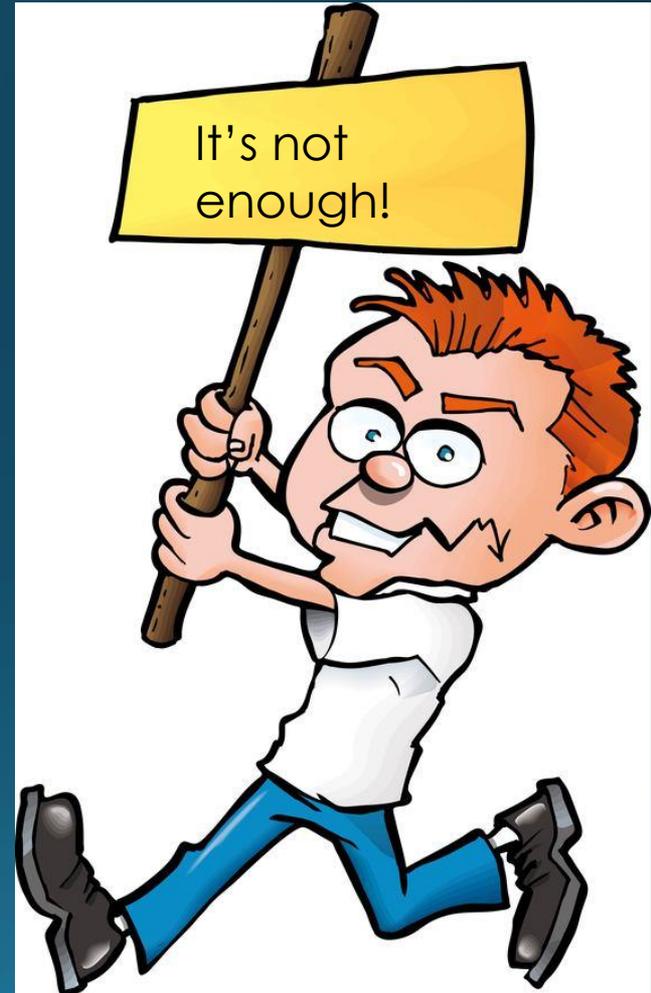
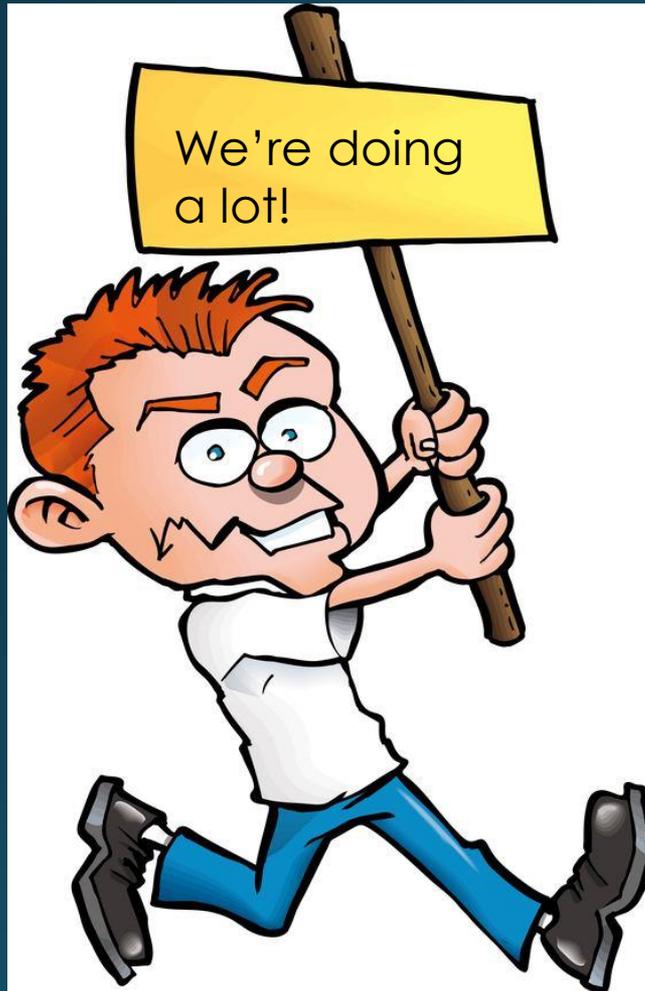


