



Burlingame HOPE Community Advisory Committee

Housing, Opportunity, Priorities and Education

Meeting #3
March 29, 2023



WELCOME from the **City of Burlingame**

City Council Subcommittee for Housing

- Michael Brownrigg, Mayor
- Donna Colson, Vice Mayor

City Staff

- Kevin Gardiner, Community Development Director
- Joseph Sanfilippo, Economic Development & Housing Specialist

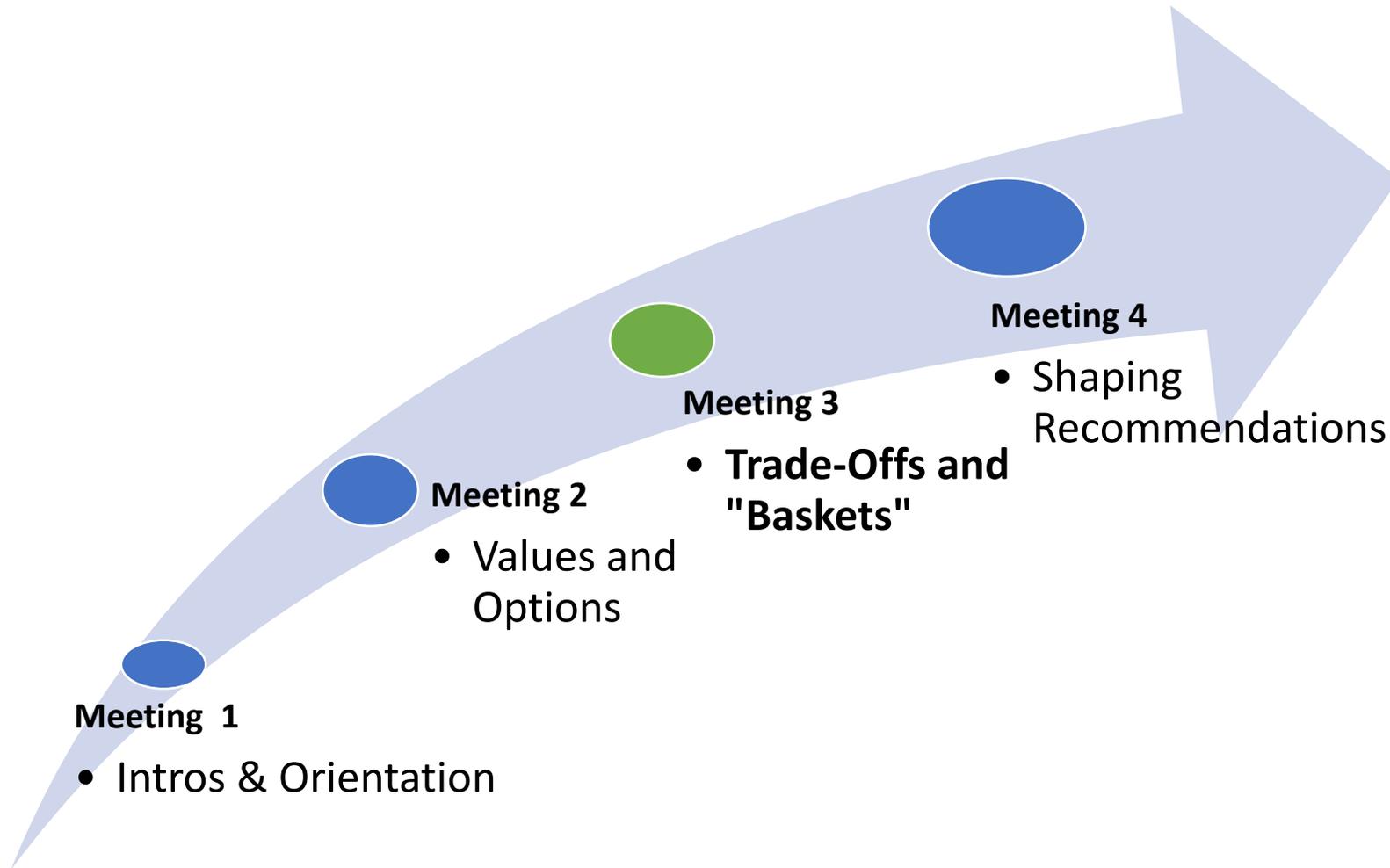
Affordable Housing Program Consultant

- Sandy Council, Good City Company

Facilitator

- Susan Clark, Common Knowledge

HOPE CAC Meeting Plan



March 29th Meeting #3 for HOPE Community Advisory Committee (CAC)

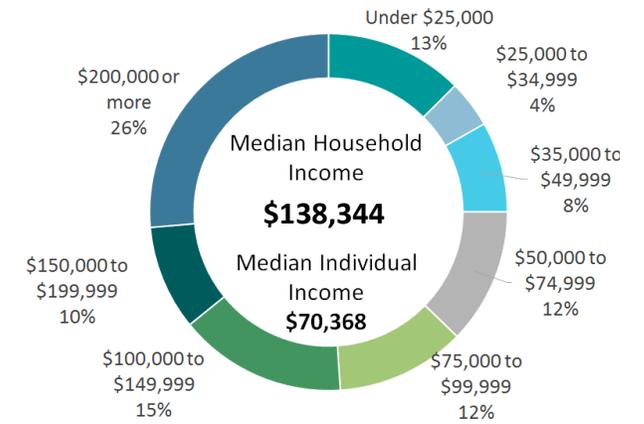
- Welcome
- Brief Recap of Meetings #1 and #2
- *Discussion:* Values
- *Exercise:* Balancing Options
- Next Meeting/Next Steps



