

Introductory Information about Housing



I. Categories for Adding Housing

- Multi-family housing
- Housing near transportation
- Employee housing
- Live/Work housing
- Single-family homes
 - Adding “in-law units” (Accessory Dwelling Units)
 - Sharing housing (e.g., with help from HIP Housing)

II. Affordable versus Market Rate Housing

Market-rate housing in Burlingame

- Current average home price: \$2.1 million (Zillow)
- Current average rent for 2BR: \$3,418 (Rent Jungle)

Defining “affordable housing” in Burlingame

- Housing is officially considered affordable if a household pays no more than 30 percent of its income towards rent and utilities.
- In San Mateo County, the “Unadjusted Area Median Income” (AMI) for a family of four currently is \$115,300. The AMI is used to define different categories of affordable housing:

U.S. Department of Housing & Urban Development (HUD) Defined Income Levels	Percent of “Area Median Income” (AMI)	Household Income (for a 4-person family in San Mateo County)	Rent for a 2-Bedroom Unit that equals 30% of the Household Income
“Moderate Income”	120% of AMI	\$ 138,350	\$ 3,459
“Low Income”	80% of AMI	\$ 92,250	\$ 2,306
“Very Low Income”	50% of AMI	\$ 57,650	\$ 1,481
“Extremely Low Income”	30% of AMI	\$ 34,600	\$ 888

How does “affordable housing” get subsidized?

- There are various ways that federal, state and local governments can help facilitate the development of housing that will be affordable, such as:
 - Land donations (reducing the cost of development)
 - Tax credit financing (federal and state)
 - Direct government payments (County and City Affordable Housing Funds)
 - Low-interest loans or zoning incentives
- Due to the high cost of land and construction costs in the Bay Area, it can be difficult to get housing built that will rent at below market rates. Usually, multiple types of government subsidies are required to complete a single affordable project.

III. City Policies and Housing

- General Plan – Choices about zoning and what can get built where
- City-owned land – e.g., flat parking lots F & N are planned to become the Village at Burlingame, with senior and workforce housing on one lot and a parking structure on the other
- Commercial Linkage Fees – adopted in 2017; expected to start generating start funds for affordable housing in early 2019. Council discussions underway about how to allocate fees.
- Council looking at other housing policies as well. Your input can help shape their focus.