The San Mateo County Board of Supervisors convened a task force to explore the challenges of the market and identify creative solutions for producing and preserving housing.

Home for All San Mateo County was launched to establish local partnerships, educate the community, and build support for new housing types.
What is Home for All?

Objectives:

• Increase housing production Countywide
• Develop a variety housing options affordable at all income levels to maintain community diversity and economic competitiveness
• Concentrate growth in priority locations to:
  – Use infrastructure and resources efficiently
  – Protect open space and scenic beauty
  – Reduce congestion and commutes
The Challenge

It’s becoming more difficult for people to call San Mateo County home. Job opportunities are growing rapidly, but with limited housing available, there is a growing need for homes people can afford.

54,600 JOBS

2,100 HOUSING UNITS
The majority (75%) of San Mateo County’s land is preserved for open space and agriculture.

Of developed land, more than 2/3 of the current housing stock is single family homes.

To increase the supply and diversity of housing, we must implement more efficient development.
The median home price in San Mateo County is nearly 3 times higher the state average.

In 2015, the median home sales price in SMC was $1.25 million.
The Challenge

To afford the median-priced 2 - bedroom unit, renters would need to earn an annual income of $88,903.

These pressures are causing people of all economic backgrounds to move away.
The Challenge

Commute traffic has become a daily challenge for everyone.

Given the high cost of housing, our workforce is moving to more affordable areas in the Bay Area and beyond, causing more congestion and longer commutes.

[Map and statistics showing commute data from various cities.]
The Challenge

More and more businesses are reporting that employees are struggling with the high cost of housing.

High housing costs ranked as the #1 business challenge for employers in Silicon Valley for the past four years.

A recent poll found 34% of respondents said they were likely to leave the Bay Area in the next few years.

Source: Silicon Valley Leadership Group Annual CEO Business Climate Survey, Bay Area Council Poll 2016
Closing the housing gap in San Mateo County will require a range of solutions.

Creating housing options for people at all income levels will help create a diverse community, drive innovation, and keep the local economy thriving for all.
The Solutions

Priority Development Areas: places for new homes, jobs, investment

Residential Neighborhoods: maintain

Priority Conservation Areas: open spaces to be preserved
The Solutions

Residential Neighborhood Solutions

- Shared Housing
- Second Units
- Employer Housing
- Multi-Family Housing
Shared Housing

Matches people who have space in their home (home providers) with people needing an affordable place to live (home seekers).
Second Units

- 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.
Employer Housing

Employers build housing for their employees on the land that they already own or acquire.
Adding Variety to the SMC Housing Stock

Multi-Family Housing

- Multiple units in a single building or connected by a shared wall.
- Can be for rent or ownership, vary from low-rise duplexes to high-rise apartment complexes.
- Can be built at a scale complementary to the neighborhood.
Solutions for Downtowns and Transit Corridors

- Transit Oriented Development
- Housing Overlay Zones
- Inclusionary Zones
The Solutions

Transit Oriented Development

Housing and commercial uses located within ½ mile of high-capacity public transit, e.g. BART or Caltrain.
Housing Overlay Zones

• Layer on existing zoning ordinances and allow developers to build housing within specific districts.

• Creates additional development options without rezoning land.
The Solutions

Inclusionary Zoning

• Requires or encourages a share of new housing development to be affordable to lower or more moderate income households.
• Cost of developing affordable units is offset with a density bonus.
Funding for Housing

- **Local Housing Trust Funds**: Receive sources of public funding to produce and preserve affordable housing.

- **Impact Fees**: Fees applied to new residential or commercial development, or both, to help finance affordable housing.

- **Local Revenue Measures**: General or special tax measure approved by voters that provides funding for affordable housing.
Take Action

• Visit our website for information on housing solutions, the Action Plan, and ways to get involved.

• Schedule a Home for All presentation at your organization’s luncheon, roundtable meeting, or event.

HomeforAllSMC.com
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HOME FOR ALL
SAN MATEO COUNTY