



COMMUNITY CONVERSATIONS

HOUSING IN SAN MATEO





WELCOME!
¡BIENVENIDO!

San Mateo High
School

April 27, 2019



CommonKnowledge

Our Goals Today

Provide an inclusive and informed dialogue about housing

Connect community members with each other and develop a shared sense of possibility for the future

Identify priorities that can guide City's upcoming housing programs and policies

Table Introductions

At your table, quickly answer:

- What is your name and how long have you lived and/or worked in San Mateo?

About Home for All

A community collaborative addressing housing challenges in San Mateo County

- Educating
- Innovating
- Convening



**HOME
FOR ALL**

SAN MATEO COUNTY



Who's in the Room?

Agenda

Presentation #1

- Who Lives and Works Here?
- Overview of Housing Types

Discussion #1

Presentation #2

- What Role Does the City Play?
- Programs and Partners

Discussion #2

Next Steps



Conversation Guidelines

- Speak from your own experience
 - Listen to understand each other
 - Respect differences; be curious
 - Let everyone participate
 - Your questions are valuable
- Habla a partir de tu propia experiencia
 - Escucha para que nos entendamos unos a otros
 - Respeta las diferencias; ten curiosidad
 - Deja que todos participen
 - Tus preguntas son valiosas

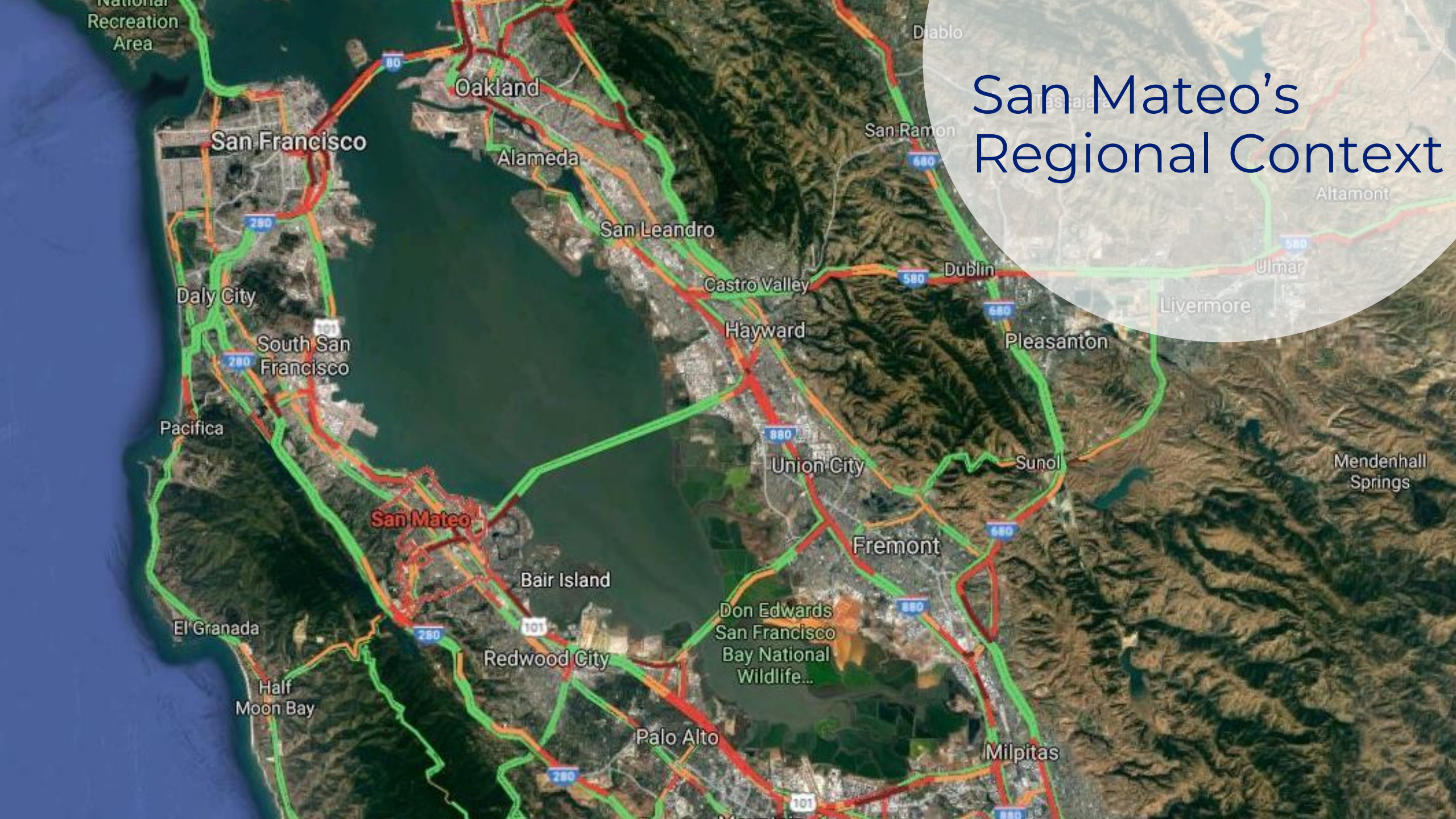
Icebreaker

Partner up with someone you don't know.

Take 90 seconds each to answer:

- What brought you to this event and how did you hear about it?
- What do you hope to hear, learn, share?

