



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

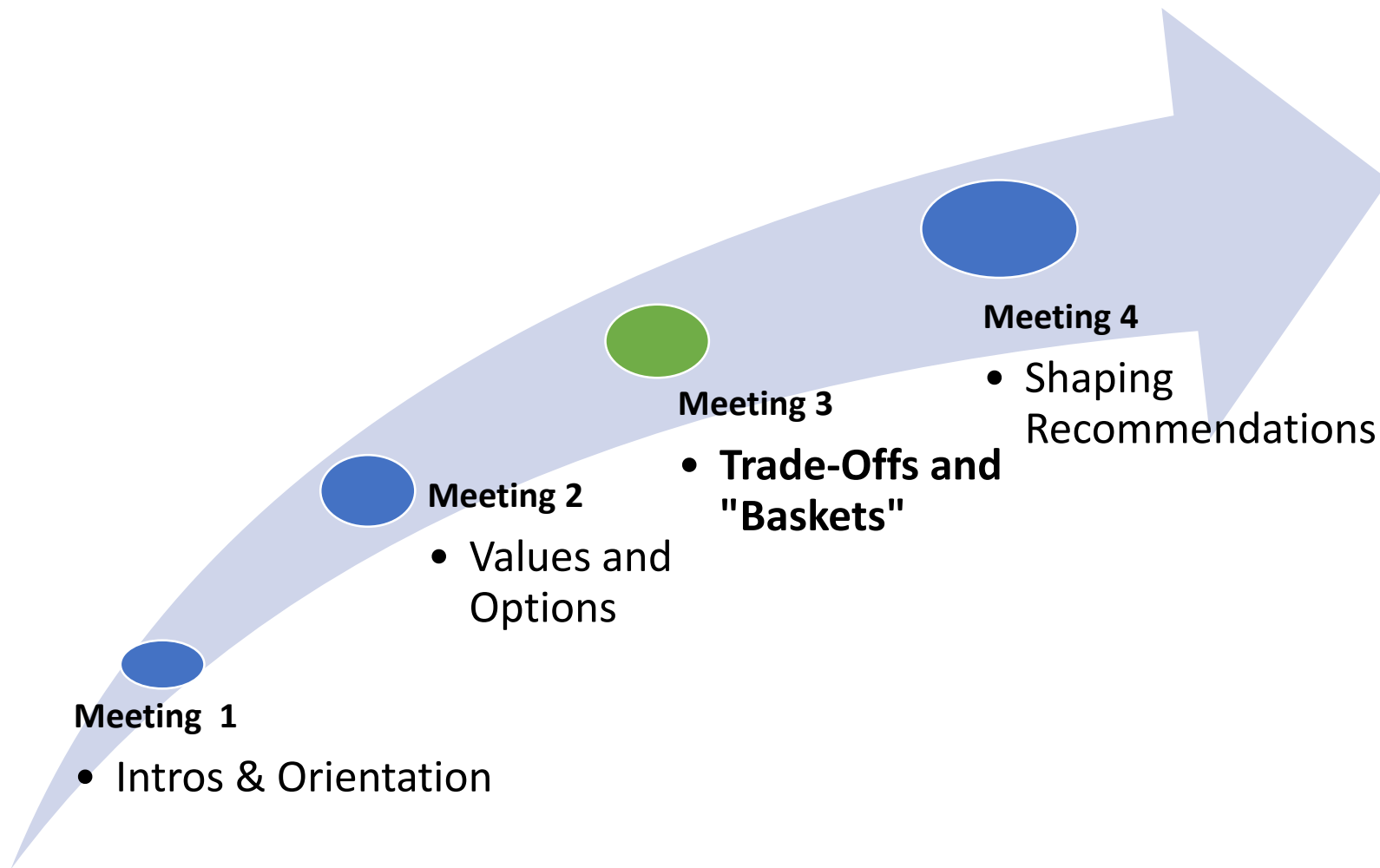
Affordable Housing Program Consultant

- Sandy Council, Good City Company

Facilitator

- Susan Clark, Common Knowledge

HOPE CAC Meeting Plan



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

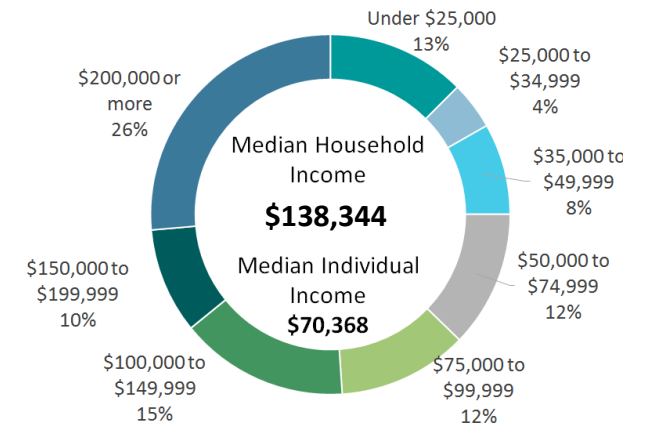
- Welcome
- Brief Recap of Meetings #1 and #2
- *Discussion:* Values
- *Exercise:* Balancing Options
- Next Meeting/Next Steps



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

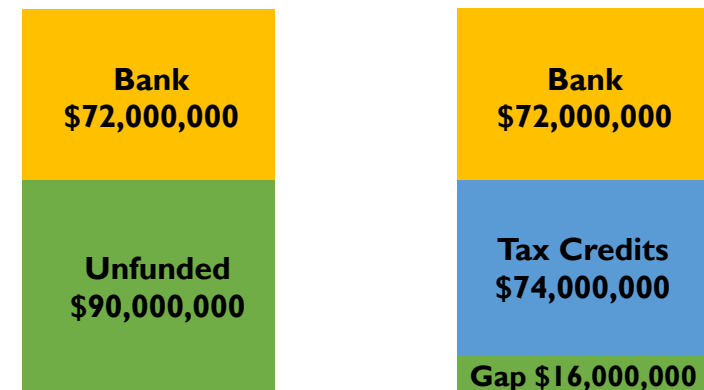
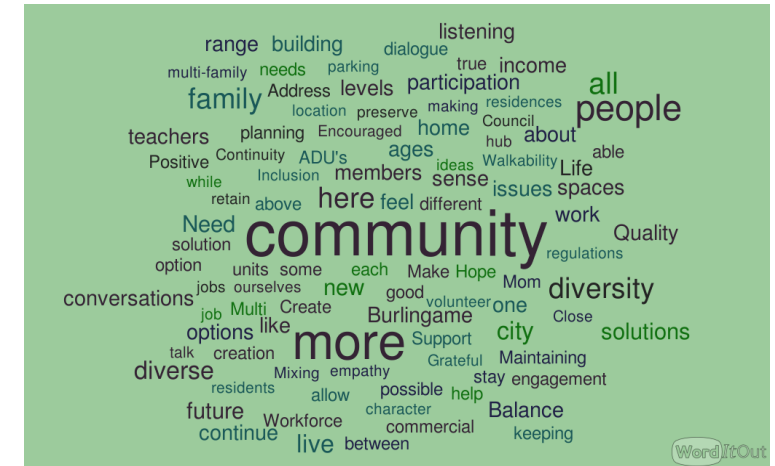


People working
in Burlingame

33,514

Meeting #2 – February 15th

- Community Values
- Financing Affordable Housing
- Potential Uses of Funds – Options and Trade-Offs
- Balancing Options



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 hand sprinkling salt or seasoning into a black frying pan. The pan is filled with a colorful mixture of vegetables, including red bell peppers, green bell peppers, and mushrooms. The pan is sitting on a gas stove. In the background, a kitchen counter with various items like a bottle of oil and some produce is visible, though slightly out of focus. A semi-transparent blue horizontal bar is overlaid across the middle of the image, containing the word "VALUES" in white, bold, sans-serif capital 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:

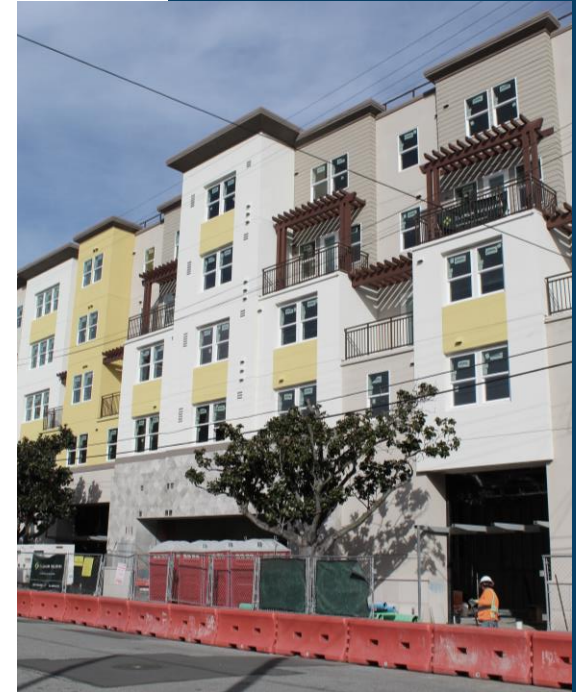
- Would require deed restriction
- Could be difficult to monitor or enforce



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

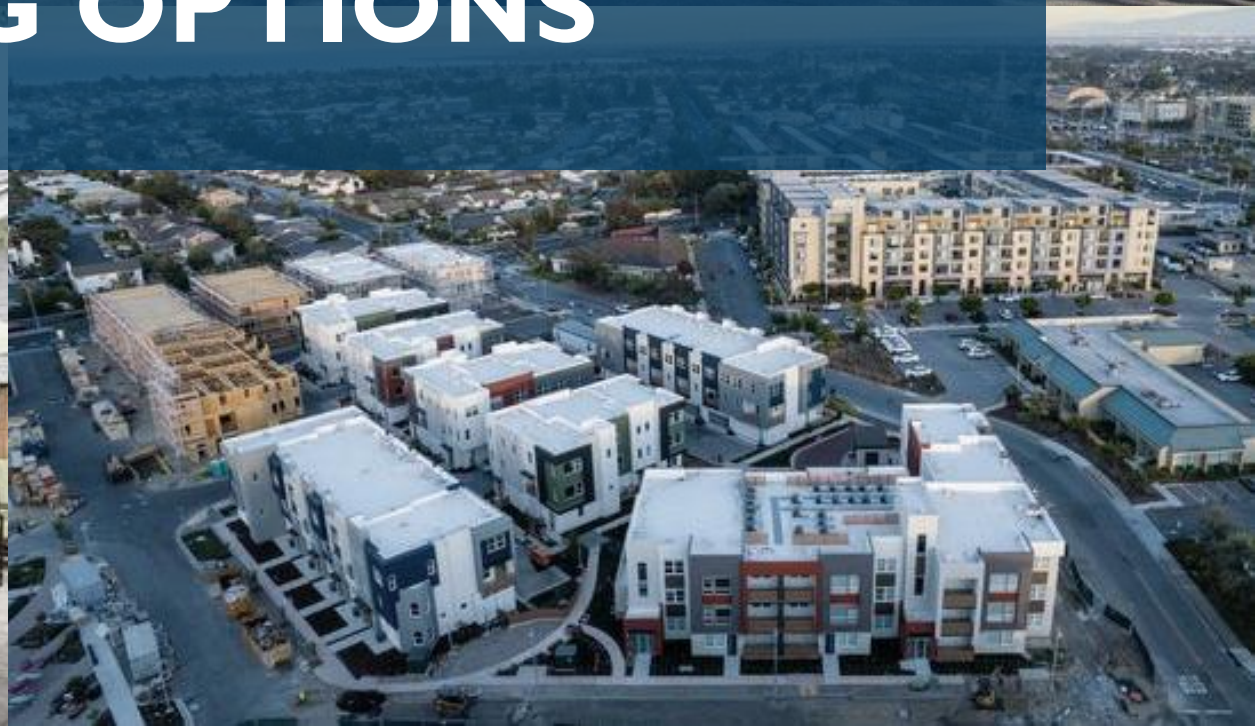


Home
ownership
assistance

Others?



BALANCING OPTIONS



Next Steps

- **Final Meeting: April 12th**
In-Person or Online?
- 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