



Burlingame HOPE Community Advisory Committee

Housing, Opportunity, Priorities and Education

Meeting #4
April 12, 2023



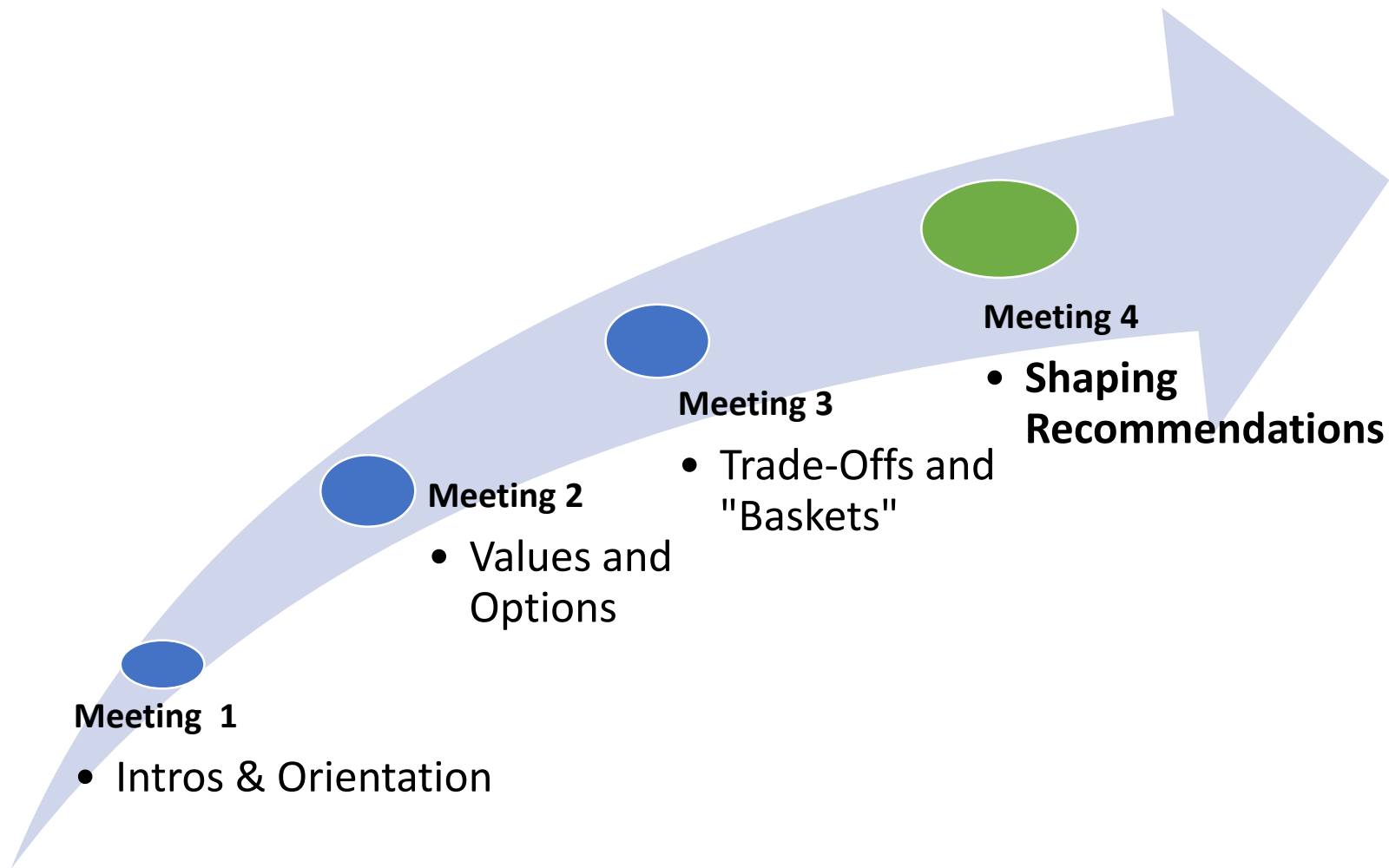
WELCOME from the City of Burlingame

The Housing, Opportunity, Priorities and Education (HOPE) Community Advisory Committee has been created to help prioritize investments in affordable housing that use funds collected from fees on commercial development.

The primary intent is to create homes for workers and their families in Burlingame whose wages cannot cover market rate rents or home prices.



HOPE CAC Meeting Plan



April 12th Meeting #4 for HOPE Community Advisory Committee (CAC)

- Welcome
- Feedback on Summary of Meetings 1-3
- Refining Input for Guidelines on Use of Funds
 - *Who*
 - *What*
 - *How*
 - *When*
- Next Steps

A high-angle, close-up photograph of several people's hands and forearms stacked in a circular formation, creating a sense of unity and teamwork. The individuals have various skin tones, including light, medium, and dark. Some are wearing accessories like a pink wristband and a silver bracelet. The background is a blurred, light-colored wall. A semi-transparent dark blue rectangular box is centered over the image, containing the text "WARM UP" in white, bold, sans-serif capital letters.

