Let's talk housing!

PACIFICA CONNECTS

Tuesday, May 21
6:00 - 8:30 pm
Ingrid B. Lacy Middle School, 1427 Palmetto Avenue

cityofpacific.org/PacificaConnects
Housekeeping Items

• Dinner

• Restrooms

• Emergency exits
Welcome

• Thank you for joining us today!

• Our partners

Common
Knowledge

PCRC
PENINSULA CONFLICT RESOLUTION CENTER

HOME FOR ALL
SAN MATEO COUNTY
Meeting Goals

- Bring the Pacifica community together to think about our shared future
- Increase understanding of ways to add housing in Pacifica
- Identify priorities, values, & principles to guide future planning efforts
About Home For All

• A community collaborative addressing housing challenges in San Mateo County
  ○ Educating
  ○ Innovating
  ○ Convening
Introduction and Welcome

Table Introductions

- What is your name and how long have you lived and/or worked in Pacifica?
Who is in the room?
Agenda

- **Goal:** A Learning Meeting
- Listening Icebreaker
- Presentation: What We’ve Learned So Far
- Discussion #1
- Presentation: Community-identified Solutions
- Discussion #2
- Next Steps & Ways to Stay Involved
Conversation Guidelines

• Speak from your own experience
• Listen to understand each other
• Respect differences; be curious
• Let everyone participate
• Your questions are valuable
Think/Pair/Share – Take :90 each

• With a partner...
  o Tell them about a time that you helped someone in our community or someone helped you.
ABOUT HOUSING IN PACIFICA
Jobs/Housing Gap

- Between 2010 and 2017, 83,000 new jobs were created in San Mateo County, while only 7,100 new housing units were built, a 12:1 ratio.

Source: San Mateo County Home for All
Housing Out of Reach

• Typical Regional Salaries by career vs. salary needed to afford an apartment in San Mateo County

Housing Cost Consequences

As a consequence of the job-housing gap and the high cost of housing, San Mateo County has high rates of in- and out-commuting, producing long commutes and traffic congestion for residents and workers.

Source: Trulia Local
Community Diversity

Year Household Moved In

- 2010 - 2014: 27.3%
- 2000 - 2009: 24.6%
- 1990 - 1999: 17.6%
- 1980 - 1989: 10.5%
- 1970 - 1979: 13.4%
- After 2015: 6.6%

Source: American Fact Finder, 2017
Total Number of Homes

Population

Housing Costs: Pacifica

- Median Home Price: $1,050,000
- Down Payment at 20%: $210,000
- Property Tax at 1.2%
- Monthly Mortgage Payment at 4.16%: $5,263
Pacifica: Rental Costs

Median Rent in Pacifica:

- 1 Bedroom: $1,740
- 2 Bedroom: $3,200
- 3 Bedrooms: $3,950
- 4 Bedrooms: $5,295

Source: Trulia
APRIL 13 COMMUNITY MEETING
April 13 Community Meeting

- Broad community participation
- Online survey questions prior to meeting
- Provided helpful feedback on a range of housing experiences, hopes, and concerns
What We’ve Learned So Far...

“I am losing the ability to continue to live in the community I grew up in with the people I grew up with. I want to stay but I can’t.”

“We pay more than 50% of net income for rent and probably can’t hold on much longer.”

“My children can’t afford to stay here.”
What We’ve Learned So Far...

• Personal experiences
What We’ve Learned So Far...
What We’ve Learned So Far...

- Transportation
  - Traffic
  - Parking

- Increased vibrancy
  - Walkability
  - Arts
  - Activities
What We’ve Learned So Far...

- Pacifica’s Values & Hopes
  - Small town feel
  - Coastal environment
  - Open space
  - Walkability
  - Diversity
  - Housing for all incomes and ages
Learn More

• Full meeting summary, table notes, and slide presentation available on the Pacifica Connects page.
Table Discussion #1

1. How do the themes from prior community input match your own housing experiences in Pacifica and your hopes for our community’s future?

2. As our community works together to address our housing needs, what values and principles are most important to you?
COMMUNITY-IDENTIFIED HOUSING SOLUTIONS
City’s Role in Housing

- Planning for future land use
  - General Plan
  - Local Coastal Program
  - 20+ year time horizon

- Standards for development
  - Zoning
Regional Housing Need Allocation (RHNA)

- State requires planning for housing at all income levels.
- Pacifica’s requirement for 2015-2023 is 413 units.
- As of 2018, Pacifica only approved 44 units.

Source: San Mateo County Home for All
Community’s Role in Housing

- Input into the City’s planning processes
- Guidance on specific housing policies and projects
- Support to decision makers to approve housing policies & projects
- Help build, operate and/or share housing
Options with Community Interest

<table>
<thead>
<tr>
<th>Today</th>
<th>Handout</th>
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<tbody>
<tr>
<td>• Mixed-use development</td>
<td>• Tiny homes</td>
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<tr>
<td>• In-fill development</td>
<td>• Co-housing</td>
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<tr>
<td>• Workforce housing</td>
<td>• Duplex/Triplex/Fourplex</td>
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<td>• Affordable housing &amp; senior housing</td>
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<td>• Accessory Dwelling Units (ADUs)</td>
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<td>• Home sharing</td>
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Housing Types

- **Single Family Homes**: 72.4%
- **Apartments & Townhomes**: 25.2%
- **Duplexes**: 1.8%
- **Mobile Homes**: 0.07%

**Vacancy Rate**: 4.1%

Source: American Fact Finder, 2017
Renters & Owners

- Rents: 31.8%
- Owns: 68.2%

Source: American Fact Finder, 2017
RV Housing/Homelessness

• City Manager forming a community-based Task Force

• Study the issues of people living in RVs and homelessness

• Will propose solutions to City Council

• Application and interview process to be announced soon
Mixed-use Development
Mixed-use Development
In-fill Development

• Identify and assess development potential of existing vacant or underutilized parcels

Can result in:

• Mixed-use development

• Reconfiguring existing land area
In-fill Development
In-fill Development
In-fill Development
Workforce Housing

- Employer-constructed and operated housing for employees
- Educational institutions leading the way in San Mateo County
Workforce Housing
Affordable Housing

- Two typical variations:
  - “Inclusionary” as part of a market rate development
  - 100% affordable as part of an intentionally affordable development
- Includes “preservation”
Affordable Housing

• Half Moon Village in Half Moon Bay
Accessory Dwelling Units (ADUs)

- A second unit built on a site with an existing single-family residence
- Only requires a building permit in most parts of Pacifica
Accessory Dwelling Units (ADUs)

- May be attached or detached
- May range from 150-1,200 sq. ft.
Home Sharing

• Matching owners with extra bedrooms in their homes with renters needing housing

• Traditional rental arrangement or reduced rent in exchange for household duties

• Various providers, listed on National Shared Housing Resource Center website

HIP Housing staff available to answer questions after meeting
Table Discussion #2

1. Which of these housing options seem like a good fit for Pacifica’s desired future?
   • What concerns or questions do you have?

2. When thinking about where new housing could be located, what community resources should we consider?

3. How could the City make it easier for individual residents to take action on housing?
Next Steps

• Sign-up for HIP housing
• Grab ADU information
• Join the City mailing list
• Share what you learned with others
Next Steps

• Stay engaged in the planning process at planpacific.org

• Attend an upcoming planning meeting
Next Steps

• Please complete your feedback forms!
Thank you for coming today!

Please visit:
cityofpacificaa.org/PacificaConnects
and
planpacificaa.org

Questions?
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