



Burlingame HOPE Community Advisory Committee

Housing, Opportunity, Priorities and Education

January 25, 2023



WELCOME

from the **City of Burlingame**

City Staff

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

City Council Subcommittee for Housing

- Michael Brownrigg, Mayor
- Donna Colson, Vice Mayor

Facilitator

- Susan Clark, Common Knowledge

January 25 Launch Meeting for HOPE Community Advisory Committee (CAC)

- Welcome and Agenda
- Purpose of this Community Advisory Committee
- Parameters for Our Work Together
- Committee Member Introductions
- Background Information, with Q&A
 - Burlingame: About the community and current housing
 - Commercial Linkage Fees and the Housing Trust Fund
- Potential Use of Funds – Some initial suggestions
- Next Meeting/Next Steps

WHAT IS “HOPE”?

(HOUSING OPPORTUNITY, PRIORITIES AND EDUCATION)?

And **WHY** is the **Community** helping to advise?



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

Community Advisory Committee Member Introductions



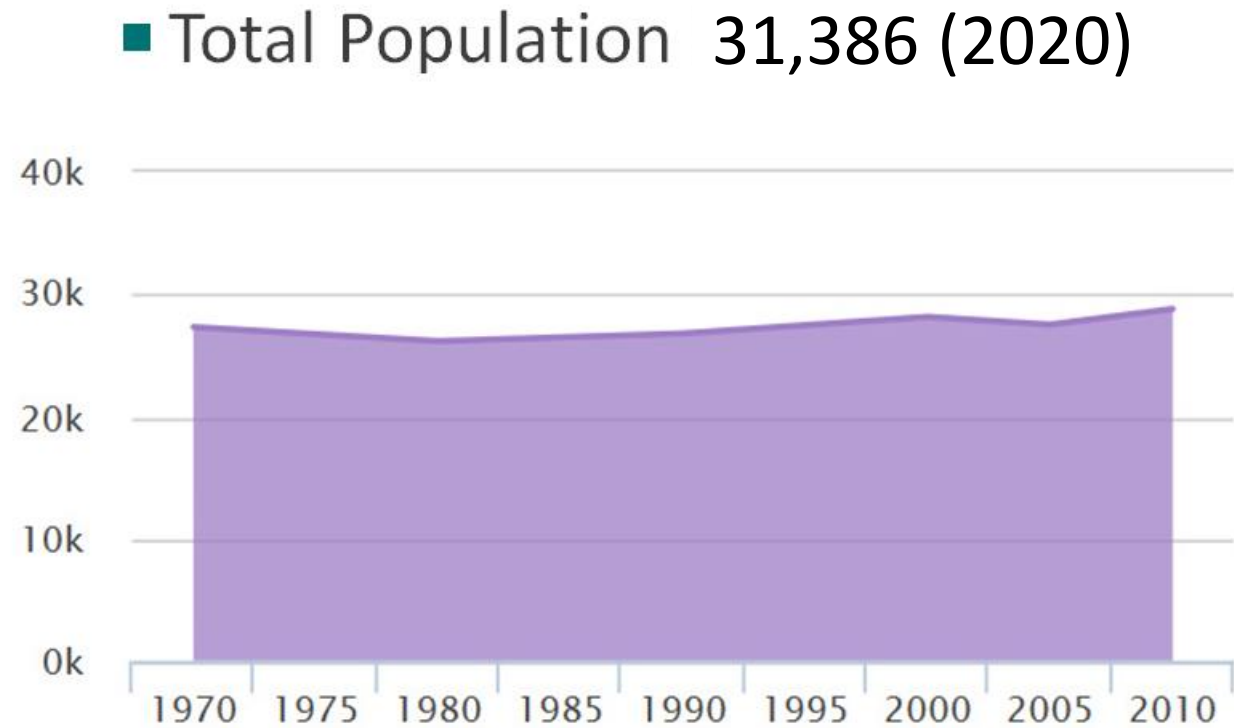


BACKGROUND INFORMATION #1

*About the Burlingame Community and
Current Housing*

About the Burlingame Community

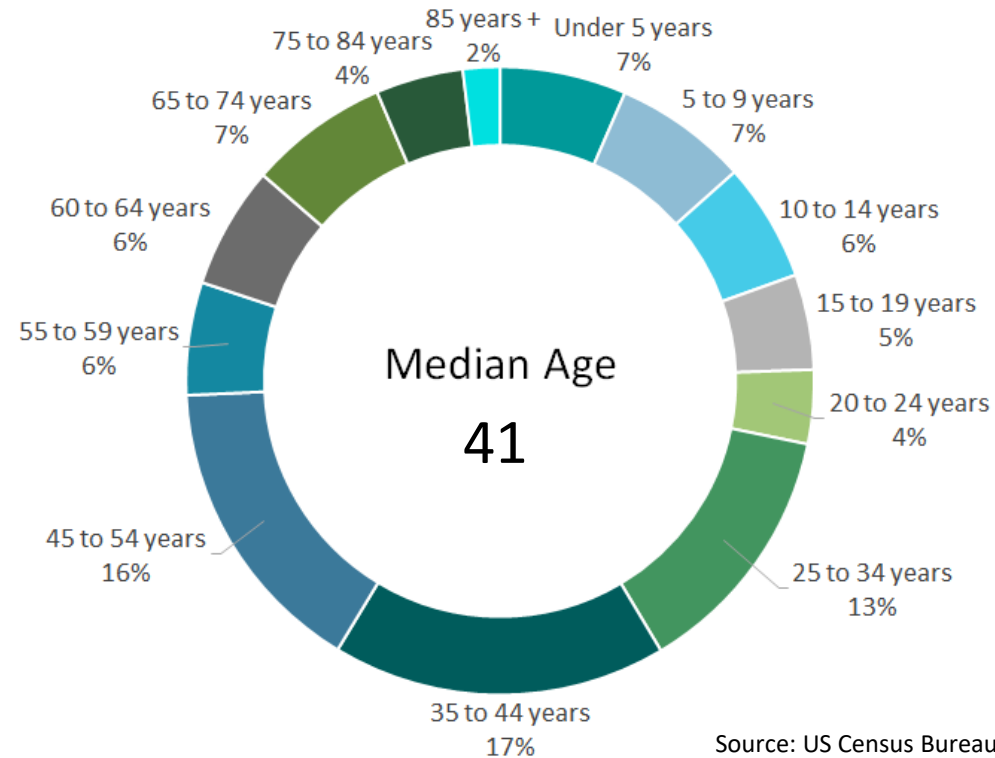
Who Lives Here?



Source: U.S. Census Bureau

About the Burlingame Community

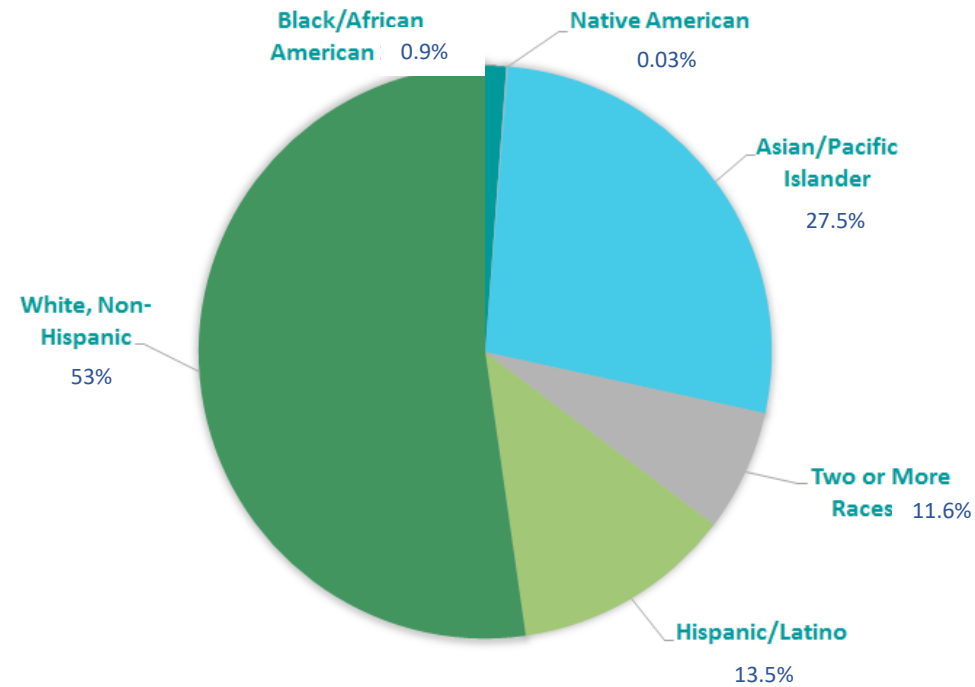
Who Lives Here?



Source: US Census Bureau (2020)