WARM UP

Feedback From Meetings 1-3

CommonKnowledge

Listening Together. Learning Together. Leading Together.

Recurring themes/aggregated input from HOPE CAC Members Meetings #1-3 March 30, 2023

The City of Burlingame has convened a Community Advisory Committee (CAC), known as the "Housing Opportunity, Priorities, and Education (HOPE)" committee, to help the Council Sub-Committee shape guidelines for the disbursement of the City's housing funds. The council subcommittee identified community members representing a range of experiences and relationships with different parts of the Burlingame community. Over a dozen community members have participated in some part of the committee's proceedings. Nine CAC members have chosen to be part of the ongoing discussion with staff and the council subcommittee of Mayor Michael Brownrigg and Vice Mayor Donna Colson.

BACKGROUND: THE OPPORTUNITY & CONTEXT

The City's housing funds are generated by commercial linkage fees, which are a non-recurring source of revenue, tied to what development projects get approved and built. These funds complement other ways that affordable housing can be provided in Burlingame for people who have incomes below the Area Median Income (AMI) – such as affordable units built as part of market rate residential developments in lieu of impact fees, "naturally occurring affordable housing" from landlords who charge rents below market rate, and partnerships such as the Village at Burlingame where land is donated to the development in lieu of direct financial support.

The City of Burlingame recently completed its first draft Housing Element for the 2023-2031 cycle. Providing access to homes for people with very low and extremely low income was identified as a priority. During the HOPE CAC discussions and with support from industry experts, it has become clarified that the housing funds need to have a link to providing housing for Burlingame's workforce, based on the premise that commercial development generates new jobs and, by extension, increased housing demand.



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PEE INPUT

HOPE advisory committee in January 2023. The first meeting was on January 15 and the third meeting was in February 15. The HOPE CAC has a webpage and Q&A group was not charged with reaching consensus, but the three meetings.

The demographics of who lives and works in Burlingame, the priority of ensuring the housing funds benefit the community, and assist low/medium income workers, such as public

types of people the HOPE committee wants to help:

distance"

Area Median Income (AMI))
range for professions such as teachers, public

caregivers; early childhood educators
restaurants

important benefits from providing more

business
model for pro-housing practices
more access to quality schools and pathways

Possibilities

from the HOPE funds. During the first two meetings, the committee discussed possibilities and categorized them into these basic categories:

Deed Restricted for low income workers

Including publicly owned land.

2

al details and unknowns. During the committee's discussions, they were not recommending any specific project or program and guidelines as future opportunities are pursued and/or

entire group indicated interest in a mix of possibilities, pursue and complete more quickly, as well as those which longer time frame.

test interest among the CAC members:

living in Burlingame to be able to preserve low rents and/or

owned by other public agencies (e.g., the school district or

ing existing multi-family housing would likely provide fewer to a gap financing scenario where the City contributes funding some in the group envisioned an additional longer-term could redevelop it into more units overall. And, it was again in a case by case basis.

developing multi-unit housing on public land, was a high could take advantage of underutilized resources and possibly the levels of income provided in the development.



working with developers, to create 100 percent affordable housing in a mixed rate development. The housing funds have been used for projects, Eucalyptus Grove Apartments, which presented a city to leverage \$1.43 million to achieve 69 very low-income units. It appears that the CAC members were better able to

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as a purchaser or collaborator on a project, if one opportunity appeared, it could likely meet the

ing of ADUs by single-family homeowners. The funds to subsidize private gain (i.e., the market that they would be able to afford to subsidize option, there seemed to be some fixed income could receive financing to themselves, and then rent the larger main

to the idea of using the housing funds to help income households build equity. Other CAC members were more than the commercial linkage housing fees,

Ending to Priorities

that the Community Advisory Committee is and has been asked to provide criteria for guidance on the "who, why and what", across the emerged so far:

government policies

their work to date into a report to support considering and acting on options for more

by Baylock, Tish Buselle, Heather Cleary,

Brownrigg, Vice Mayor Donna Colson

Development Director, Joseph Sanfilippo, Housing Programs Consultant: Sandy Council, led by

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Improve
Social &
economic
diversity

