



High Density Housing Downtown and Transit-Oriented

MidPen Housing

**Presentation to
San Mateo County
Jobs Housing Gap Task Force
January 28, 2016**

TRANSIT, HOUSING DENSITY, AFFORDABILITY ... AND LIVABILITY



- Housing near transit provides residents access to jobs
- Reduces car ownership which is costly
- Fewer parking spaces allows more units to be built



BEST PRACTICES - ZONING

- Area Plans
 - Zoning in place to get level of density needed for successful projects
 - By right/tier EIR – significant cost savings, efficiency
- Density Bonus / Affordable Housing Overlays
 - State density bonus –  35%
 - Overlays bonus (Menlo Park) –  65%
- Environmental Review
 - Tier off area plan
 - Categorical exemption
 - Negative declaration – limited studies

BEST PRACTICES - RESOURCES



- **Inclusionary / Impact Fees**
 - Inclusionary housing requirements
 - Residential & commercial impact fees
 - Fee waivers – reasonable schedule
 - Part of planning process, not afterthought

Cities in San Mateo / Santa Clara Counties with Impact Fees:

City	Residential Impact Fees	Commercial Impact Fees
Daly City	X	
San Carlos	X	
Redwood City	X	X
East Palo Alto	X	
Menlo Park		X
Mountain View	X	X
Sunnyvale	X	X
Cupertino	X	
San Jose	X	
Palo Alto		X



BEST PRACTICES – PARKING & INFRASTRUCTURE

- **Parking Ratios**
 - Evolving discussion; SDBL as a maximum (1 space for 0-1br, 2 spaces for 2-3 brs; 0.5 per unit if within 1/2 mile of a major transit stop or if senior housing)

- **MP Target Parking Ratios**
 - Senior 0.5 – 0.7: 1
 - Family 1.5: 1

- **Infrastructure**
 - Think regionally to solve challenging local capacity issues:
 - EPA Water
 - North Fair Oaks infrastructure under developed

BEST PRACTICES – COMMUNITY OUTREACH

- Extensive Community Outreach & Engagement – Regular Part of Development Process
 - Listening; be responsive
 - Education/misinformation
- Typical Concerns:
 - Property values
 - Parking
 - Nuisance, neighborhood impact
 - School impact





BEST PRACTICES – REGULATORY BARRIERS & COST

- Finance Programs & Local Funders Drive Extensive Costs:
 - Prevailing wage ↑ 20%
 - Green building standards:
 - + 25% title 24
 - LEED standards
 - Location requirements ↑ land costs

636 EL CAMINO, SOUTH SAN FRANCISCO



- 109 units for families
- Density: 58 units/acre
- Parking ratio: 1.8: 1
- Located on El Camino Real as part of Grand Boulevard Initiative
- Mixed-use development with 5,700 sf commercial space
- Transit: SamTrans El Camino Express bus routes; access to Bart



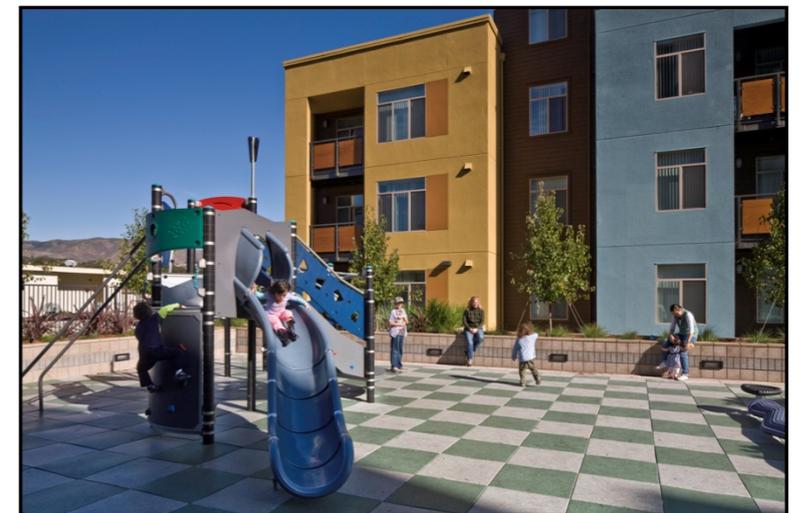
Site History

- Former mobile home park
- Site rezoned to ECRMX, allowing for high-density mixed use (80 units per acre with incentives program)
- Acquired by MidPen in 2008, acquisition loan from the City
- Opened 2012, nearly 2,300 applications received
- Transformation of underutilized site