About the Burlingame Community

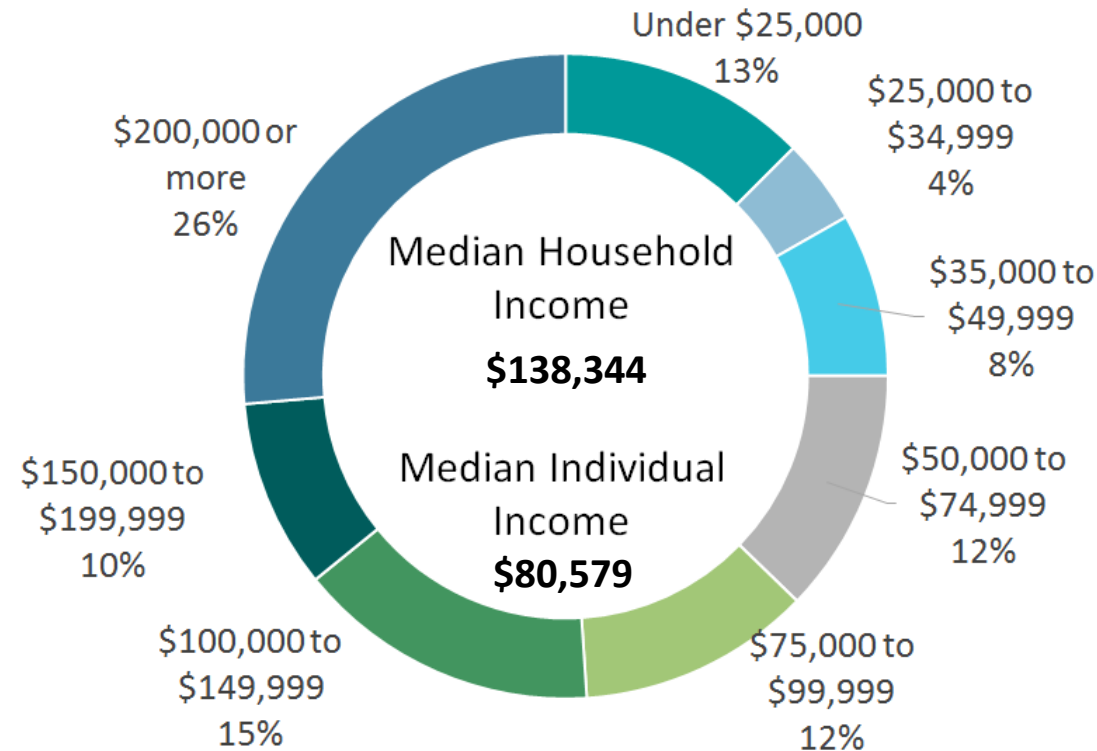
Who Lives Here?



Source: US Census Bureau (2020)

About the Burlingame Community

Who Lives Here?



Source: US Census Bureau (2020)

About the Burlingame Community

Who Lives Here?



Single Family Homes
48%

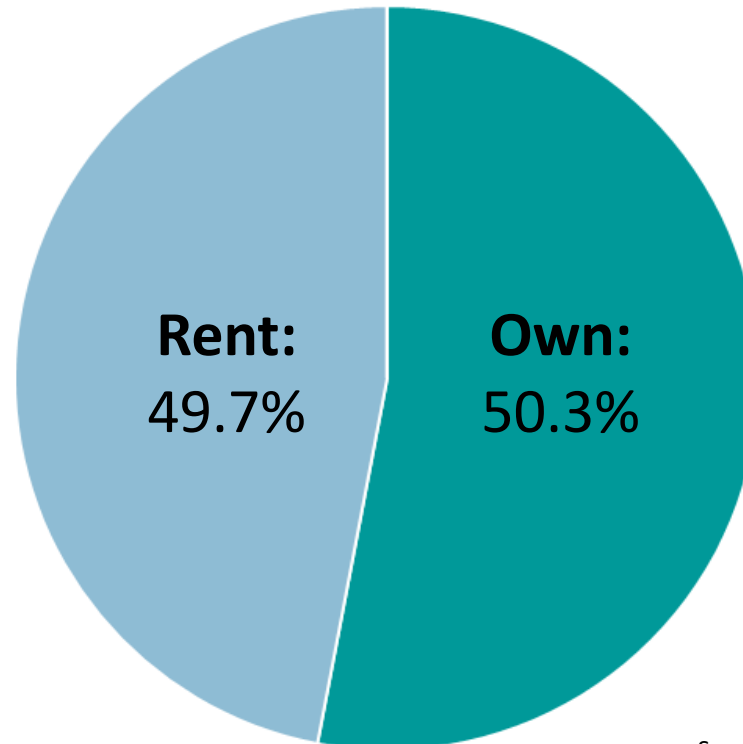


Multifamily Homes
52%

Source: 2017 American Community Survey

About the Burlingame Community

Who Lives Here?



Source: 2020 American Community Survey

About the Burlingame Community

Who Works Here?



