## Brisbane Key Findings

**Housing Trends**

* **Rise of the Millennials.** The Millennial generation (ages 20-34) has a preference for dense, mixed-use, walk-able and bike-able communities. Many have speculated that Millennials may be a “generation of renters,” but as the economy improves and as Millennials age, this conclusion may change.
* **Growing senior population.** Over the next decade and a half, the number of seniors in San Mateo County will increase by 76 percent. Brisbane currently is home to approximately 1,097 seniors and has a higher median age (43) than the county as whole (39). Advanced planning will be necessary to ensure the opportunity for seniors to age safely in the communities where they reside.
* **Worsening workforce-housing shortage.** San Mateo County is projected to see notable job growth over the next decade, and about 40 percent of these jobs will pay lower income wages. San Mateo County already has a severe workforce housing shortage in general caused by years of rapid economic growth and slow housing growth. By 2025, the Department of Housing projects than the County’s housing supply will only meet 1/3-1/2 of the demand. ABAG predicts that Brisbane in particular will see very rapid job growth: a 92 percent increase between 2000 and 2025.
* **Increasing ethnic diversity.** According to 2010 U.S. Census data, San Mateo County is a “majority-minority” county — that is, no one racial group makes up over 50 percent of the population. The two racial groups growing the most rapidly in San Mateo County are Asians and Latinos. According to the regional Plan Bay Area, adopted on July 18, 2013, Latinos will emerge as the largest ethnic group, increasing from 23 percent to 35 percent of the total population in the Bay Area by 2040. Brisbane has seen a notable increase in its Asian population since 2000.

**Housing Characteristics**

* **As of January 2013, Brisbane had a total population of 4,379.** According to population projections by the Association of Bay Area Governments (ABAG), Brisbane’s population will grow relatively quickly over the next several decades, increasing by a third by 2020, and again by another third to reach a total of 7,000 in 2030.
* **Most homes in Brisbane single-family attached houses**. Brisbane has a total of 1,943 homes, a four percent increase since 2000. 58 percent of households in Brisbane live in owner-occupied homes, and this percentage has declined by nine percent since 2000. In addition, Brisbane has very low vacancy rates.
* **More than a third of Brisbane’s households are lower-income.** Brisbane’s median household income is more than $85,700 (in 2011), which is lower than the countywide median of $92,000. 36 percent of Brisbane’s households are lower income. Specifically, eight percent are extremely low income. Extremely low-income households in Brisbane are much more likely to have housing problems than the general population.
* **For-sale housing prices are rising, but have not yet approached pre-economic crisis levels.** As of October 2013, the median sales price was $655,000. According to Zillow, home prices in Brisbane have increased by 20 percent over the past year. Despite having lower housing prices than found in many other jurisdictions in San Mateo County, single people and families earning a moderate income or below are unable to afford the median priced home in Brisbane.
* **Many households are overpaying for housing.** Most households earning less than $75,000 annually are overpaying for housing in Brisbane. In particular, all renters earning less than $35,000 are overpaying.