March 22<sup>nd</sup>, 2019



# CASA and San Mateo County

# Conversation



# The Challenge

San Mateo County Between 2010 – 2017



**83,000**  
JOBS



**7,100**  
HOUSING UNITS

# Increased Housing Costs

Since 2011,

- Median home price has almost doubled
- Rent for a 2 bedroom apartment has increased 65%



# Departures

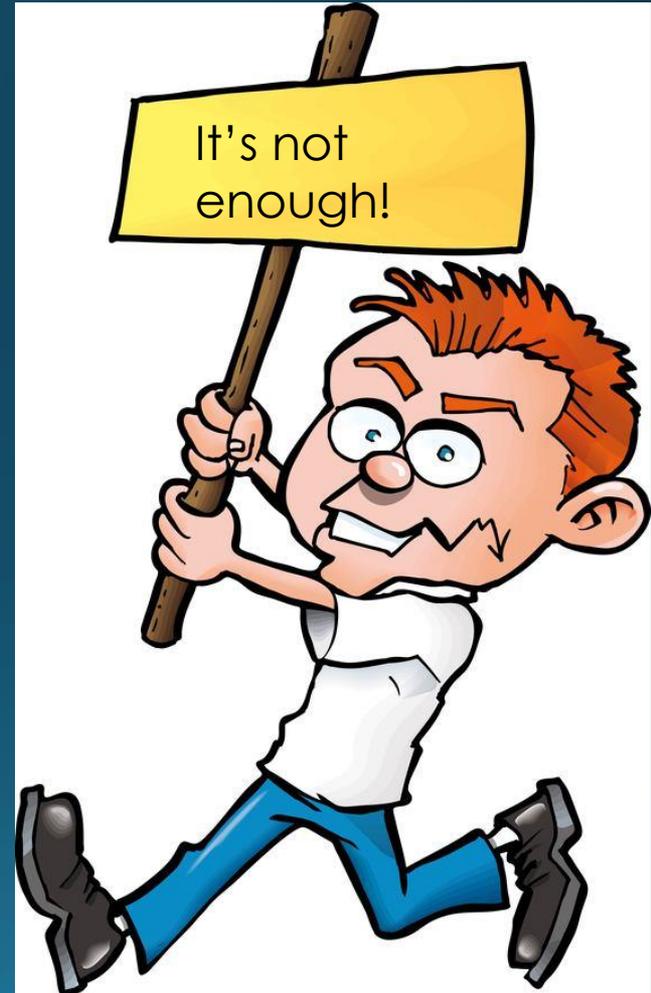
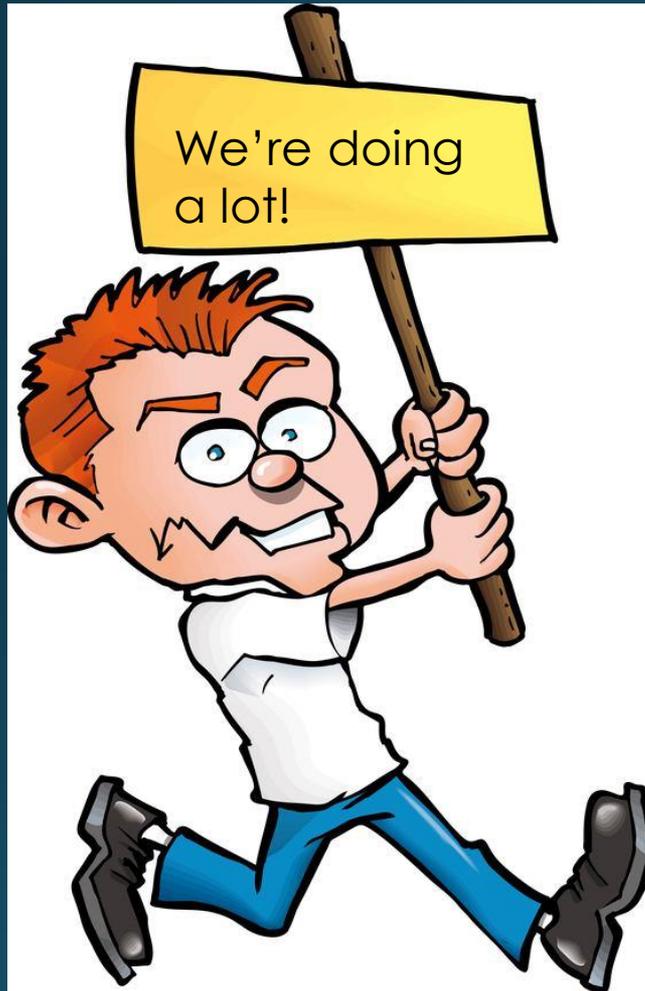
## Considering Leaving

