

Affordable Housing in San Mateo County

Stewart Hyland

Housing Leadership Council of San Mateo County



Supervisors Unanimously Pass Eviction Protections, due to COVID-19

The new law accomplishes the following:

- *Evictions are forbidden for nonpayment of rent* resulting from COVID-19 anywhere in the county for as long as the state of emergency is in force.
- It creates a grace period of 90 to 180 days after the state of emergency ends for renters to get caught up on rent.
- A fund of \$3 million (from Measure K funds) is established to support individuals, nonprofits and small businesses whose survival and well-being are threatened in the coming months.

How did we get here?



LOCAL // BAY AREA & STATE

Homeless surge at SF airport: Police contacts triple, and officials want BART to step in

 Matthias Gafni | April 13, 2019 | Updated: April 29, 2019 11:08 a.m.



1 of 7

April 12, 2019 - People can be seen at the SFO BART station. BART's state of emergency and the exit of its general manager on Thursday come amid a new pressure: concern over homeless people evading fare on trips to SFO, where they take shelter in the terminals. (Nick Otto Special to the Chronicle)

Photo: Nick Otto, Special to the Chronicle

Agenda

- Introductions
- Background
 - Why is housing so expensive around here?
 - “Affordable Housing” definition
 - **Activity:** Affordable Housing or Market-Rate?
- How much does “affordable housing” cost?
- Do we need to build market-rate housing?
- What Can You Do?
 - **Activity:** Values Sharing
- Question & Answer

The background of the image is a vibrant blue sunburst pattern. Numerous thin, light blue rays radiate from a central point on the left side, extending towards the right. The rays are set against a darker blue background that features broad, diagonal stripes of varying shades of blue, creating a sense of depth and movement.

Background

Introductions

- Name
- Pronouns
- City
- Affiliation (if any)
- In one sentence, *what do you like about your commute?*

Our **lack of affordable housing** is a
completely predictable result of policy failure.

Housing Leadership Council of San Mateo County (HLC)

- HLC works with communities and their leaders to produce and preserve quality affordable homes in San Mateo County.
- Became a 501(c)(3) non-profit organization in 2001.
- Our vision: everyone who works in San Mateo County, lives here, wants to live here, or grew up here can have a stable place to call home.
- Our campaigns Increase: funding, land, and political leadership for affordable housing

The background of the slide is a vibrant blue with a sunburst or radial pattern. Numerous lines of varying shades of blue emanate from a central point on the left side, creating a sense of dynamic energy and focus towards the text.

**Why is Housing so
Expensive Around Here?**

Genentech unveils grand plan: 9 million square feet of lab space and 30,000 employees in South S.F. 🔑

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Deloitte.

Audit for
Life Sciences

[Look again >](#)

Business > Economy

Google, San Jose plan search giant’s downtown expansion; up to 20,000 jobs possible