COUNCIL SUBCOMMITTEE WELCOME

Meeting #1 – January 25th

- Committee Member Introductions
- Overview of Community Demographics and Housing
- Overview of Commercial Linkage Fees and the Housing Fund
- Some Initial Suggestions for Use of Funds



People working
in Burlingame

33,514

PARAMETERS for Our Work Together

This is a mutual learning experience

- You are each experts on aspects of the Burlingame community; all perspectives are valued
- Listen to understand each other (rather than to persuade)
- Your questions are valuable; if something isn't clear, please ask sooner rather than later

We will be exploring trade-offs together

- Assume good intentions
- Respect differences; stay curious

A close-up photograph of a person's hands in a kitchen. The person is wearing a patterned long-sleeved shirt and is sprinkling salt from their right hand into a black frying pan on a gas stove. The pan contains a colorful mixture of vegetables, including green bell peppers, red bell peppers, mushrooms, and broccoli. The background is a blurred kitchen with a brick wall and various kitchen items on a shelf. A semi-transparent blue horizontal bar is overlaid across the middle of the image, containing the word "VALUES" in white, bold, uppercase letters.

VALUES



OPPORTUNITY AREAS



Commercial Linkage Fees and the Housing Trust Fund



Current Balance (approx.)	\$8,700,000
Eucalyptus Grove Apartments	(\$1,432,138)
Remaining Balance	\$7,267,862



Some Potential Uses of Funds

- Supporting **new residential development** – via gap financing or fee waivers
- Purchasing **existing multi-family dwellings** to preserve rents at affordable rates
- Offer financial assistance to **incentivize ADUs built by single family home owners** in exchange for deed-restrictions
- **Redeveloping City-owned land or partnering with land provided by other public agencies or developers** to fund new affordable housing



Supporting new residential development – via gap financing or fee waivers

Example:

Kiku Crossing, San Mateo

- 225 units
- \$162M Development Cost (2021)
- Bank Loan \$72M
- Tax Credits \$74M
- Remaining Gap: \$16M
- **Cost per Unit: \$71,111**



Supporting new residential development – via gap financing or fee waivers

Upsides:

- High leverage of funds
- Relatively low cost per unit compared to full construction cost

Downsides:

- Lengthy process from project inception to completion
- Complex financing – requires a sophisticated developer



Purchasing existing multi-family dwellings to preserve rents at affordable rates

Example:

- 4 existing units
- 5,750 sq ft lot
- Assume \$2.5M acquisition cost
- **Cost per Unit: \$625,000**



Purchasing existing multi-family dwellings to preserve rents at affordable rates

Upsides:

- Immediate impact
- Potential for land banking and future redevelopment
- Revenue stream from rents
- Dispersion of affordable units

Downsides:

- High initial cost per unit
- Benefits smaller number of households



Offer financial assistance to incentivize ADUs built by single family home owners in exchange for deed-restrictions

Example:

- Construction financing with favorable terms
- Would require affordability restriction for a defined amount of time (example: 10-15 years)



Offer financial assistance to incentivize ADUs built by single family home owners in exchange for deed-restrictions

Upsides:

- Relatively fast and less expensive to construct than larger buildings
- Dispersion of affordable units

Downsides:

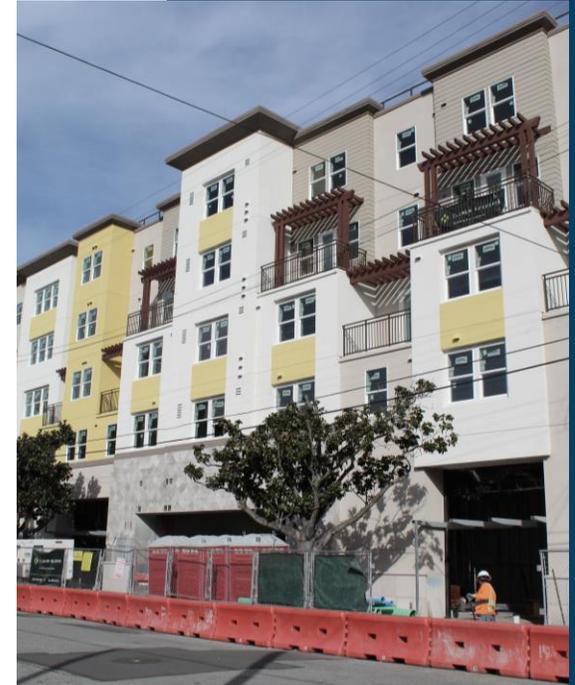
- Would require deed restriction
- Could be difficult to monitor or enforce