COMMUNITY
DIVERSITY

Providing
opportunities

SOCIAL
&
economic
DIVERSITY

support
lowest to
medium

Inclusion

safe /
clean
housing

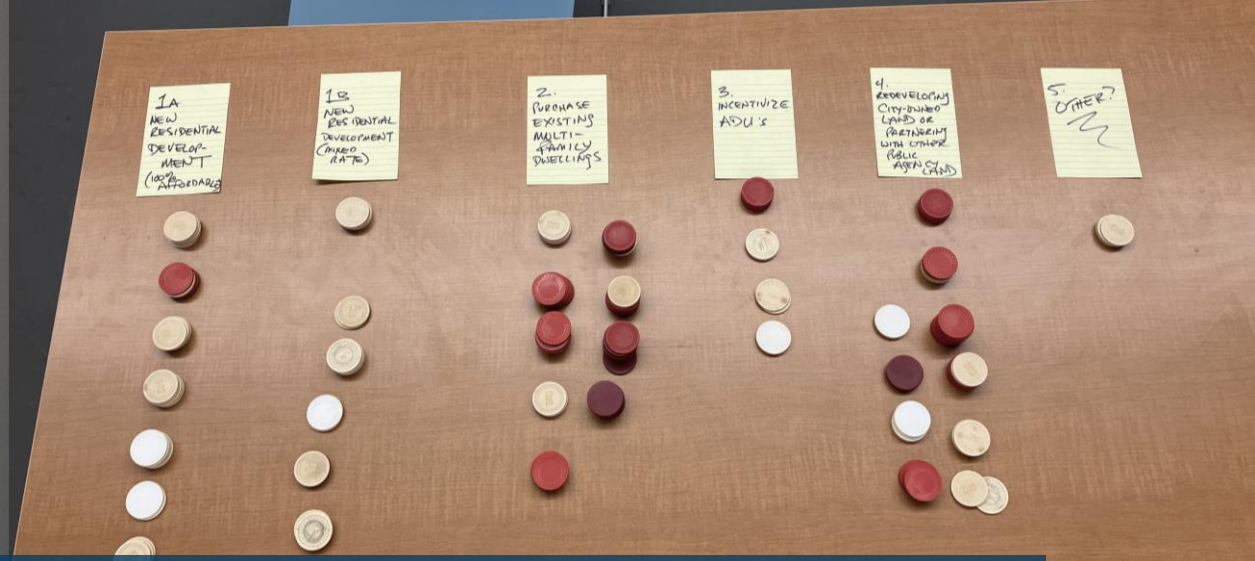
Build A
Middle Class
making less
than \$50K
year

equitable
Standard Bearing/
replicable

1. FAMILIES / KIDS
2. 60-100% AMI
3. DIVERSE ECON.
COMMUNITY
(NOT A GATED COMM.)

Access

Diversify neighborhoods



REFINING INPUT FOR GUIDELINES ON USES OF FUNDS



Commercial Linkage Fees and the Housing Trust Fund



Current Balance (approx.)
Potential by 2025

\$7.3M
\$62M



Guidelines on Use of Funds

WHO
WHAT
HOW
WHEN

WHO

San Mateo County Area Median Incomes (AMI)

May 2022

Occupation Salary Examples

Single Wage Earner

	Extremely Low <30% AMI	Very Low <50% AMI	Low <80% AMI	Median <100% AMI	Moderate <120% AMI
1 Person HH	\$39,150	\$63,250	\$104,400	\$116,200	\$139,450
	Bank Teller (38K)*	Library Assist I (63K)	HS Teacher (104K)	School Social Worker (109K)	Rec Superintendent (135K)
	Medical Reception (38K)*	Office Assist I (62K)	Librarian II (91K)	Bldg Inspector I (105K)	Finance Service Mgr. (136K)
	Hotel Housekeeper (30K)*	Rec Coordinator I (62K)	Accountant II (94K)	Police Officer (107K)	Library Services Mgr. (135K)
2 Person HH	\$44,750	\$74,600	\$119,300	\$132,800	\$159,350
	Janitorial Supervisor (42K)*	Acct Assist II (71K)	School Occup Therapist (115K)	Police Sergeant (130K)	Chief Bldg Official (158K)
	Hotel Clerk (40K)*	Parking Enforce Officer (70K)	HR Analyst II (110K)	Water Div Mgr. (128K)	Planing Mgr. (153K)
	Phlebotomist (44K)*	Police Clerk II (71K)	City Arborist (118K)	Fleet Mgr. (125K)	Elementary Principal (159K)
3 Person HH	\$50,350	\$83,900	\$134,200	\$149,400	\$179,300
	Bookkeeper (50K)*	Elem Teacher (80K)	Middle School Dean (133K)	Deputy Finance Dir. (149K)	City Engineer (169K)
	Retail Mgr. (50K)*	Admin Assist (79K)	Police Services Mgr. (134K)	Transport Program Mgr. (136K)	Assist City Attorney (166K)
	Case Worker (49K)*	Street Maint Work (75K)	Assoc Engineer (122K)	Vice Prin Elem School (149K)	HS Assist Principal (174K)