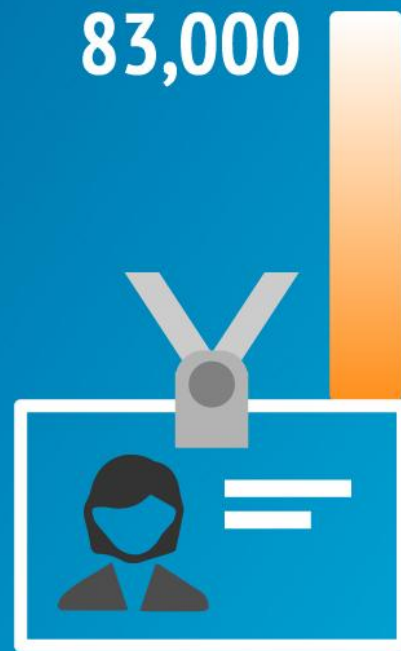


SF Business Times

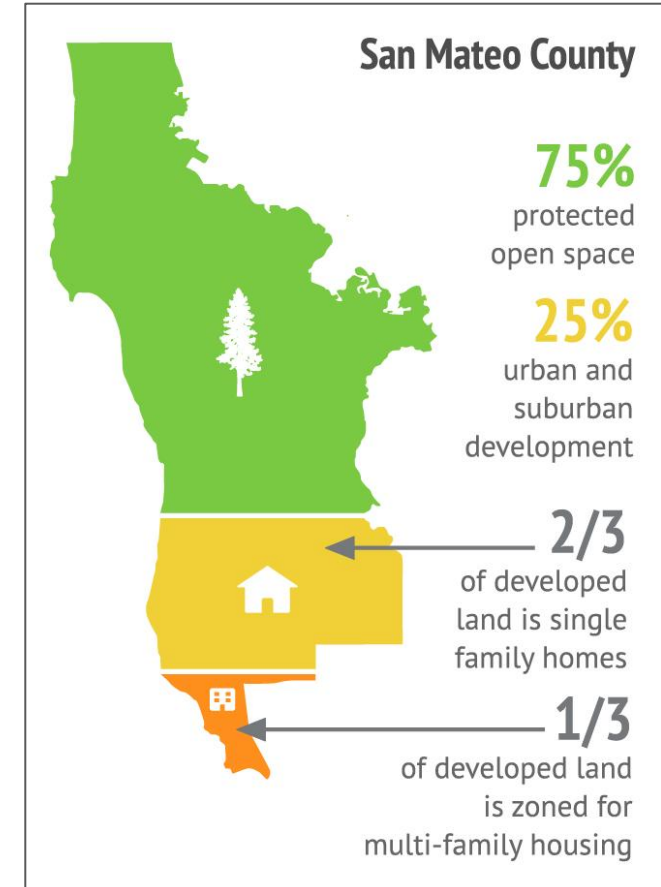
October 10, 2017

Genentech also has two buildings under construction – an eight-story, 160,000-square-foot office and amenity building at 500 East Grand Ave. and five buildings on a childcare campus at 342 Allerton Ave. Both projects are scheduled to be completed in 2019.

Between 2010 and 2017, **83,000** new jobs were created in San Mateo County.
During the same period, **6,405** housing units were added in San Mateo County.



Land is Scarce and Expensive



Exclusionary Zoning – then



**Hibbert Court
Pacifica**

“No person of Negro, Japanese, Malay, Chinese, Hindu, Indian, Korean, or Mongolian descent, or person not wholly of the Caucasian race shall be permitted or suffered to use or occupy said property or any part thereof, except that persons not of Caucasian race may be kept thereon by Caucasian occupant strictly in the capacity of domestic servants, gardeners, or chauffeurs.” (1948)



**Westmoor Road
Burlingame**

“Race Restrictions: No persons other than members of the Caucasian or White race shall be permitted to occupy any portion of said property, other than as domestics in the employ of the occupants of the premises.” (1940)



**Sunnyslope Avenue
Belmont**

“No person of African, Japanese, Chinese, Hindu, Indian, Korean, or Mongolian descent, or person not wholly of the Caucasian race, shall be permitted or suffered to purchase, own, lease, use or occupy said property or any part thereof, except that persons not of the Caucasian race may be kept thereon by Caucasian occupants strictly in the capacity of domestic servants, gardeners or chauffeurs.” (1938)

Exclusionary Zoning – now



Local Zoning and Neighborhood Opposition



Sense of Community

According to the sales pitch, the new housing units would include low income high density housing apartments. This would mean that we would have uneducated people living in Cupertino. A lot of other residents and I are concerned that this would make the current residents of Cupertino uncomfortable, and would split our city in half.

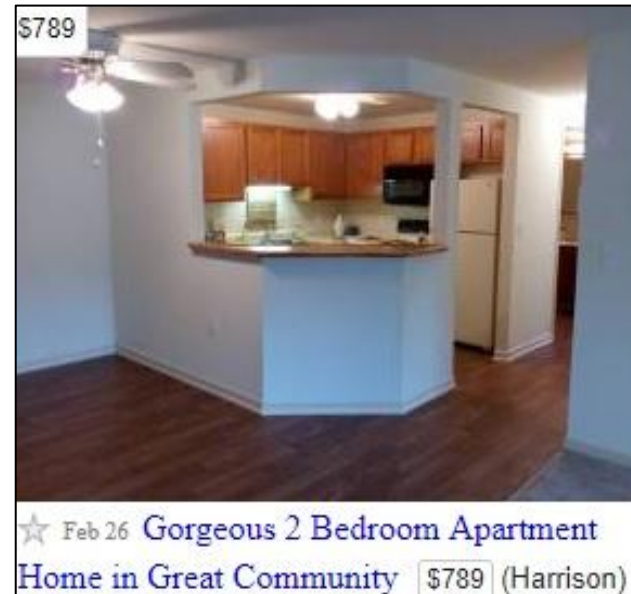
Cupertino, 2018

The background of the slide is a vibrant blue sunburst pattern. Numerous thin, light blue lines radiate from a central point in the upper left, creating a starburst effect that fills the entire frame. The lines vary in length and angle, giving the background a dynamic, energetic feel.

“Affordable Housing” Definition

What Most People Think Affordable Housing Is


"I wish I could find affordable housing in the Bay Area"



In Cincinnati, Ohio, the average salary is \$52,885.