San Mateo's Regional Context



The Jobs/Housing Gap

San Mateo County Between 2010 – 2017



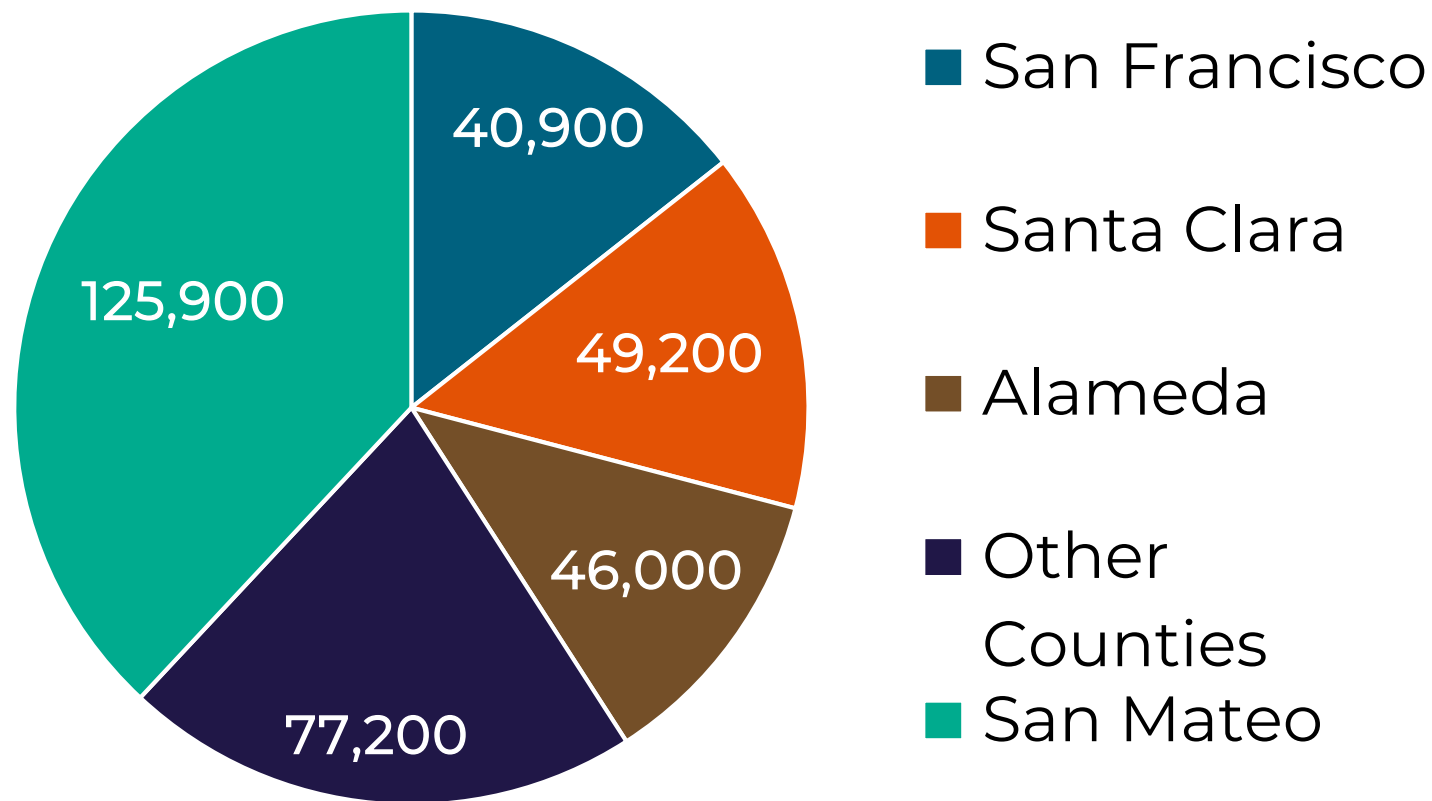
83,000
JOBS



7,100
HOUSING UNITS

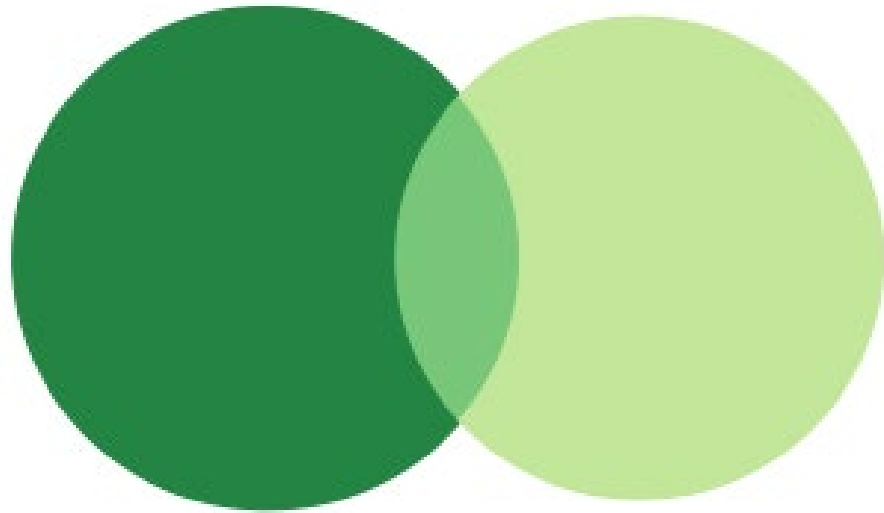
Where People Live vs. Work

Of the 339,200 Jobs in San Mateo County, 213,300 Workers Live Outside the County (2014)



