Welcome!
Brisbane
Foster City
Portola Valley
Redwood City
San Carlos

While we wait...
What word describes the housing in your community today?

Please put in the chat

Let’s Talk Housing SAN MATEO COUNTY
Let’s Talk Housing
SAN MATEO COUNTY
Intro to the Housing Element Update
Tuesday, April 13th, 6:00 - 7:30 pm

with Brisbane, Foster City, Portola Valley, Redwood City and San Carlos
What word describes housing in your community? Please tell us in the chat.
Zoom Logistics

MUTE/VIDEO
Please keep yourself muted unless speaking.

We’d love to see your face so keep video on if possible.

Click ^ arrow to unmute or adjust settings.
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**PARTICIPANTS**
Click to see who else is in the meeting.

In some versions you can also give non-verbal feedback.
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**CHAT**
Put in your questions during the Q&A and during the discussion with your community.
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**CHAT**
Put in your questions during the Q&A and during the discussion with your community.

**REACTIONS**
Provide quick “thumbs up” and in some version you can also give non-verbal feedback.
**Agenda**

6:00 pm  Welcome!
6:05 pm  Why We Are Here
6:15 pm  Why It Matters
6:30 pm  Talk with Your Community
7:25 pm  What’s Next
Why We Are Here

- Purpose of this Meeting
- About “Let’s Talk Housing”
- Introductions
Purpose of This Meeting

Learn more about:

• What a Housing Element is
• Some housing trends

Hear more about:

• Your big picture thoughts about this update and how you want to be involved
• What matters to you
This is an introductory meeting

- Many meetings will follow
- Stay involved through Let's Talk Housing and activities hosted by San Mateo

To learn more about RHNA...

- Join for a more in-depth discussion of the Regional Housing Needs Allocation (RHNA) process
- Thursday, April 22\textsuperscript{nd} @ 6:00 pm
- Register at [www.letstalkhousing.org/events](http://www.letstalkhousing.org/events)
Agreements / Ground Rules

- Use the chat to share thoughts or responses to questions, not debate
- Be respectful to one another and no interruptions
- No right or wrong answers
- Share the space: step-up, step-back
- Equal chance to speak
Why We Are Here

Let’s Talk Housing is focused on hearing from you
Let’s Talk Housing is focused on hearing from you and listening to each other.
Why We Are Here

Let’s Talk Housing

is focused on hearing from you and listening to each other

• Collaboration of all San Mateo County jurisdictions
  • 21 Elements - housing staff working together since 2008
• Housing Elements are a chance every 8 years to:
  • Hear from as many community members as possible
  • Change course as needed based emerging needs and challenges
Let’s Talk Housing includes:

• Website
• Email and text updates
• Series of Countywide meetings
  • Video and survey online in April
  • Meetings/events in other languages to follow
• Equity Advisory Group
  • Series of in-language meetings and working with organizations to hear from everyone in the community
You have a once in a decade opportunity to shape the future of housing in your community.

This year, all jurisdictions in San Mateo County – cities, towns and the county – are updating their Housing Element, a plan for all the housing needed in every community.
Introductions

Baird + Driskell

Home for All

Staff from the cities of:

• Brisbane
• Foster City
• Portola Valley
• Redwood City
• San Carlos
Who’s in the Room
Why It Matters

- What’s a Housing Element
- What’s the Process
- Countywide Housing Trends
What’s a Housing Element?

A plan for the housing needed in a community

• Cities and towns don’t build housing but create the rules for where it should go and how much
• Includes housing policies and programs
• Required by state law and guided by target numbers
• Updated every 8 years
What’s a Housing Element?

- Analysis of **Housing Needs**
- Evaluation of **Constraints**
- Identification of **Sites** to meet needs
- **Housing Plan** with Goals, Policies, Programs and Quantified Objectives
- Special focus on **Fair Housing, Environmental Justice** and **Hearing from You**
How It Works

Starts with the General Plan
All cities, towns and counties have one
Guides all the ways they are planned and managed
How It Works

**Starts with the General Plan**
All cities, towns and counties have one
Guides all the ways they are planned and managed

**Housing Element (housing plan)**
Part of every General Plan
Plan for homes needed in a community

Let’s Talk Housing SAN MATEO COUNTY
How It Works

Starts with the General Plan
All cities, towns and counties have one
Guides all the ways they are planned and managed

Housing Element or housing plan
Part of every General Plan
Plan for homes needed in a community

RHNA (pronounced ‘ree-nuh’)
A target number for homes needed
Assigned to region by state
What’s the Process?