What We Mean When We Say “Affordable Housing”

- Includes public subsidies
- Available to people who qualify based on their income
- Rents based on 30% of income in that income category
- Often includes services
- Only one person per room (no overcrowding)

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Affordable Housing or Market-Rate?





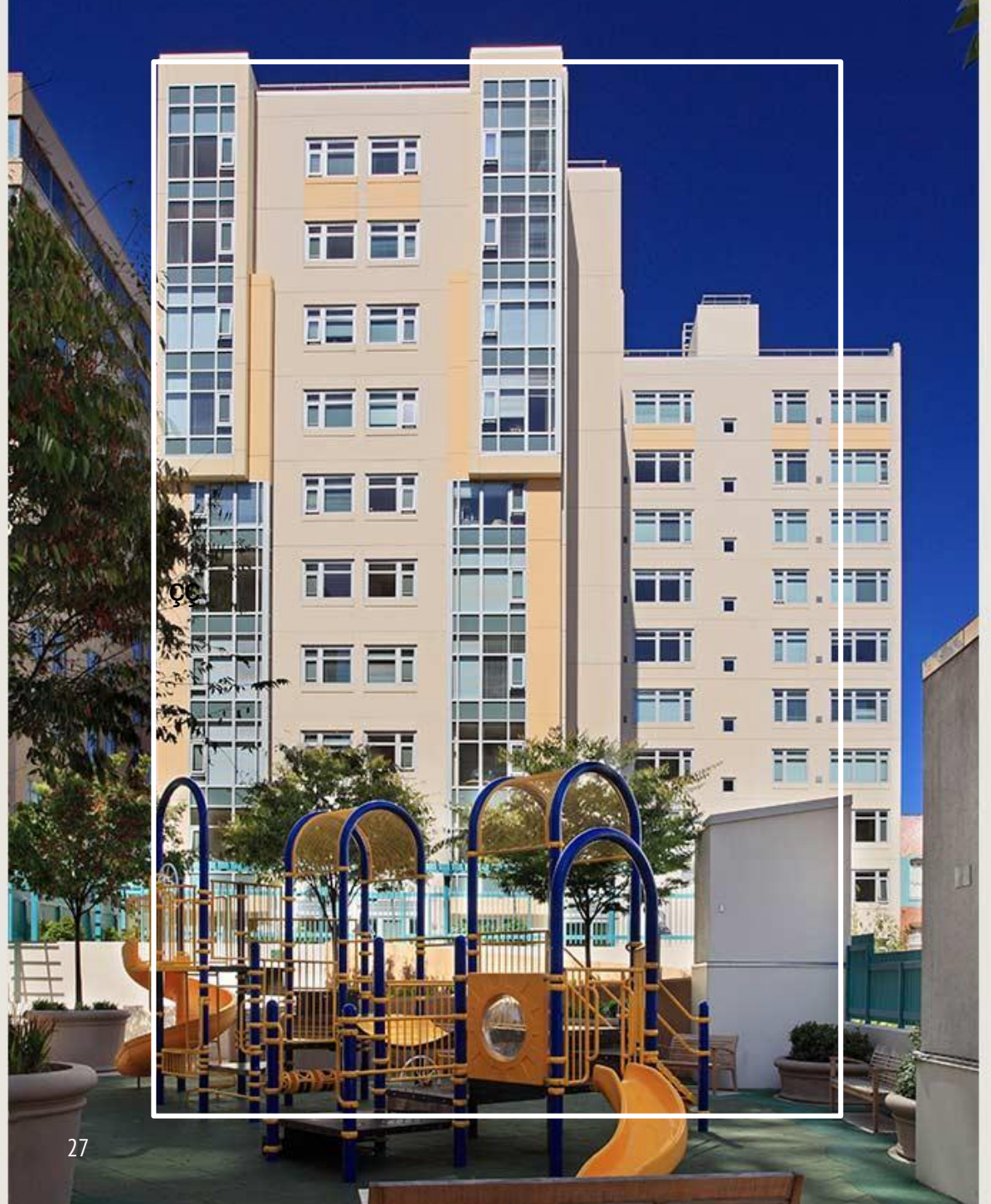












Results

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The background of the slide is a vibrant blue sunburst pattern. Numerous thin, light blue lines radiate from a central point in the upper left, creating a sense of energy and focus. The overall color palette is various shades of blue, ranging from a deep cerulean to a bright, almost white light blue at the center of the sunburst.

Who Gets to Live In Affordable Housing?