Source: Home for All, Census

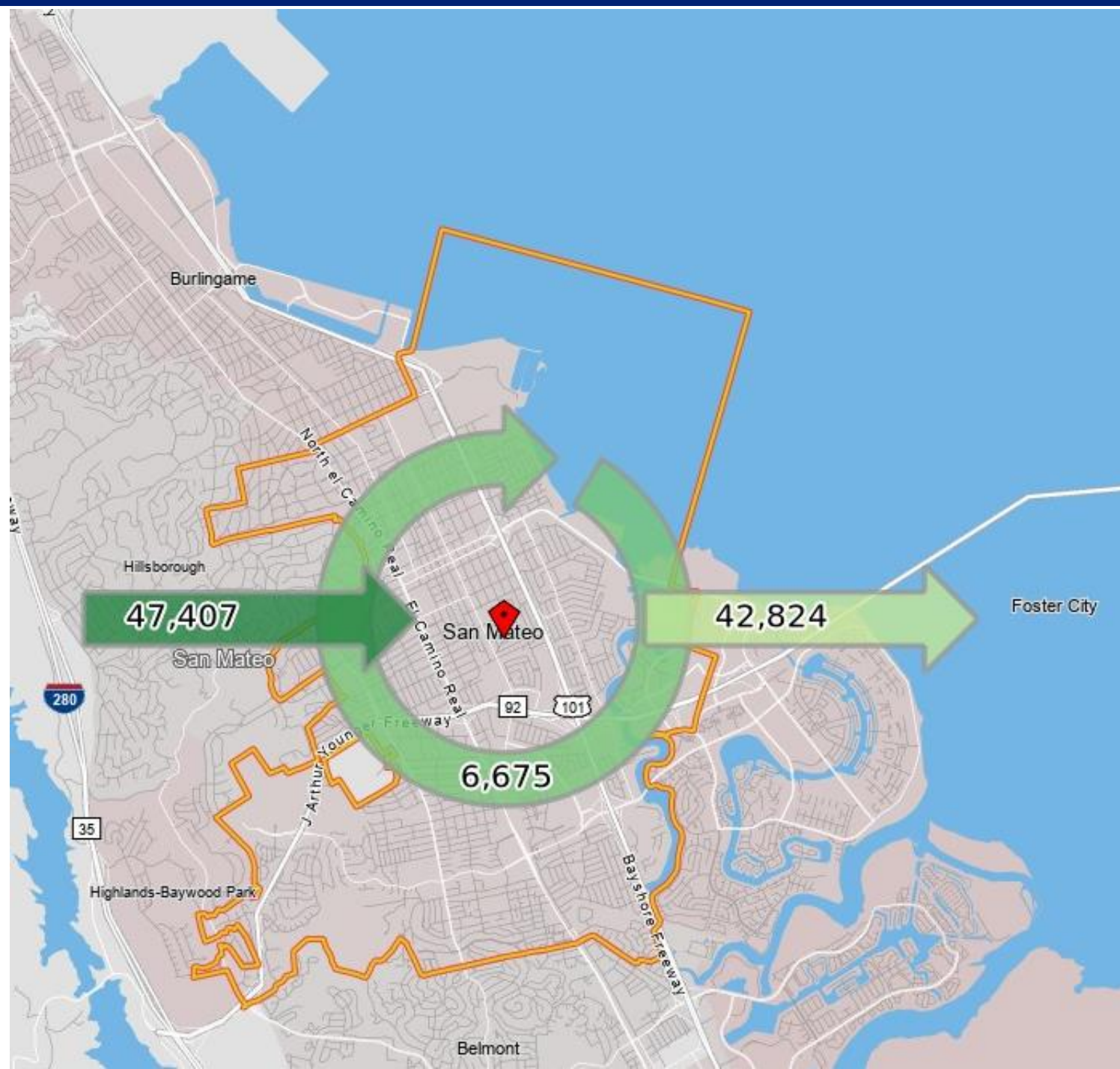
City of San Mateo: Where People Live vs. Work



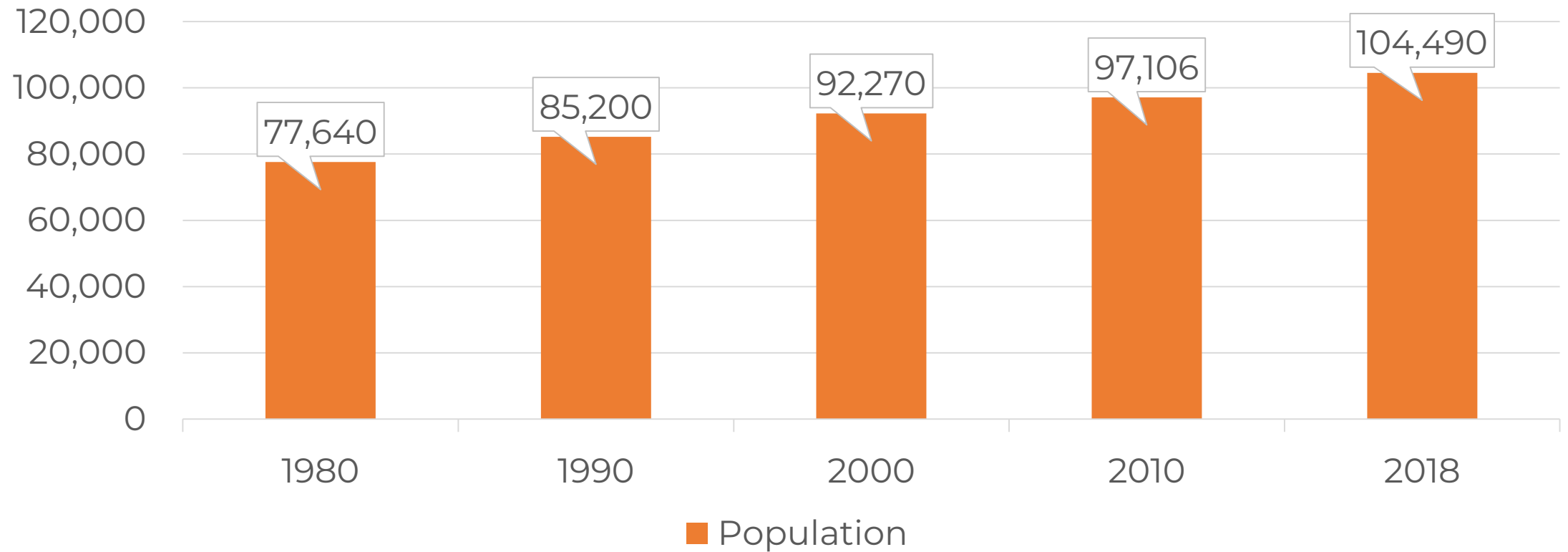
- 47,407 – work in San Mateo, live outside
- 42,824 – live in San Mateo, work outside
- 6,675 – live and work in San Mateo

(2015)

Source: U.S. Census Bureau, OnTheMap Application
and LEHD Origin-Destination Employment
Statistics