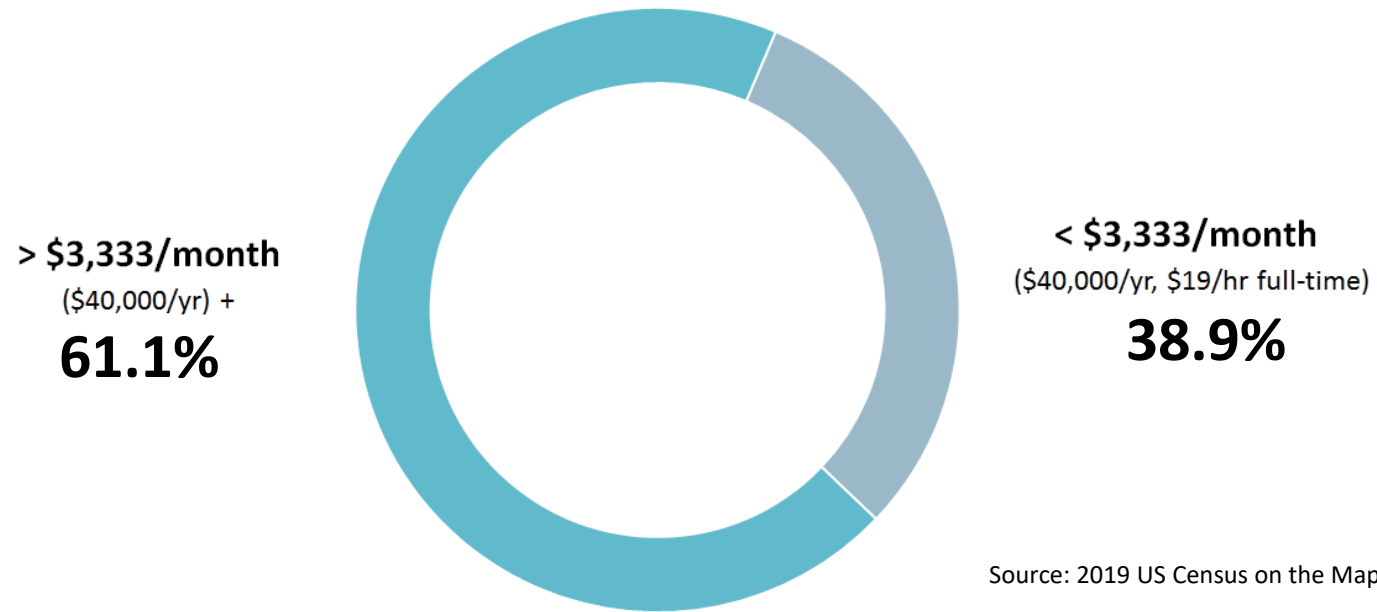
People working
in Burlingame

28,367

Source: 2019 US Census on the Map

About the Burlingame Community

Who Works Here?