Hearing From You
Your thoughts, opinions and ideas

Policies and Programs

Studies
Population and jobs
Homes we have across incomes and household conditions
Needs for housing like seniors, large families, disabilities, homelessness
Rezoning sites
RHNA

Let’s Talk Housing SAN MATEO COUNTY
What’s the Process?

Hearing From You
Your thoughts, opinions and ideas

Policies and Programs

Housing Element Draft and Final Approved by State

Studies
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RHNA

Let’s Talk Housing SAN MATEO COUNTY
Studies
- Population and jobs
- Homes we have across incomes and household conditions
- Needs for housing like seniors, large families, disabilities, homelessness
- Rezoning sites
- RHNA

Hearing From You
Your thoughts, opinions and ideas

What's the Process?
1. Policies and Programs
2. Studies
   - Population and jobs
   - Homes we have across incomes and household conditions
   - Needs for housing like seniors, large families, disabilities, homelessness
   - Rezoning sites
   - RHNA
3. Housing Element Draft and Final Approved by State
4. General Plan
5. Allows for Housing

Let's Talk Housing SAN MATEO COUNTY
What’s the Process?

2021
- Jan: Work on Studies and Draft Update March – Early 2022

2022
- Jan: Draft for Review Spring
- March – Early 2022: Work on Studies and Draft Update

2023
- Jan: Community Outreach March – October
- Jan: Final Housing Element Adopted
- Jan: Public Hearings with Councils and Commissions
Questions?
Please put in the chat.
Countywide Trends

Balancing Jobs to Housing

- Lots of new jobs and people
  - Some communities have lots of jobs, some have less
  - 100,000 jobs and 10,000 homes since 2010
  - People living longer, children growing up and moving out
- Need equal amount housing to keep things in balance
  - Market rate - easier
  - Low to moderate - more challenging
- Shortage of housing = higher rents and prices
It’s Expensive to Live Here

- Some make a lot and others not enough for housing in *this* economy
- Many are spending > 30% of income on housing
- 6 ‘low wage’ jobs to every 1 affordable home

Low Wage Job = $20 an hour

Affordable Home = $1,500 a month for rent
## Countywide Trends

### It’s Expensive to Live Here

- With a median income (100%) of $121,800...

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Hourly Wage</th>
<th>Annual Income</th>
<th>Income Category</th>
<th>% Income on Housing (for a $2,000 p/mo studio or 1 bedroom)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grocery Store Clerk or Barista</td>
<td>$15</td>
<td>$29,000</td>
<td>Extremely Low Income (less than 30%)</td>
<td>81%</td>
</tr>
<tr>
<td>Hair Stylist</td>
<td>$20</td>
<td>$38,000</td>
<td>Very Low Income (Less than 50%)</td>
<td>62%</td>
</tr>
<tr>
<td>Medical Assistant or Preschool Teacher</td>
<td>$27</td>
<td>$52,000</td>
<td>Very Low Income (Less than 50%)</td>
<td>45%</td>
</tr>
<tr>
<td>School Administrator or Social Worker</td>
<td>$45</td>
<td>$86,000</td>
<td>Low Income (Less than 80%)</td>
<td>27%</td>
</tr>
</tbody>
</table>
What are the Impacts?

- Paying too much of income on housing
- Overcrowding and unsafe living conditions
- People moving further away and commuting for work
- Longer commutes to work = more traffic
- Some community members have no choice but to leave
Countywide Trends

Planning for the housing needs of everyone – at all phases of life
What word describes your vision for housing in 2030? Please put in the chat.
Talk with Your Community

Join a breakout room to learn more with your Community

- Brisbane
- Foster City
- Portola Valley
- Redwood City
- San Carlos

Let’s Talk Housing SAN MATEO COUNTY
Talk with Your Community

We are currently in breakout rooms until 7:25 with:

- Brisbane
- Foster City
- Portola Valley
- Redwood City
- San Carlos

Join yourself or let us know which one in the chat and we will help.
Describe Housing Now

- inequitable
- stimulating
- affordable
- expensive
- diverse
- segregated
- controlled

Let's Talk Housing SAN MATEO COUNTY
Describe Housing in the Future

- inclusive
- increase density
- enough housing
- variety of options
- jobs-housing balance
- end sfh zoned
- sustainable
- multi-family
- community style housing
- high-density
- easier to get built
- affordable for all
- green space
- innovative
- abundant
- equitable

Let's Talk Housing SAN MATEO COUNTY
• To share additional thoughts or let us know how we did go to: https://tinyurl.com/LTHM eeting3

• Text housing to 650-677-1598 for text message updates

• Attend “All About RHNA” on April 22nd

• To learn more or register for events visit: www.letstalkhousing.org
Thank You!

Let’s Talk Housing  SAN MATEO COUNTY