

Housing Element Update

City of [Name]

[City Seal]

Winter
2008

What is the Housing Element?

The Housing Element is the blueprint for future housing development in the city. It includes goals, policies, and programs that direct residential decision-making. State law requires that local governments update their Housing Element approximately every eight years.

Housing Elements must:

- **Evaluate** existing housing policies and programs.
- **Conduct a needs assessment** based on local demographics and housing conditions.
- **Develop goals, objectives and policies** defining the community's position on various housing issues and setting measurable targets for meeting housing needs.
- **Develop an inventory of potential sites** where housing may be constructed.
- **Analyze any obstacles or constraints** to housing production in the community.
- **Create an action plan** identifying policies and programs the community will implement to achieve its housing objectives.



IMAGE 1

In San Mateo County, housing matters - not just for residents and property owners, but for local stores, schools, businesses, emergency services and non-profit organizations.

Housing is an issue in which we are all stakeholders. The quality and availability of housing affects the health of our communities and the health of our economy.

The City of [name] is currently engaged in its Housing Element Update. To ensure the accuracy and success of the update process, the City needs your input. This brochure explains the Housing Element Update and introduces some of the issues and questions which we all need to consider.

While it is required by the State, the Housing Element Update is a local document with a local impact.

It is a chance for us to think strategically about housing in [City], to consider our changing communities, and to plan how to best meet their needs. It is an opportunity to evaluate existing policies, and prepare to meet future challenges.

Working together, our aim is to ensure the provision of decent and affordable housing for all members of our community.



IMAGE 2

[City] Snapshot

Summary of Population,
Employment and Housing Trends

City	County
Population (2008)	
999	718,304
Expected Population (2020)	
999	800,7000
Number of jobs (2005)	
999	337,350
Number of employed residents (2008)	
999	365,541
Median household income (2008)	
999	\$95,000
Housing Units (2008)	
999	264,385
Average household size (2008)	
999	2.78
Median home sales price (2007)	
999	N/A
Median advertised rent for a 2-bed- room 1-bath apartment (2008)	
999	\$1,844
Vacancy rate (2008)	
999	1.88%

What is Affordable Housing?

Having quality, affordable housing choices for all members of the community is crucial to the well-being of [City's] residents and to the local economy. In fact, adequate workforce housing is often one of the top priorities for local businesses.

For the purposes of the Housing Element, affordable housing refers to housing that a lower income family can afford, without paying more than 30 percent of their income in rent or to



their mortgage. For example, a family of four earning \$66,250 could afford to spend \$1,656 per month on housing without overpaying.

Housing Costs in San Mateo County

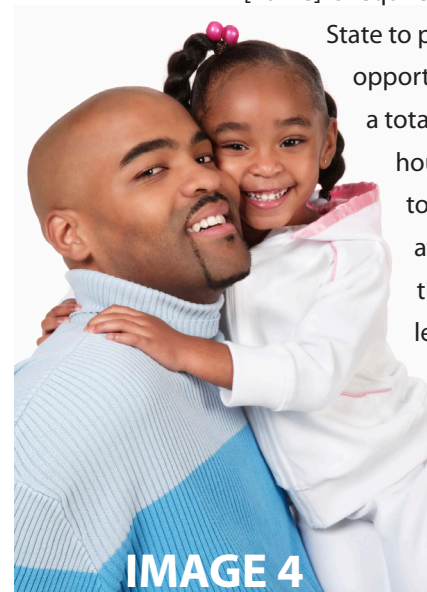
Due to high housing costs in San Mateo County, many families spend more than the recommended 30 percent of their income on housing. Twenty one percent of [City] households spend in excess of 30 percent on housing and another 11 percent spend more than 50 percent. These high costs are a particular burden for seniors and low income families.

Table 1 at right illustrates the percentage of families that are paying more than 50 percent of their income for housing. People paying more than 50 percent of their income are especially likely to be displaced or become homeless.

