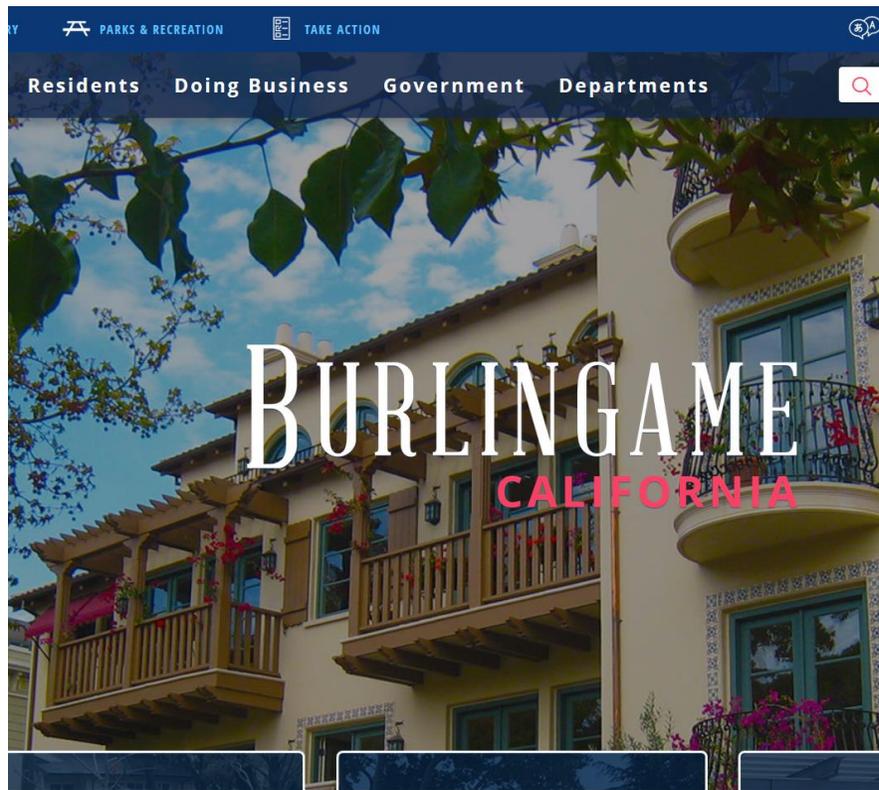**2** Make sure your email address is on the list

3 Share what you learned with others

4 Pass on the meeting report

Thank you for coming today!

www.burlingame.org

www.homeforallsmc.org