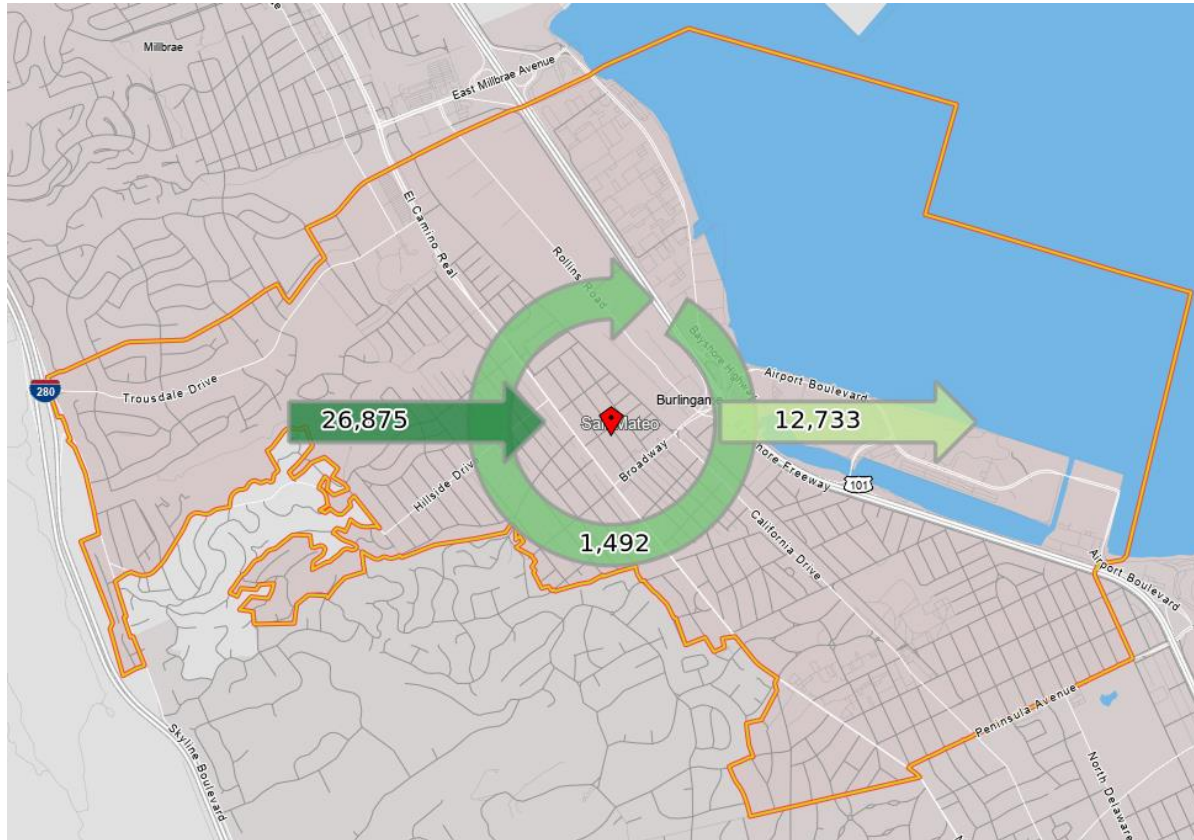
AMI = Area Median Income

- \$116,200 household of 1
- \$123,800 household of 2
- \$149,400 household of 3
- \$166,000 household of 4

Based on Federal Income Limits for San Mateo County, effective 4/18/2022

About the Burlingame Community

Where Do People Live and Work?

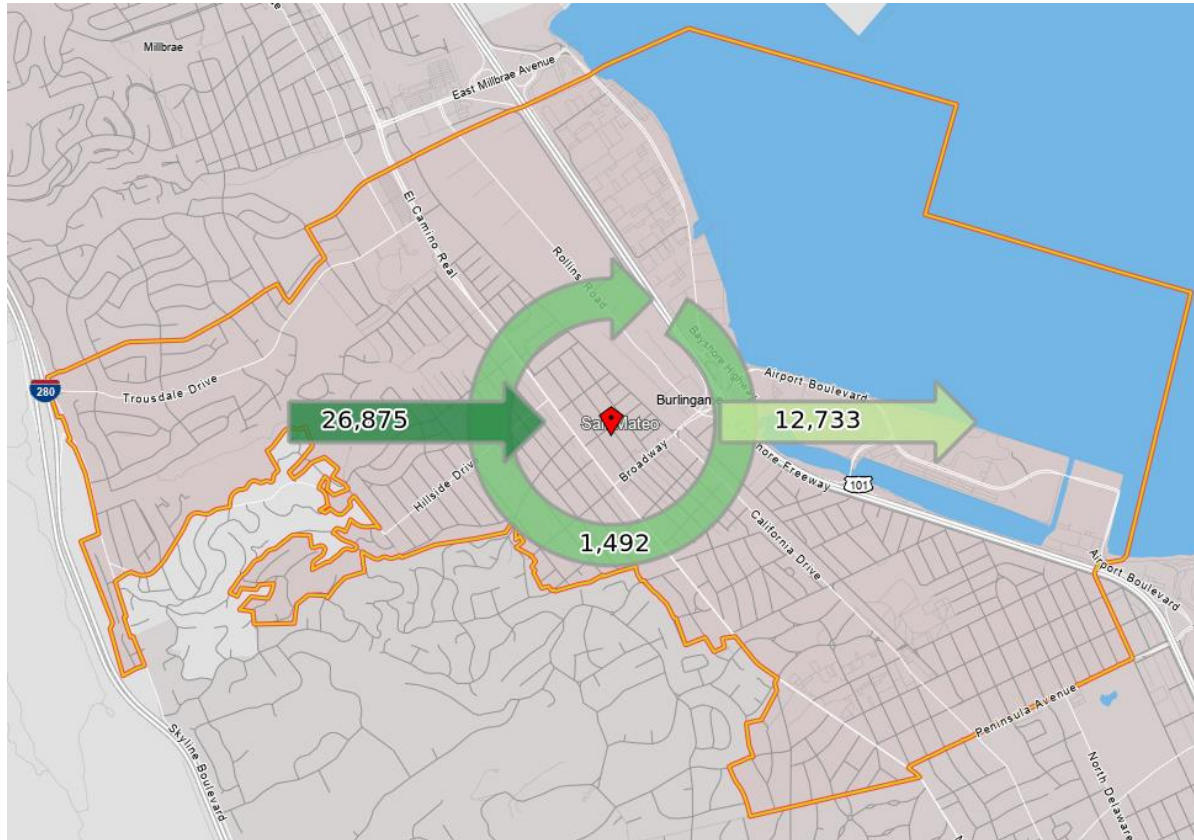


Commute Patterns

Travel Direction	Number
Living and Working in Burlingame	1,492
Commuting <i>into</i> Burlingame from elsewhere	26,875
Commuting <i>out of</i> Burlingame to jobs elsewhere	12,733

About the Burlingame Community

Where Do People Live and Work?