46% - Businesses

53% - Residents



# Conversation



# Are we winning?



**CASA**



# Big Picture – San Mateo County

## Pros

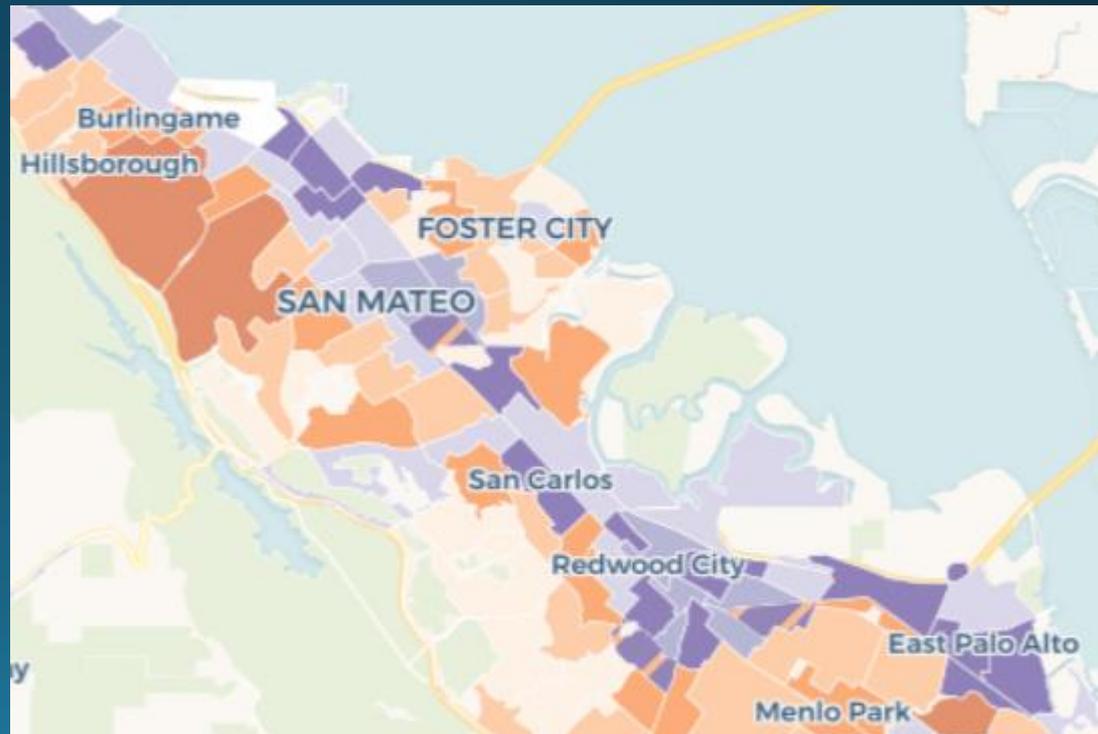
- More market rate housing
- More affordable housing/precedent)
- More affordable housing funding
- Less steep rent increases/Tenant protections
- Regional approach to problems

## Cons

- Less local control (sets a precedent)
- More taxes
- Limits on landlords income/autonomy
- More regional presence in housing