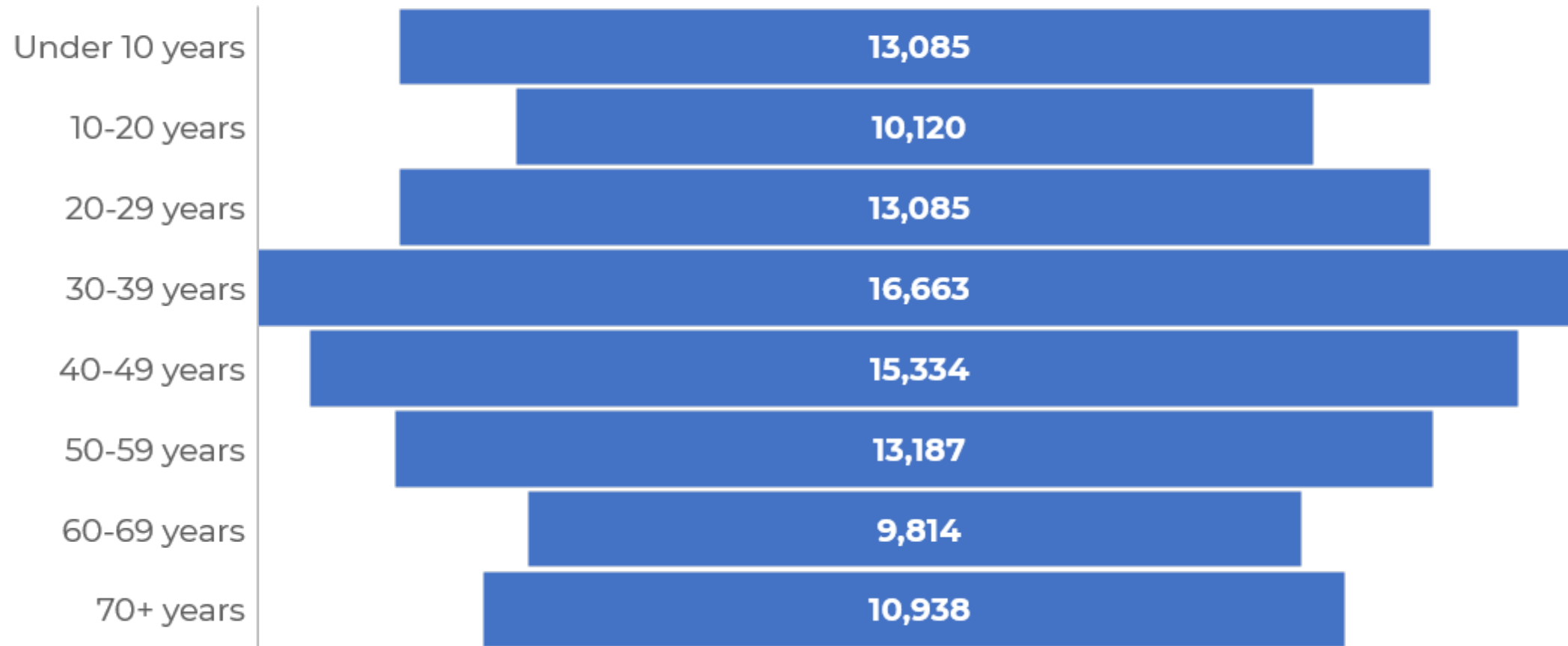
City of San Mateo Population Growth



Sources: California Dept. of Finance; Economic & Planning Systems, Inc.

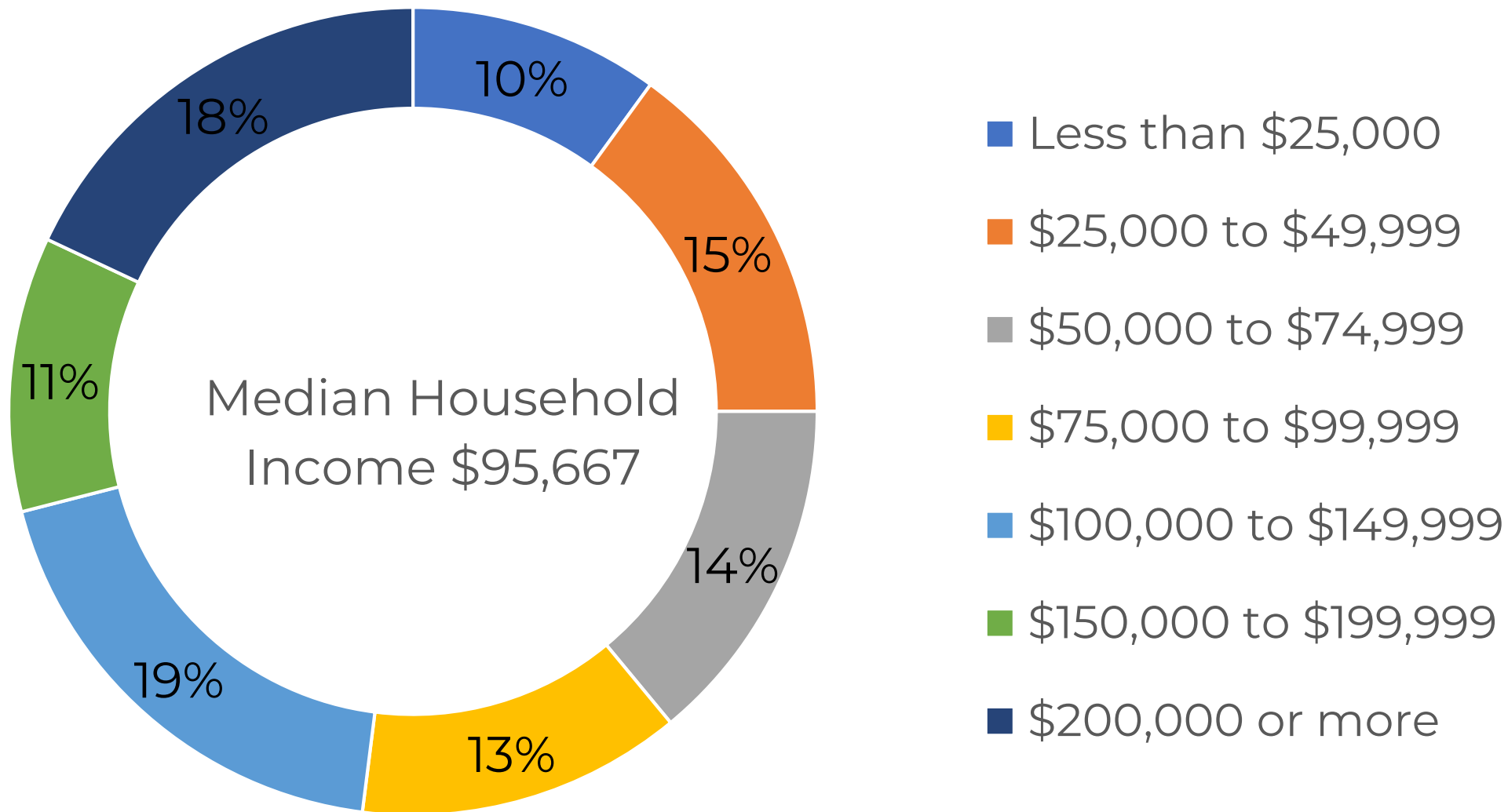
Who Lives Here?

