

NFO Community Council Meeting “Let’s Talk Housing” Housing Report April 22, 2021-Joanie Gillispie

Tuesday evening April 13, 2021 SMCO hosted the first round of countywide community outreach in their “Let’s talk Housing” meeting. Neighborhood groups met together and also in breakout forums to discuss housing concerns past, present, and future. “Let’s Talk Housing” is a collaborative effort of all the jurisdictions in San Mateo County, including all cities, towns and the county.

The ongoing initiative called 21 Elements, provides a format for working together to learn from and listen to the community about their housing needs. Their goal is to make sure everyone is involved in shaping our shared future. The effort is co-sponsored and coordinated by the San Mateo County Department of Housing (DOH) and the City/County Association of Governments of San Mateo County (C/CAG).

Ongoing input from current NFOCC members and their community contacts is so important regarding housing concerns and needs. I wonder if there is a way to memorialize and capture the concerns and needs of individuals and families in our communities through stories, interviews, media and/or community events to enhance the power of our voices?

A. Some Historical Background re Humans and Housing in SMCO

1. San Mateo County Department of Housing 2009
[San Mateo County Shared Vision 2025](#)
2. [IGS \(The Institute of Governmental Studies\) is California’s oldest public policy research center. As an Organized Research Unit of the University of California, Berkeley, IGS expands the understanding of governmental in-stitutions and the political process through a vigorous program of research, education, public service, and publishing.](#)
3. [California Housing Partnership San Mateo Housing Need Report 2020](#)

B. FYI the current “[Let’s Talk Housing](#)” 21 Elements Website

2 slides on next 2 pages

Our Housing Element

RHNA Progress: 2014 - 2022

| Income Level | RHNA 5 Allocation | Units Built To-Date | Units Needed |
|----------------------------------|-------------------|---------------------|--------------|
| Very Low Income (50% AMI) | 153 | 34 | 119 |
| Low Income (60% AMI) | 103 | 77 | 26 |
| Moderate Income (80% AMI) | 102 | 54 | 48 |
| Above Moderate Income (120% AMI) | 555 | 386 | 169 |
| TOTAL: | 913 | 551 | 362 |

Countywide Trends

It's Expensive to Live Here

- With a median income (100%) of \$121,800...

| Occupation | Hourly Wage | Annual Income | Income Category | % Income on Housing (for a \$2,000 p/mo studio or 1 bedroom) |
|---|-------------|---------------|---|--|
| Grocery Store Clerk or Barista | \$15 | \$29,000 | Extremely Low Income (less than 30%) | 81% |
| Hair Stylist | \$20 | \$38,000 | Very Low Income (Less than 50%) | 62% |
| Medical Assistant or Preschool Teacher | \$27 | \$52,000 | Very Low Income (Less than 50%) | 45% |
| School Administrator or Social Worker | \$45 | \$86,000 | Low Income (Less than 80%) | 27% |