Distance to work in Burlingame

Distance	Percent
Less than 10 miles	42.3%
10 to 24 miles	26.6%
25 to 50 miles	13.9%
Greater than 50 miles	17.1%

An update on the Housing Element



Starts with the General Plan

All cities, towns and counties in California 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

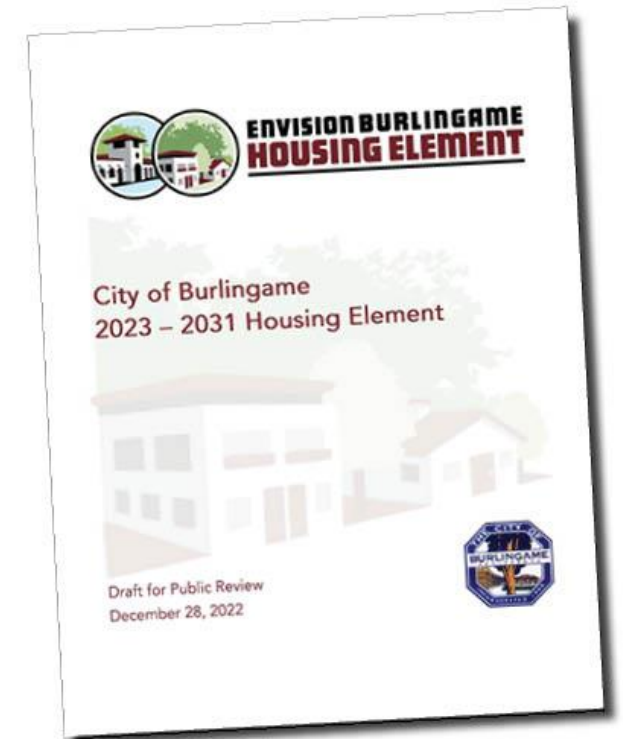


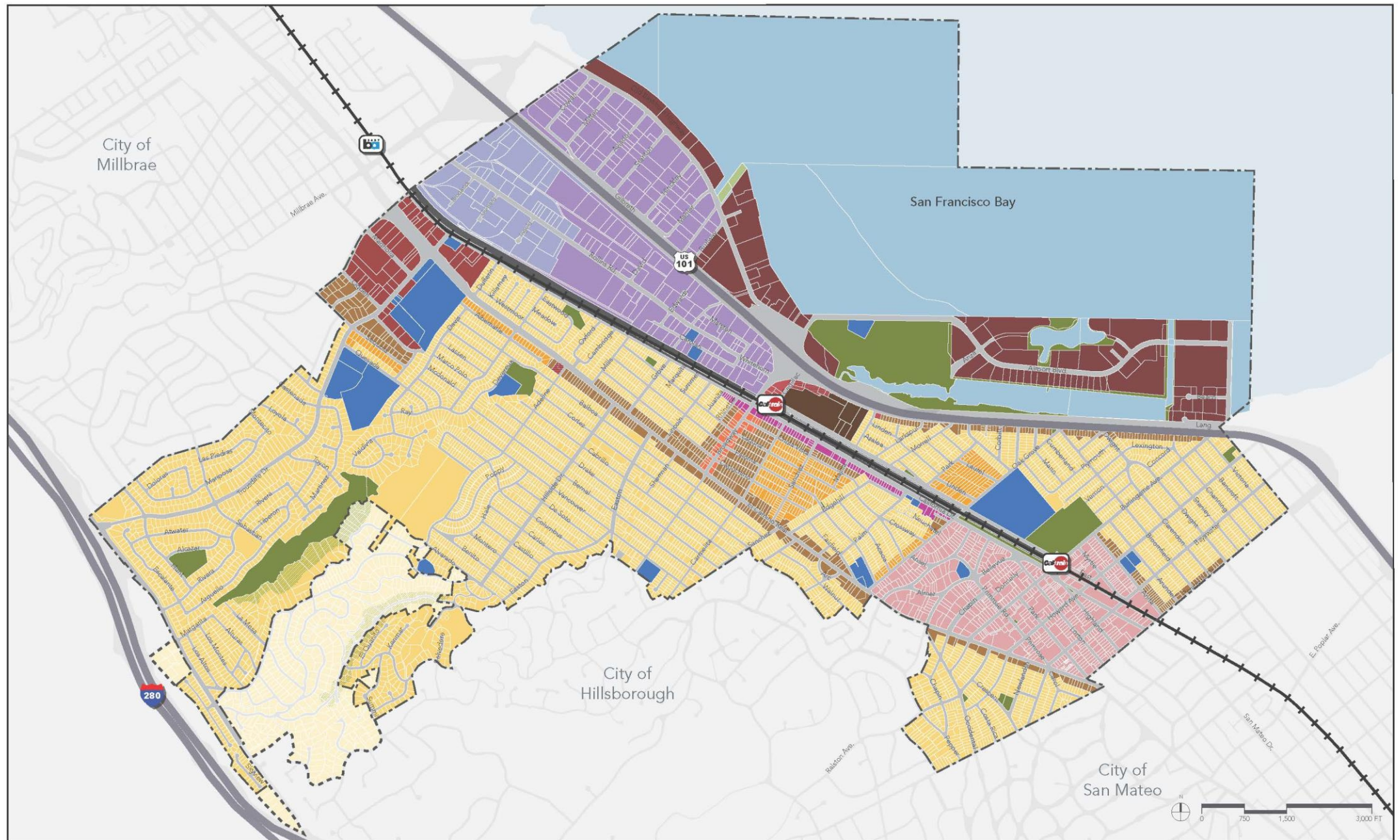
RHNA (pronounced “ree-nuh”)