* Zip Recruiter - Averages for Burlingame

All other: Mid range salaries from City of Burlingame, BSD or SMUHSD

Comparative Costs to Support Affordable Housing-New Rental Construction

For Every Very Low Unit:

Extremely Low (.8)



Very Low (1.0)



Low (1.5)



Mod (2.5)



Examples of Preference Criteria



The Anson



Recent Developments

Priority 1	Persons who are salaried employees of the City of Burlingame, Central County Fire Department, Burlingame School District, or Burlingame HS
Priority 2	Persons who live in the City of Burlingame
Priority 3	Persons who are employed in the City of Burlingame
Priority 4	Persons who live or work in San Mateo County

Priority 1	Persons who are employed in the City of Burlingame
Priority 2	Persons who live in the City of Burlingame
Priority 3	Members of the general public

WHAT

Supporting new residential development – via gap financing or fee waivers

Burlingame Market Sample

1130 Paloma \$2.7M 4-plex (3 1BR, 1 2BR)

Assume 1 BR \$1,870 2 BR \$2,100



	City Cost	Conventional Loan	Acquisition Cost/Unit	Annual Income to City
Option 1	\$2,700,000		\$675,000	\$85,000
Option 2	\$1,400,000	\$1,300,000	\$350,000	<i>Income applied to loan</i>

Comparative Costs to Support Affordable Housing-New Rental Construction

Assume Development Cost is \$800K per unit

Assume gap to be financed for Very Low per unit is \$100K- \$650K depending on:

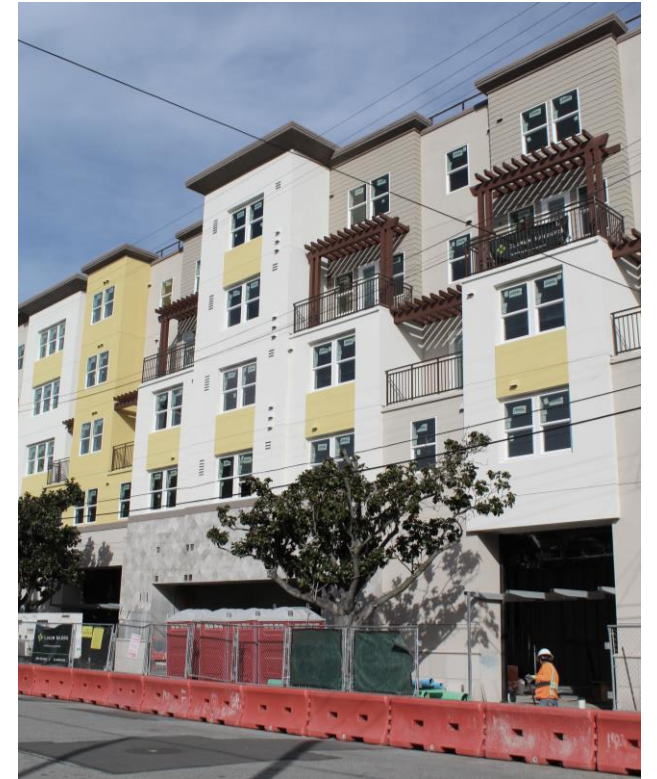
- Number of units
- Size of units
- Number of other funding sources/partners
- Project amenities



Comparative Costs to Support Affordable Housing-New Rental Construction

Recent Examples:

- The Village at Burlingame (132 units)
\$91K/Unit VLI, LI, MI
- Eucalyptus Grove Apartments (69 units)
\$21K/Unit ELI, VLI
- Kiku Crossing, San Mateo (225 units)
\$56K/Unit ELI, VLI, LI





Land Donation
Requests for Proposals (RFP)
Notice of Funding Availability
(NOFA)
Property Acquisition

Proactive:
City Initiates



Project Financing Assistance
Partnerships
Notice of Funding Availability
(NOFA)
Property Acquisition

Responsive:
City is Ready to Act

HOW

**In one or two sentences, how
do you propose spending the
housing funds?**

WHEN



Quick Deployment



Longer Term

Next Steps

- **Common Knowledge Final Report shared with HOPE CAC**
- **Staff Report presented to City Council**
 - Potential dates:
 - Monday May 15th
 - Monday June 5th
 - Tuesday June 20th
- HOPE Committee webpage: **www.burlingame.org/HOPE**

A photograph of a street corner in Burlington, Vermont. On the left, a tall, brown, decorative signpost stands on a concrete base, with the word 'BURLINGTON' written vertically in white. A black traffic light pole is in the foreground. The street is lined with historic, multi-story buildings. A blue semi-transparent banner with the text 'THANK YOU' in white capital letters is overlaid across the middle of the image. In the background, a banner for 'PARADISE RESTAURANT' is visible. The sky is blue with some clouds.

THANK YOU