Impact and Takeaways

- Revitalization of underused site on transit corridor
- Aligns with Grand Boulevard vision
- Enabled by City's El Camino Real Mixed Use District zoning
- Scale needed to make this type of development feasible, both financing and operations
- Robust resident services delivered onsite
- Retail lease up can be challenging



PENINSULA STATION, SAN MATEO

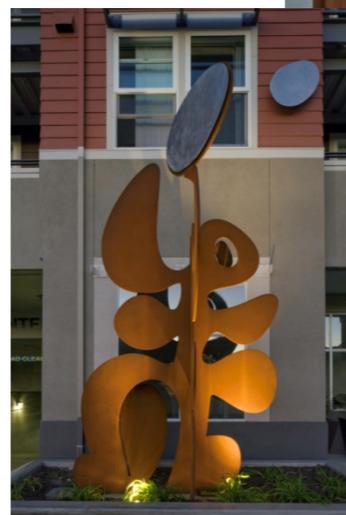
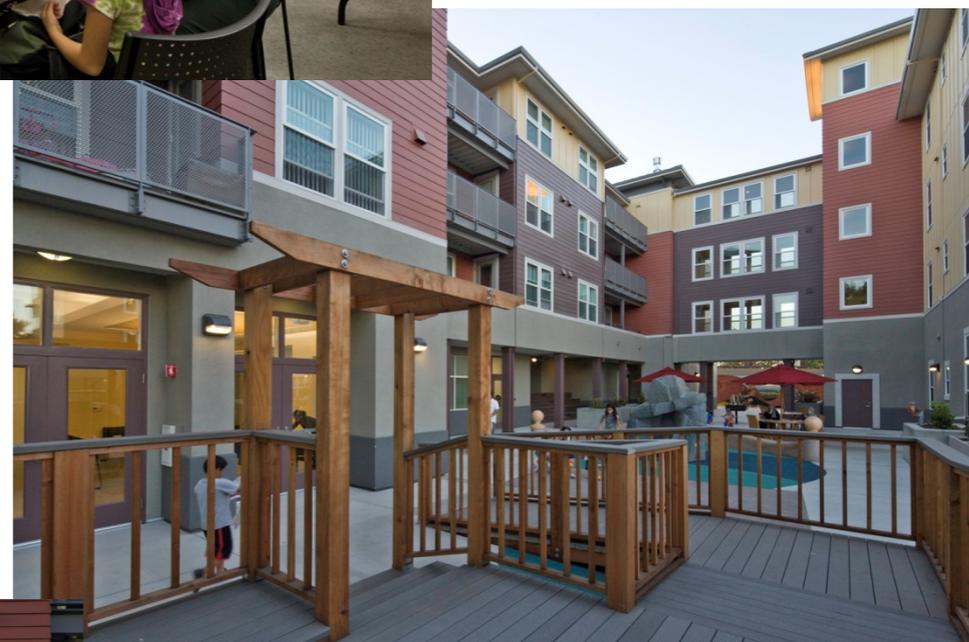
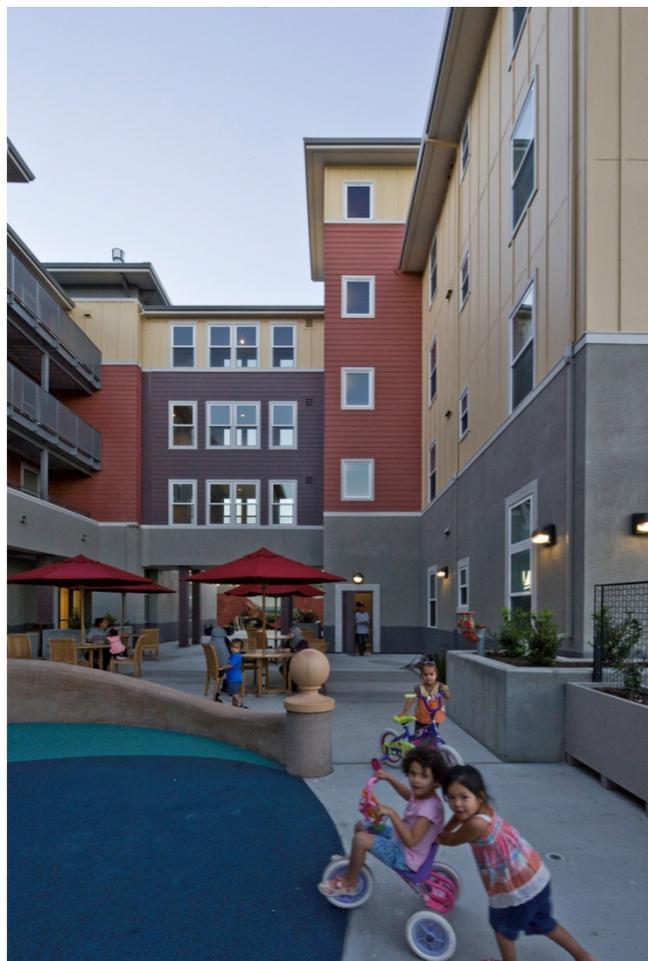