Regional Housing Needs Allocation

A target for homes needed

Assigned to the region by the state







Burlingame General Plan
Figure CC-1 Land Use Plan

Low Density Residential	High Density Residential	California Mixed Use	Downtown Specific Plan	Public/Institutional	Parks and Recreation	Low Density Residential-SOI	City Limits
Medium Density Residential	General Commercial	North Burlingame Mixed Use	Live/Work	Baylands	Open Space Easement	Multi-Family Residential Overlay	Sphere of Influence
Medium/High Density Res.	Bayfront Commercial	Broadway Mixed Use	Innovation Industrial	Rail Corridor	Open Space Easement-SOI		

Policies and Programs

A plan for the housing needed in a community

- Provide opportunities for a variety of housing choices
- Facilitate the development of affordable housing
- Remove barriers to housing
- Improve the condition of existing housing
- Preserve existing affordable housing
- Affirmatively further fair housing



Policies and Programs

Goals

The big idea; general direction-setter

Policies

Specific statement that guides decision-making

Programs

Implementation measures

→ *HOPE Committee – use of housing trust funds*

Submittal Timeline

Public Draft Released: December 28, 2022

Planning Commission: January 9, 2023

City Council: January 17, 2023

Deadline for Comments: January 27, 2023

Consider and incorporate comments from the public, Planning Commission, and City Council: January 27- February 10, 2023 (10 days maximum)

Submit to HCD: February 13, 2023

www.burlingame.org/housingelement

jsanfilippo@burlingame.org



QUESTIONS

A photograph of a construction site. In the foreground, a large white crane is positioned, its arm extending upwards. Behind it, the wooden framework of a multi-story building is visible, showing various levels and structural elements. The sky is overcast with grey clouds. A semi-transparent dark blue rectangular box is overlaid across the middle of the image, containing the text 'BACKGROUND INFORMATION #2' in white, bold, sans-serif capital letters.

BACKGROUND INFORMATION #2

*Commercial Linkage Fees and the
Housing Trust Fund*

State Density Bonus

35% Bonus in Density Over the City Base Density:

Income Category (% of Area Median)	% of Affordable Units of Base	2022 Rent-2 BR	Concessions
Very Low (50% AMI)	11%	\$1,870	2
Low (80% AMI)	20%	\$2,240	2
Moderate (120% AMI)	30%	\$4,110	3
Market Rents Existing Stock		\$2,800 - \$3,900 (existing units)	

Commercial Linkage Fees and the Housing Trust Fund



**NEW
COMMERCIAL
DEVELOPMENT**



brings
NEW JOBS



creates
**DEMAND FOR
HOUSING**

Commercial Linkage Fees and the Housing Trust Fund

City of Burlingame Commercial Linkage Fees

Land Use	Linkage Fee	Linkage Fee with Prevailing Wages
Retail	\$7.00 / SF	\$5.00 / SF
Hotel	\$12.00 / SF	\$10.00 / SF
Office 50,000 SF or less	\$18.00 / SF	\$15.00 / SF
Office larger than 50,000 SF	\$25.00 / SF	\$20.00 / SF

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



Commercial Linkage Fees and the Housing Trust Fund

Potential Commercial Linkage Fees

Land Use	Linkage Fee	Linkage Fee with Prevailing Wages	Potential Building Permit Issuance / Collection of Fees
Topgolf	N/A	\$355,370	2023
1669-99 Bayshore Hwy	\$10,883,500	\$8,697,500	2023
777 Airport Blvd	\$10,085,000	\$8,068,000	2023
620 Airport Blvd	\$12,100,000	\$9,860,000	2024
1200-1340 Bayshore Hwy	\$36,410,000	\$29,125,000	2024
1499 Bayshore Hwy	\$7,880,000	\$6,304,000	2025
TOTALS	\$77,713,870	\$62,229,870	

Housing Development Costs

- Direct Costs (labor/materials)
- Soft Costs (arch/engineering, entitlements, marketing, etc.)
- Land
- Profit (or Fee)
- Operating Costs – (Rental projects)



Affordable Housing Financing Gap – Ownership

Cost to Build (1000 SF Condo)