Median Age 38.9



*Sources: 2012-2016 American Community Survey 5-year Estimates;
California Dept. of Finance; Economic & Planning Systems, Inc.*

Household Incomes



Source: 2012-2016 American Community Survey 5-Year Estimates

San Mateo: Housing Types



1 Unit
54%



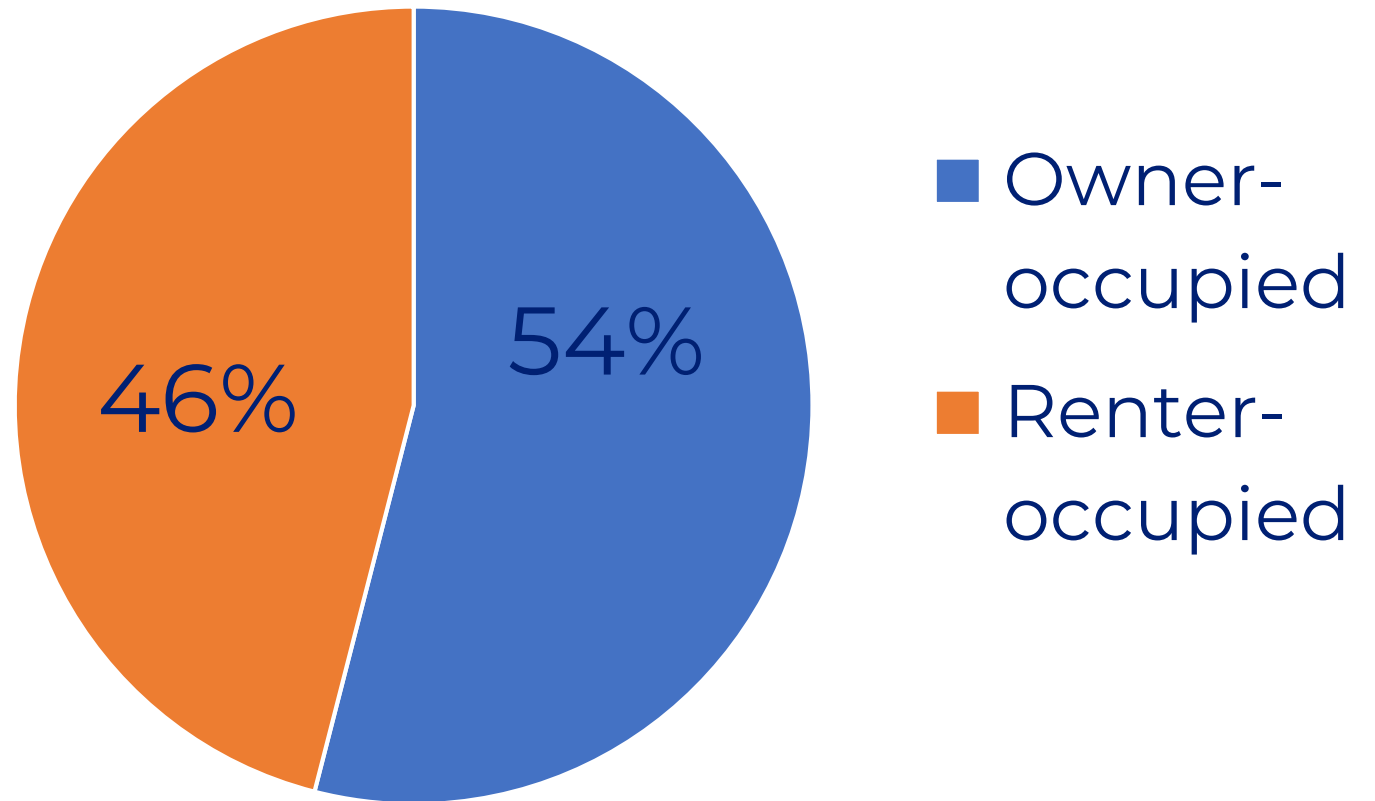
2-4 Units
8%



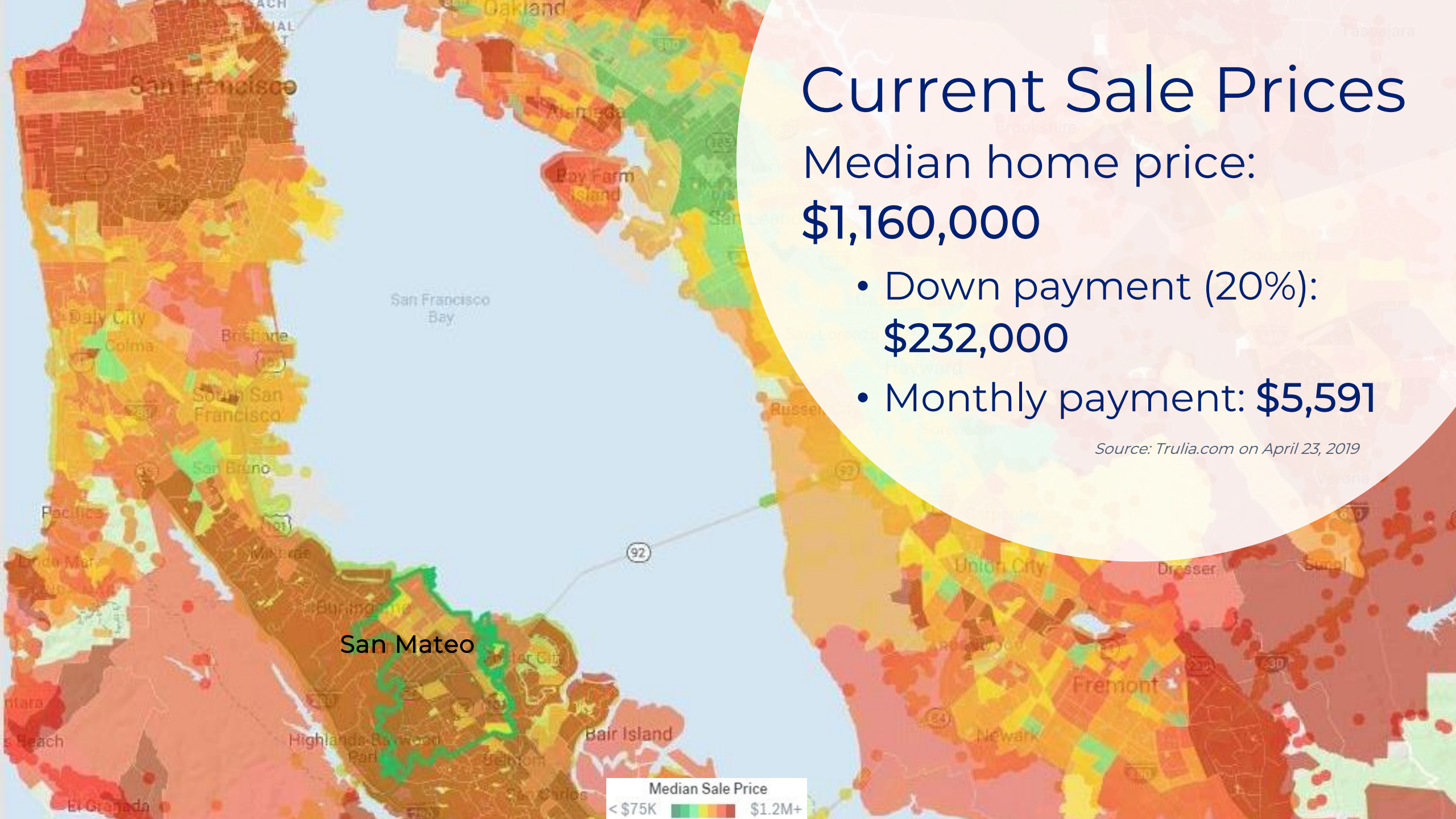
5 or More Units
38%



Who Lives Here?



Source: 2012-2016 American Community Survey 5-Year Estimates



Current Sale Prices

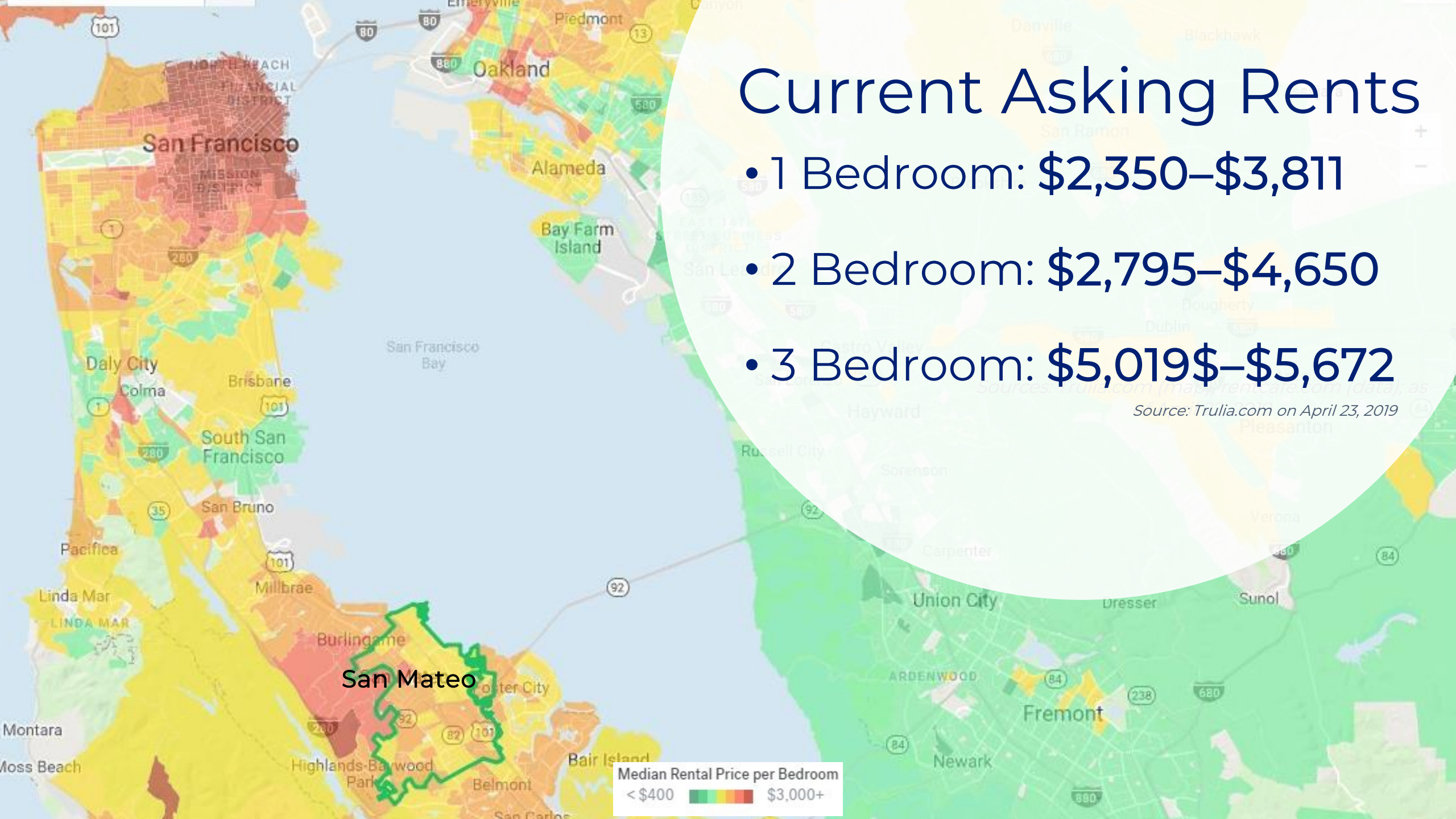
Median home price:

\$1,160,000

- Down payment (20%):
\$232,000
- Monthly payment: **\$5,591**

Source: Trulia.com on April 23, 2019





Current Asking Rents

- 1 Bedroom: \$2,350–\$3,811
- 2 Bedroom: \$2,795–\$4,650
- 3 Bedroom: \$5,019\$–\$5,672

Source: Trulia.com on April 23, 2019



Current Asking Rents

\$3511



★ Apr 24 **Spacious 2 Bed 1 Bath! Coming May 21st!** \$3511 2br - 961ft² - (san mateo)

\$2395



★ Apr 24 **Spacious, convenient 1x1 apt coming available MAY in SAN MATEO!** \$2395 1br - 605ft² - (san mateo)

\$3000



★ Apr 24 **735 N Claremont - Updated Duplex Home!** \$3000 2br - (san mateo)

\$3800



★ Apr 24 **Welcome New Family 3bed/2bath Downstairs Duplex** \$3800 3br - 1500ft² - (san mateo)

\$4395



★ Apr 24 **Great views from private balcony, assigned garage parking, lrg closets** \$4395 2br - 1150ft² - (san mateo)

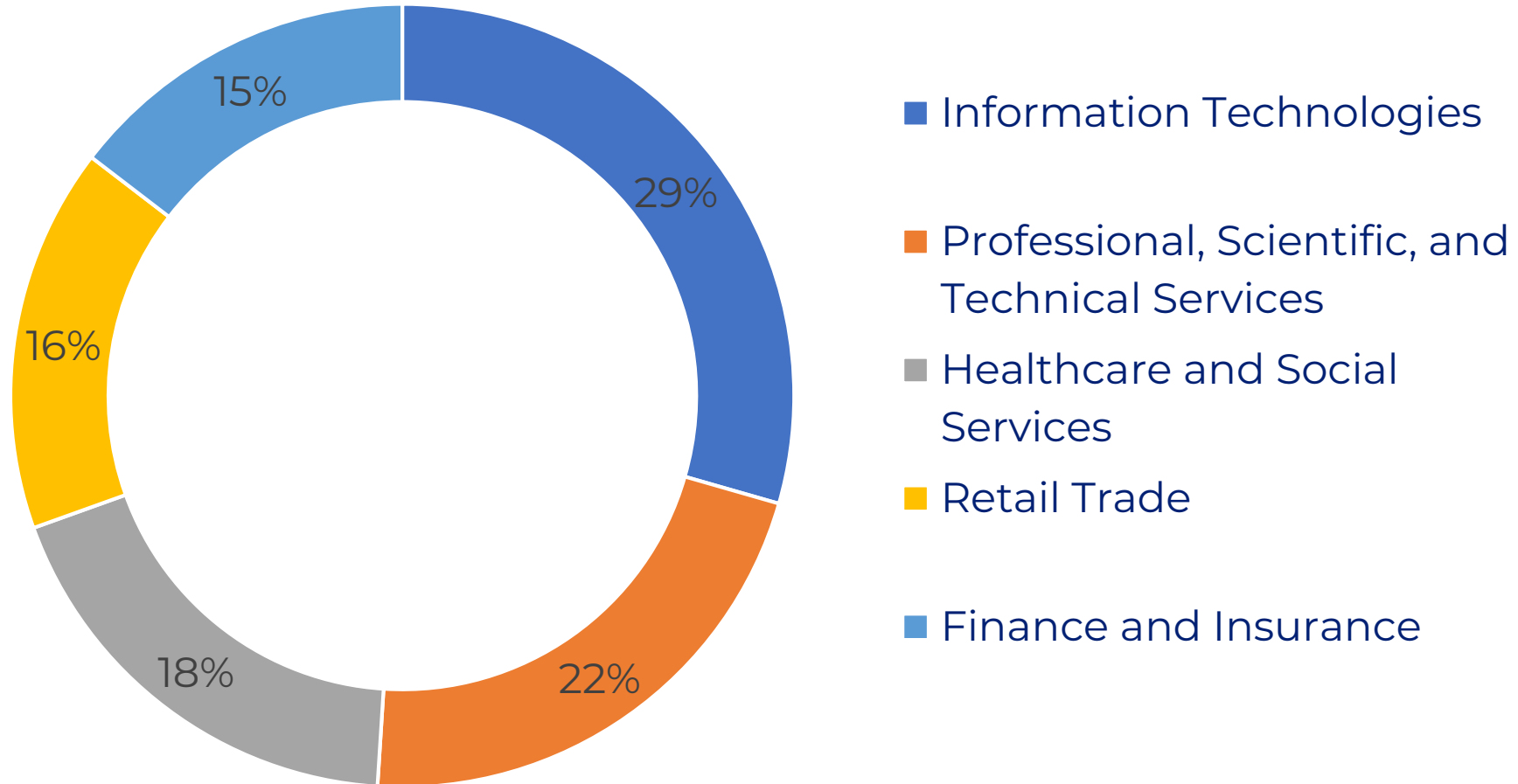
\$3631



★ Apr 24 **12th Floor 1 Bedroom! Pre-Lease!** \$3631 1br - 740ft² - (san mateo)

Who Works Here?