- 68 units for families
- Density: 68 units/acre
- 1.5 parking spaces per unit
- Located on El Camino Real as a part of the Grand Boulevard Initiative
- Mixed-use development with 3,000 square feet of commercial space
- Transit: Hillsdale Caltrain, SamTrans El Camino express bus lines
- **Local Challenge: 55' height limit from voter initiative (Measures H & P); \$1M park fee**





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HOUSING



DELAWARE PACIFIC, SAN MATEO



- 60 units for families
- Density: 52 units/acre
- 1.7 parking spaces per unit
- Mixed-income development with 60-unit workforce component next door
- **Local Best Practice: Property supports all residents with an unlimited bus pass via the SamTrans R Pass program**



CITY CENTER PLAZA, REDWOOD CITY



MidPen
H O U S I N G

- 81 units for families
- Mixed-use with 20,000 sf of ground floor commercial space
- Density: 46 units/acre
- Parking ratio: 1.5 spaces per unit
- Transit: Redwood City Caltrain Station
- **Local Best Practice: planning for high-density downtown**
- **Local Challenge: policies to promote affordability not in place before building boom**





SEQUOIA BELLE HAVEN, MENLO PARK



- 90 units for seniors
- Redevelopment of existing 48 unit affordable housing property
- Density: 30 units/acre
- Parking ratio: 0.9 spaces per units
- **Local Best Practice: Affordable Housing Overlay**



6800 MISSION STREET, DALY CITY

- 52 units for families
- Redevelopment of auto dealership
- Density: 68 units/acre
- Parking ratio: 1.5
- Grand Boulevard Initiative
- Close proximity to BART and major bus lines
- **Local Best Practice: CEQA Exemption – Infill Categorically Exempt**



ALMA POINT, FOSTER CITY

- 66 units for seniors
- Part of master-planned senior community
- Density: 78 units/acre
- Parking ratio: 0.59
- **Local Best Practice: inclusionary policy**



UNIVERSITY AVE, EAST PALO ALTO



- 41 units for seniors
- Redevelopment of single family homes
- Density: 55 units/acre
- Parking ratio: 0.88
- Rezoning and State Density Bonus
- **Local Challenges: water capacity insufficient for new development**