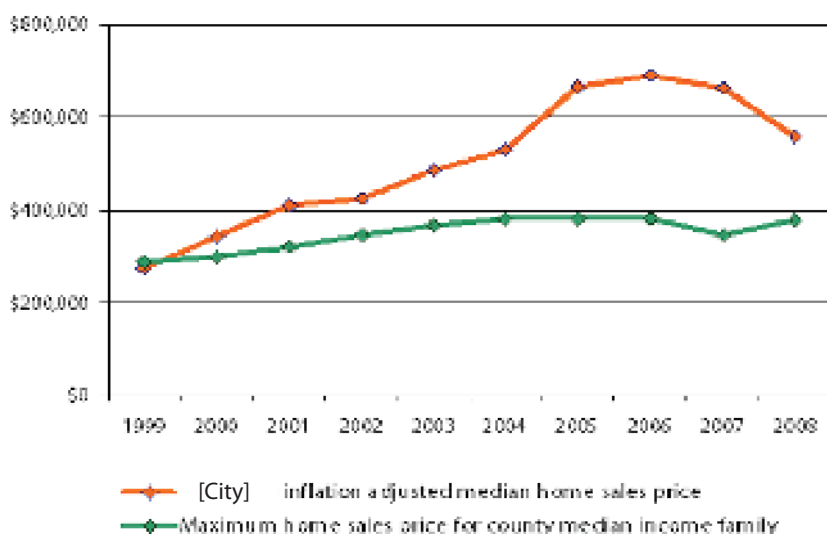
Ensuring Affordable Housing

Between 2007 and 2014, the City of [name] is required by the

State to provide the opportunity for a total of 1,312 housing units to be built and affordable at the income levels listed in Table 2.



MEDIAN HOME SALES PRICE IN [CITY] (1999-2008)



WHAT CAN RESIDENTS AFFORD?

The amount that residents can afford to spend on housing depends on their income. Specifically, federal guidelines suggest that people not spend more than 30 percent of their earnings on rent or mortgage, including utilities.

The table to the right illustrates what is a monthly affordable housing payment for different employed residents based on their incomes.

Average Salaries (2008)

	Annual Salary	Affordable Monthly Housing Cost
SINGLE WAGE EARNER		
Senior on Social Security	\$15,000	\$375
Retail Sales Person	\$29,049	\$726
Postal Service Clerk	\$45,635	\$1,141
Middle School Teacher	\$64,256	\$1,606
Accountant	\$76,058	\$1,902
Physician Assistants	\$81,576	\$2,039
Civil Engineer	\$94,836	\$2,371
Lawyer	\$145,600	\$3,640
TWO WAGE EARNER HOUSEHOLDS		
Retail Sales Person and Graphic Designer	\$95,305	\$2,383
Accountant and Middle School Teacher	\$140,314	\$3,508



TABLE 1: PERCENT OF FAMILIES PAYING MORE THAN 50% OF INCOME FOR HOUSING IN [CITY]

Income Category ¹	Elderly ²		Small Families ³		Large Families ⁴		Source: CHAS 2000
	RENTERS	OWNERS	RENTERS	OWNERS	RENTERS	OWNERS	
Extremely Low Income (up to \$33,950)	0%	0%	0%	0%	0%	0%	<ol style="list-style-type: none"> Income category based on county median income (2008) - \$95,000 Elderly is defined as 62 years old and over and 1 or 2 person household Small families is defined as 2-4 related individuals Large families is defined as 5 or more related individuals
Very Low Income (\$33,951 - \$56,550)	0%	0%	0%	0%	0%	0%	
Low Income (\$56,551 - \$90,500)	0%	0%	0%	0%	0%	0%	

TABLE 2: HOUSING NEED BY INCOME LEVEL

	Number of Allocated Housing Units	Estimated Maximum Sale Price of Home*	Estimated Rent or Housing Cost (monthly payment)	* Based on the following assumptions: 6.5% interest rate, 30-Year Fixed loan, 20% downpayment, 1% property tax and no additional monthly payments or funds available.
Extremely Low Income (up to \$33,950)	0	\$167,825	\$849	
Very Low Income (\$33,951 - \$56,550)	0	\$167,825 - \$279,601	\$849 - \$1,414	
Low Income (\$56,551 - \$90,500)	0	\$279,601 - \$447,443	\$1,414 - \$2,263	
Moderate Income (\$90,501 - \$114,000)	0	\$447,443 - \$563,610	\$2,263 - \$2,850	
Above moderate (\$114,000 +)	0	\$563,610 +	\$2,850 +	

The San Mateo County Housing Element Update Kit, otherwise known as “21 Elements” is a collaboration between cities, towns and county. Together, we are developing a variety of tools that can be used to assist jurisdictions in their Housing Element Update process.

This collaboration intends to strengthen local partnerships and address housing needs throughout the county.



Questions for you to consider

Over the past five years, how has the housing situation in [City] affected you, your family, and your friends?

What housing developments in [City] do you like or dislike and why?

How will or should emerging environmental issues such as energy costs and global warming affect the location and type of future housing?

Your input on the Housing Element Update is important.

**To learn more,
call the Planning Division
at (xxx) xxx-xxxx,
email xxxx@xxxx ,
or write to the address below.**

What type of housing options would seniors prefer? How about young adults and families? Can [City] provide these choices?

Who should affordable housing be for in [City]?

What messages about housing would you like to give to key decision makers?

City of [Name], Planning Division
Address Line 1
Address Line 2
Telephone