Redeveloping City-owned land or partnering with land provided by other public agencies or developers to fund new affordable housing

Examples:

- Land donation – Village at Burlingame
- Affordable units as an “off site” part of a market-rate development – Pilgrim/Triton in Foster City
- Affordable units on school or institutional property – Cañada College



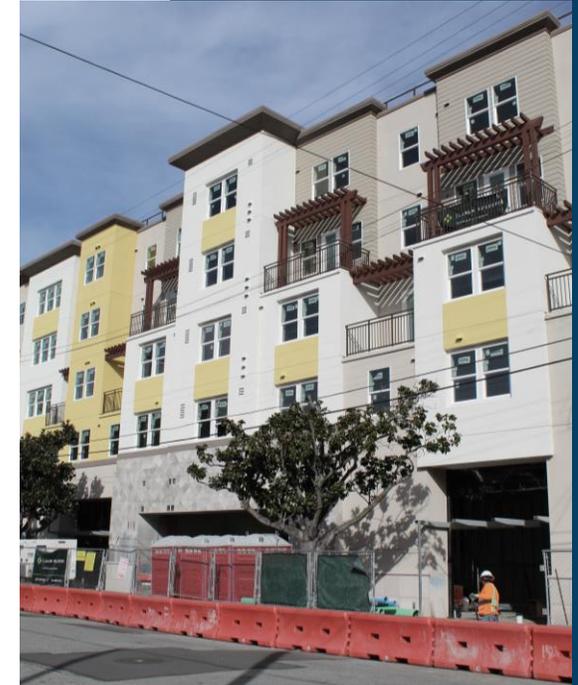
Redeveloping City-owned land or partnering with land provided by other public agencies or developers to fund new affordable housing

Upsides:

- Shared objective to build units
- Utilizes value of land

Downsides:

- Partnerships with other institutions could be complicated
- Could have higher costs than subsidizing 100% affordable development



Other Suggestions?



Tiny homes

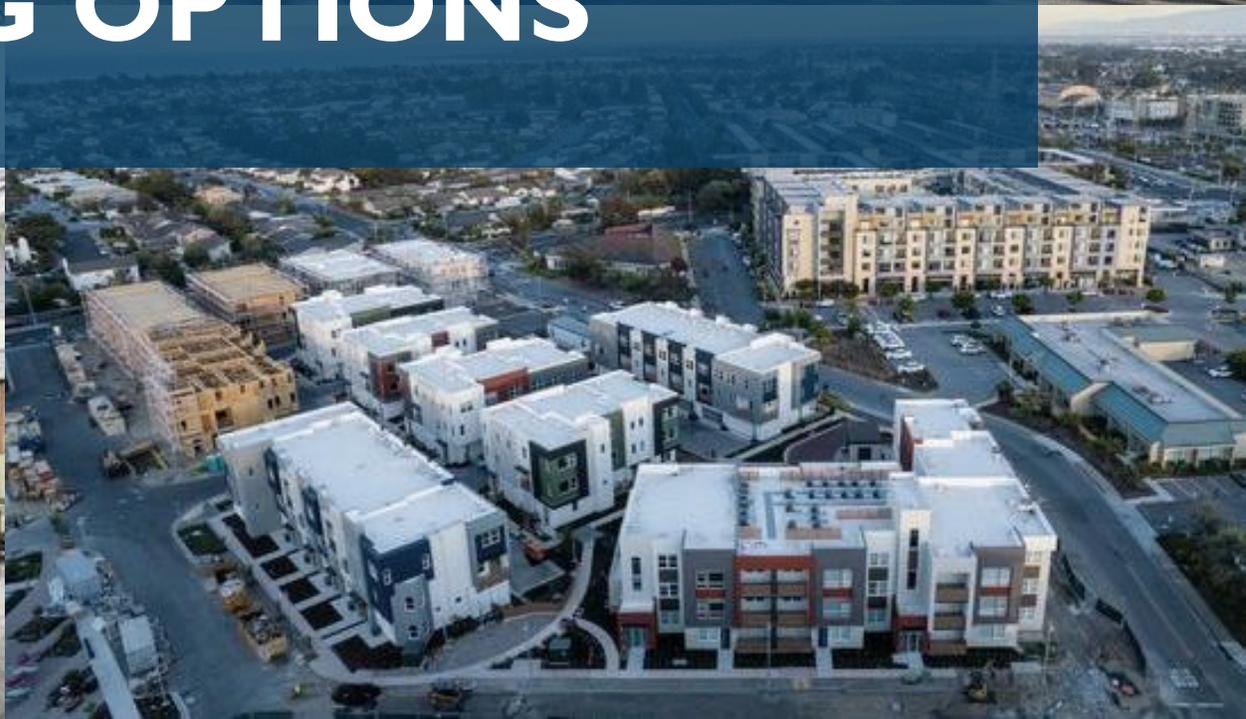


Home
ownership
assistance





BALANCING OPTIONS



Next Steps

- **Final Meeting: April 12th**
In-Person or Online?
- HOPE Committee webpage:
www.burlingame.org/HOPE



THANK YOU