Hard Costs	\$522,000
Soft Costs	\$159,000
Land	\$147,000
Total	\$828,000

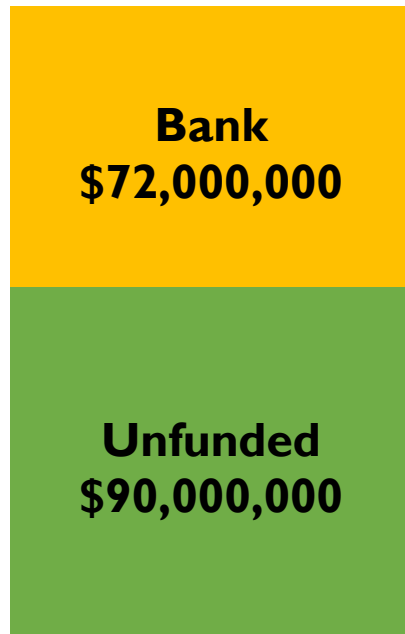
Average Burlingame
Condo Sales Price **\$1,200,000**

Maximum Affordable Sales Price Per Household Income

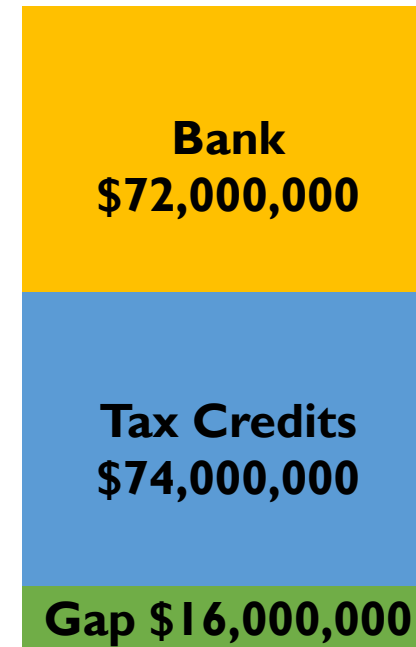
	Max Affordable
HH Income \$100K	\$395,000
HH Income \$150K	\$625,000
HH Income \$165K	\$700,000

Affordable Housing Financing Gap – Rental

Capital Required \$162,000,000



Bank and Tax Credits



Ways to Close the Gap

- State Loans and Grants
- Local Funds
- Reductions/Waivers of Fees
- Land Donations
- Local Rent Subsidies/Project-Based Vouchers (via Section 8)



Ways to Close the Gap

- State Loans and Grants
- Local Funds
- Reductions/Waivers of Fees
- Land Donations
- Local Rent Subsidies/Project-Based Vouchers (via Section 8)



The Village at Burlingame

- Land Donation – City-owned surface parking lot
- 132 Units (78 workforce units, 54 senior units)
- 82 units up to 50% AMI, 35 units up to 80% AMI, 14 units up to 120% AMI
- 6,750 square foot public park
- Replacement of existing parking in new parking structure
- No City financing other than land



Eucalyptus Grove Apartments

- 69 units up to 50% AMI
- **\$1,432,138** fee waiver using Commercial Linkage/Housing Trust funds
- Local Rent Subsidies/Project-Based Vouchers (via Section 8)
- SB 35 project allowing streamlined administrative review



A low-angle photograph of a construction site. A large white crane is positioned in the center, its boom extending upwards. The background shows the wooden skeletal frame of a building under construction, with some yellow insulation visible on the lower levels. The sky is overcast with grey clouds. A semi-transparent blue rectangular box is overlaid across the middle of the image, containing the word "QUESTIONS" in white, bold, sans-serif capital letters.

QUESTIONS



POTENTIAL USE OF FUNDS

Initial Suggestions That Have Surfaced

Potential Use of Funds

Some suggestions that were raised during the Housing Element Update:

- Gap financing for affordable housing projects
- Acquisition and preservation of existing “naturally affordable” housing
- Buying down existing units or proposed units (e.g. increasing the percentages of affordable units beyond those currently required)

Potential Use of Funds - *continued*

Some suggestions that were raised during the Housing Element Update:

- Renovation fund for soft-story seismic retrofits or electrification in exchange for affordability deed restrictions
- Subsidizing ADU construction in exchange for affordability deed restrictions
- Housing in conjunction with possible City Hall redevelopment, to provide essential worker housing

A high-angle, top-down photograph showing the hands and forearms of several people of various ethnicities and ages. They are all reaching towards the center and stacking their hands on top of each other in a circular formation. The background is a blurred, light-colored stone or brick wall. A semi-transparent dark blue rectangular banner is positioned horizontally across the middle of the image, with the word "QUESTIONS" written in white, bold, sans-serif capital letters.

QUESTIONS



What is top of mind?

*What questions are you hoping to get answered
before or during Meeting #2?*

Next Steps

- You will receive an OPTIONAL short three question survey for feedback about the information and the process for the group
- **Next Meetings:**
 - Meeting #2 – February 15th
 - Meeting #3 – March 15th
 - Meeting #4 (if needed) – April 12th

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' visible. 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 center of the image. A banner hanging from a building on the right reads 'PARADISE CRITETUM' and 'PARADISE CRITETUMS'. The sky is blue with some clouds.

THANK YOU