# Just Cause / Rent Stabilization

- Displacement major issue
- Cities considering policies
- Skeptical voters



# Rent Assistance / Counsel

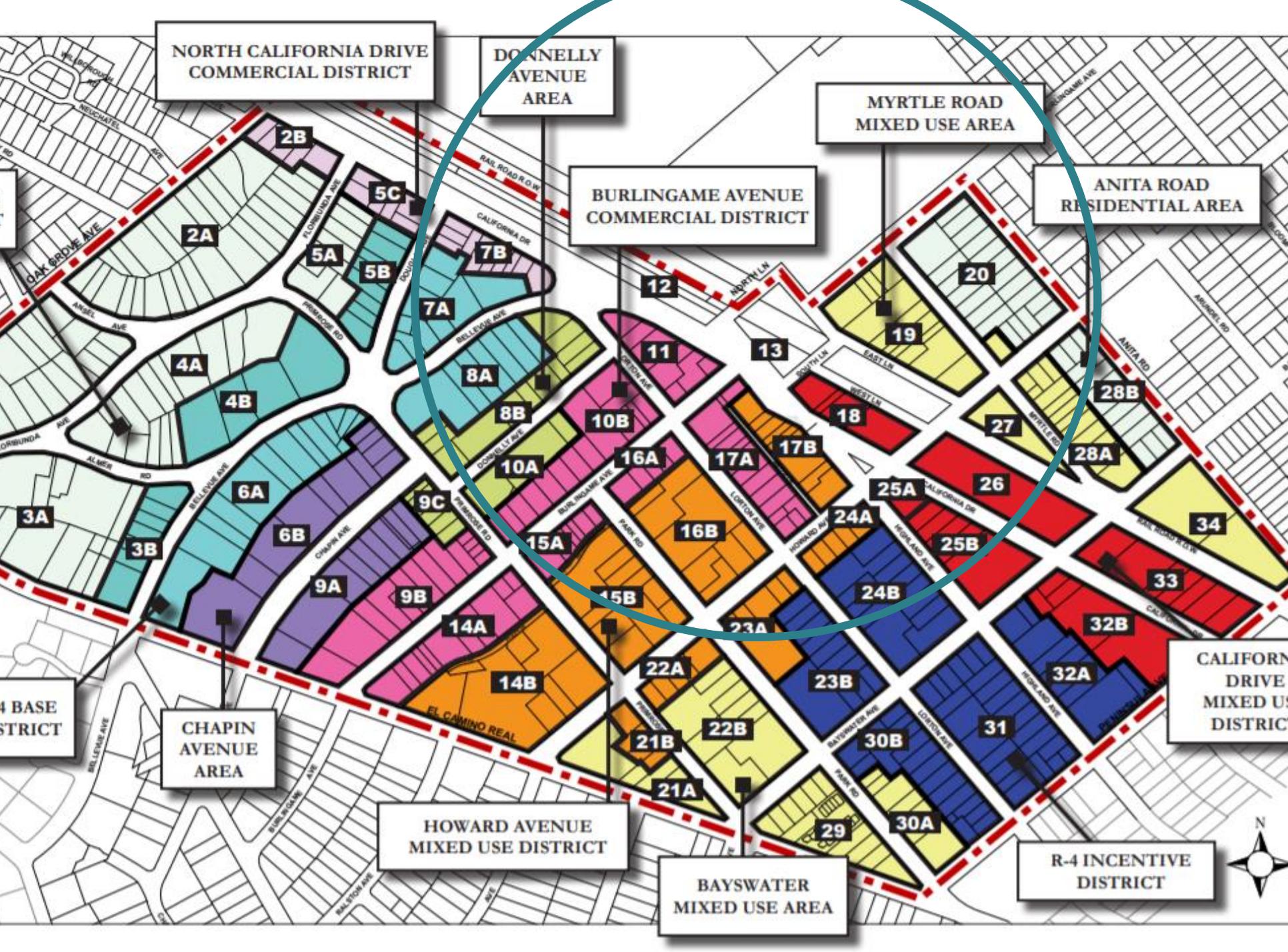
- Currently provided

# Promoting ADUs

- Small building code/Title 24 reform
- Limits to impact fees
- Objective design standards
- Owner occupancy
- Short term vacation rental

# Transit Upzone

- 17 train stops, 1.5% of land affected
- Most have not been upzoned (1/4)
  - Rezoning – new housing
- Burlingame case study



NORTH CALIFORNIA DRIVE  
COMMERCIAL DISTRICT

DONNELLY  
AVENUE  
AREA

MYRTLE ROAD  
MIXED USE AREA

ANITA ROAD  
RESIDENTIAL AREA

BURLINGAME AVENUE  
COMMERCIAL DISTRICT

4 BASE  
DISTRICT

CHAPIN  
AVENUE  
AREA

HOWARD AVENUE  
MIXED USE DISTRICT

BAYSWATER  
MIXED USE AREA

R-4 INCENTIVE  
DISTRICT

CALIFORNIA  
DRIVE  
MIXED USE  
DISTRICT



# Approval Process

- Lack of specificity – is it voluntary?
- Significant benefits – small requirements

# Public Lands

- Mostly nonbinding or small changes
- 2 charter cities
- HLC big proponents of surplus land act

# Funding and Financing

- Do we want to increase funding for affordable housing?
- Does San Mateo get a fair share
  - General principal of grandfathering
    - Sales tax
    - Impact fees
  - 75% return to source

# Regional Entity

- Should there be a regional role?

# Questions