Top Business Clusters by No. of Employees



Source: Claritas Business Facts

Who Works Here?

- Total Employers: 6,333
- Total Employees: 70,758



SurveyMonkey



Community Outreach Highlights

- Pop-Up discussions around town: City events, outside local businesses, train station, Library and Rec Centers
- Schools, businesses, community groups helped spread the word
- Over 100 conversations with community members



What We've Been Hearing...

People are proud of
San Mateo's:

- "Community"
- "Diversity, culture,
great parks and weather"
- "Food, job opportunities,
people and transit"
- "Location"
- "Family focus"
- "Walkability"



Many People Are Affected by the Cost of Housing

- “I don’t want to leave, it’s the last thing I want to do”
- “My family has been here since my great grandmother moved here. I feel forced out of my home town”
- “Businesses are closing because they can’t pay rent or pay employees enough to live here”



Many People Want to Keep the Community Character They Value...

- “It takes twice as long to get anywhere”
- “San Mateo is a big small city”
- “Community feeling is lost due to commuting and work demands”



Some Are Skeptical that San Mateo Can Grow

- “There is no more room for more people”
- “How do we balance all of this? It’s so challenging to find solutions”



Table Discussion #1

- How does the issue of housing affect you and the people you know in San Mateo?
- As we think about San Mateo's future, what kind of community do you want to live in? Why is that important to you?
 - What hopes do you have?
 - What concerns are coming up to you?

What Role Does the City Play ?

- Plan future land uses
- Implement programs to encourage housing
- Help fund affordable housing
- Partner with community organizations



Strive San Mateo General Plan Update

Visit StriveSanMateo.org for more information



Land Use



Safety



Conservation & Open
Space



Noise
Element



Urban Design



Circulation



Housing

Strive San Mateo: General Plan Vision & Values

“ San Mateo is a vibrant, livable, diverse, and healthy community that respects the quality of its neighborhoods, fosters a flourishing economy, is committed to equity, and is a leader in environmental sustainability. ”



Diversity



Balance



Inclusivity



Prosperity



Resiliency

City of San Mateo Guiding Principles

- Provide a diversity of housing types to meet the needs of all community members
- Maintain neighborhood character and quality
- Ensure all new housing is developed sustainably



Transit-Oriented Development

Rail Corridor Plan:

- Locating housing and jobs near transit

Next Up:

- General Plan workshop
June 2019



Developers' Role in Affordable Housing

Inclusionary Housing Requirements (1992)

- 10% of units in market-rate projects
- 400 rental and for-sale homes built
- 50 under construction

Next Up:

- Evaluate % changes in June 2019



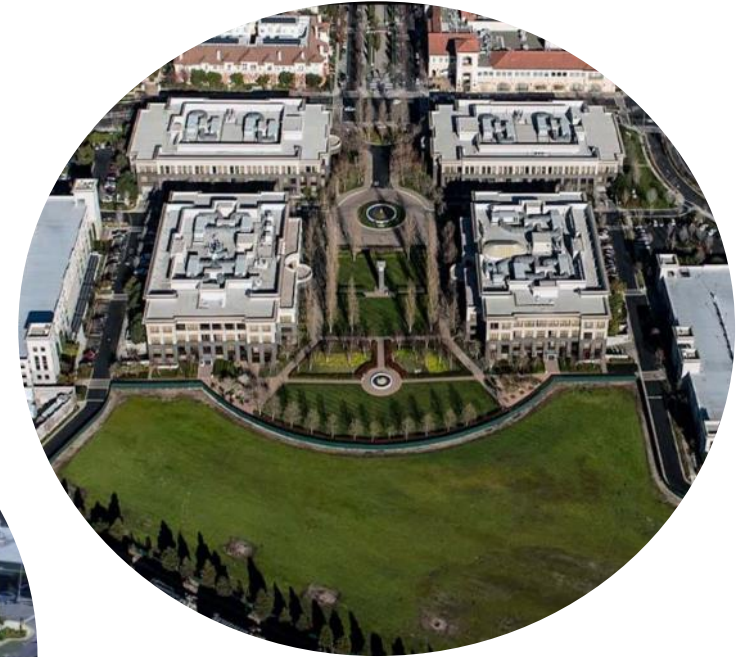
Collecting Funds for Affordable Housing

Commercial Linkage Fee (2016)

- Commercial projects pay fees to help fund housing
- \$2M collected

Next Up:

- Determine how to spend affordable housing funds (2019-20)



Develop Public-Owned Property

- College of San Mateo
- Delaware Place
- Bay Meadows
- Downtown
Redevelopment Sites
(housing and parking)

Next Up:

- Finalize plans for downtown sites (Spring 2020)



Accessory Dwelling Units (ADUs)

- Small units added to single family homes
- Attached or detached to existing home
- Adopted new requirements in 2016

Next up:

- Streamline requirements 2019



Support for Renters

- 2016 Housing Task Force
- Tenant Relocation Assistance for Substandard Housing

Next Up:

- Ordinance May 20, 2019



Shared Housing

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



Partnerships with Community Organizations

Providing money for local programs

- Home Sharing
- Emergency Housing Assistance
- Landlord Tenant Counseling/
Housing Discrimination Help
- Tenant Legal Assistance
- Domestic Violence Legal
Assistance and Emergency
Housing



CORA



Housing Resource Guide

- Affordable Rentals
- Emergency Housing Assistance
- Help Buying a Home
- Landlord-Tenant Services

What other resources should we include?



Table Discussion #2

- Which of these housing options seem promising based on our community's needs?
- Are any concerns coming up for you?
- What other housing ideas do you have that can help our community thrive?

Next Steps

Save

the date: May 18, 2019 @ Hillsdale High School

Join

our email list to receive the report from today's conversation

Pass

the report along to others

Share

what you've learned with your neighbors!

Thank You!!

Please visit our website/Por favor visite nuestro sitio web

www.cityofsanmateo.org

Or

www.cityofsanmateo.org/chathousing

Questions? Contact the Housing Division
Tiene preguntas? Contacte la Division de Vivienda

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