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2019 San Mateo County Income Limits

as determined by HUD - effective December 18 , 2013

revised 05/21/19

For HUD-funded programs, use the Federal Income Schedule. For State or locally-funded programs, you may use the State Income Schedule. For programs funded with both federal and state funds, use the more stringent income levels.

Please verify the income and rent figures in use for specific programs.

San Mateo County (based on Federal Income Limits for SMC)

Prepared 5/21/2018 - HUD-established area median Income **\$136,800** (based on household of 4).

| <u>Income Limits by Family Size (\$)</u> | | | | | | | | |
|--|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|
| <u>Income Category</u> | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Extremely Low (30% AMI) * | 33,850 | 38,700 | 43,550 | 48,350 | 52,250 | 56,100 | 60,000 | 63,850 |
| Very Low (50% AMI) * | 56,450 | 64,500 | 72,550 | 80,600 | 87,050 | 93,500 | 99,950 | 106,400 |
| HOME Limit (60% AMI) * | 71,170 | 81,340 | 91,500 | 101,630 | 109,830 | 117,920 | 126,060 | 134,220 |
| Low (80% AMI) * | 90,450 | 103,350 | 116,250 | 129,150 | 139,500 | 149,850 | 160,150 | 170,500 |

Who Gets to Live in Affordable Housing?



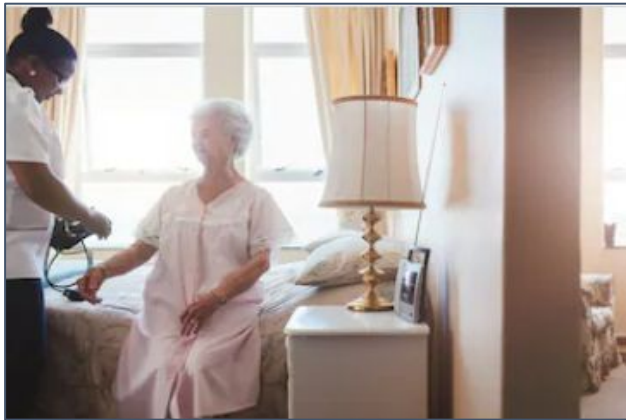
Baristas (\$28,800/yr)



Retail workers (\$39,000/yr)



Custodian (\$43,963/yr)



Domestic Worker (\$18,000/yr)



Teacher (\$58,585/yr)

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**Do we Need to Build
Market-Rate Housing?**

Who Lives in Market-Rate Housing?



Police officers (\$90,000/yr)



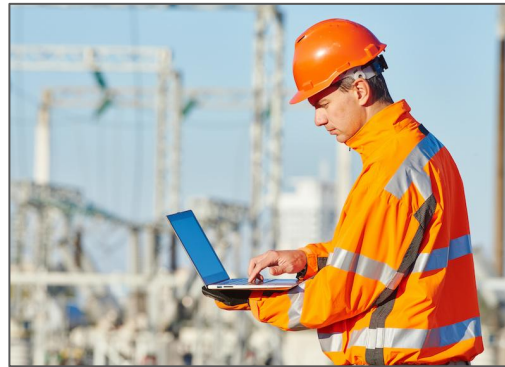
Nurses (\$120,000/year)



Multi-generational families
(combined income \$200,000/year)



Tech workers
(\$140,000/year)



Construction manager
(\$150,000/year)

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So...what can *you* do?

Take Action!

1. Become a Member!
2. Join the Policy and Strategy Committee (list when you meet)
3. Attend an event



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Recent Wins

- We convinced the Board of Supervisors to pass a County-wide eviction moratorium during the COVID-19 crisis
- We convinced the Board of Supervisors to invest \$50 million of County funds into new affordable homes.
- We support 12,909 new homes in San Mateo County.
- We organize residents to go to planning meetings, to roll back exclusionary zoning, and allow cities to build more multi-family homes.
- We persuade public agencies to build affordable housing on their land. We worked to include affordable housing on the Peninsula Health Care District proposal, and ushered in an affordable housing policy for Caltrain.

Become an HLC Member!

- Become part of a larger movement of affordable housing advocates.
- Access to member-only events (e.g. HLC Policy Mixer).
- Special networking opportunities with San Mateo County businesses, government leadership, and residents.
- A seat at the table! The opportunity to decide on proposals and policies in our endorsements & policy committees.
- Discounted rates for events.

HLC members form our political and financial base and provide the support we need to create effective change in our communities.

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Questions?

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Evaluation Form

<http://bit.ly/HLCeval>

Join us!



Facebook: Housing Leadership Council of San Mateo County

Twitter: hlc_sanmateo

Instagram: housingsanmateocounty

WWW.HLCSMC.ORG