A MESSAGE FROM AL SAVAY
Community Development Director

San Carlos is the City of Good Living, but for many, finding a place to call home is becoming increasingly difficult if not impossible. Some of us are fortunate to have purchased our homes before the housing crisis escalated to where it is today. High housing prices can benefit those lucky enough to already own a home but all of us, our families and businesses, are impacted in one way or the other. Many young adults, including those with jobs that pay well can’t afford to move out on their own. Our local employers face a daily struggle to attract and retain employees. Many of our teachers, restaurant workers, medical care providers, public safety workers, and countless others who contribute to the vitality of our community live well over an hour away from their places of work.

The City Council has reaffirmed housing as one of its highest priorities, as have many other Peninsula cities, designating solutions to the crisis as one of the City’s Key Strategic Objectives. One means of achieving this objective is through the creation of units that help house our workforce. The City can do this by partnering with affordable housing developers to build units and requiring market rate developers to set aside a portion of their units as affordable. This issue of Spotlight highlights those developments that have come online in the last year as well as those we anticipate in the near future.

Our hope is that community members will also use this issue to increase their awareness of the housing crisis. In the following pages you will find information on who qualifies for affordable housing as well as testimonials from local community members. You may be surprised to learn that housing prices have climbed so high in our area that a family of four making up to $142,100 a year can qualify for affordable housing. This includes our colleagues, neighbors, and even our family members. To ensure the continued vibrancy of San Carlos we must make our city a place that everyone can afford to call home.
Who Qualifies for “Affordable” Housing?

“Affordable” means a household is spending 30% or less of its gross income (before taxes) on housing expenses (rent or mortgage payments, utilities, insurance, property taxes and Homeowner’s Association dues). If your household earns $100,000 a year, an affordable housing expense would be $2,500 per month. Below Market Rate (BMR) units are offered to members of the City’s BMR household waitlist. Residents and workers within San Carlos receive priority status on the waitlist. Additionally, households with non-retirement assets above $350,000 are ineligible for a BMR unit.

Income limits are based on the Area Median Income (AMI). A breakdown of these income limits by family size for San Mateo County can be found below:

<table>
<thead>
<tr>
<th>INCOME CATEGORY</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (50% AMI)</td>
<td>51,350</td>
<td>58,650</td>
<td>66,000</td>
<td>73,300</td>
<td>79,200</td>
<td>85,050</td>
<td>90,900</td>
<td>96,800</td>
</tr>
<tr>
<td>Low (80% AMI)</td>
<td>82,200</td>
<td>93,950</td>
<td>105,700</td>
<td>117,400</td>
<td>126,800</td>
<td>136,200</td>
<td>145,600</td>
<td>155,000</td>
</tr>
<tr>
<td>Moderate (120% AMI)</td>
<td>99,450</td>
<td>113,700</td>
<td>127,900</td>
<td>142,100</td>
<td>153,450</td>
<td>164,850</td>
<td>176,200</td>
<td>187,550</td>
</tr>
</tbody>
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100% AFFORDABLE HOUSING PROJECT PROPOSED

Charities Housing was selected by the City to redevelop the 7-unit city owned structure at 817 Walnut Street into a 24-unit, 100% affordable housing development. The project will come before the Planning Commission and City Council at the beginning of April 2019.

More info can be found on the City’s website at www.cityofsancarlos.org/817walnut

Add yourself to the San Carlos BMR Waitlist at www.cityofsancarlos.org/housing
Delivery of Below Market Rate (BMR) Units in 2018

In 2018, San Carlos saw the delivery of the largest number of Below Market Rate (BMR) units in years. At the Trestle Apartments, 16 BMR units were completed as part of Phase I of the development. These include a mix of one and two bedroom units, eight of which are reserved for low income households while the other eight are reserved for moderate income households. Phase II, the area south of Holly Street, is expected be completed in 2019 and will deliver an additional four BMR units, including two for low income households and two for moderate income households.

At the 777 Walnut Street condominium building, three BMR units were completed in 2018. This included a one-bedroom unit, a two-bedroom unit, and a three-bedroom unit, all three of which were sold to households on the City’s BMR waitlist.

At 1001 Laurel Street, one junior one-bedroom BMR unit became available after the previous owner moved away. The unit was then sold to a household on the City’s BMR waitlist, ensuring that the unit continues to stay in the City’s stock of affordable housing.

BMR Units in 2019

In 2019, several new BMR units will be in construction and/or will become ready for occupancy by BMR households.

977 Laurel Street is composed of one ground-floor commercial space and eight rental apartments, one of which is restricted to BMR households of very-low income.

520 El Camino Real includes two ground-floor commercial spaces and nine condominium units, one of which is restricted to BMR households of moderate income.

1501 Cherry Street will be a 34-unit condominium development, of which four will be restricted to BMR households. Three of the units will be for very-low income households and one unit will be for a low-income household.

1525 San Carlos Avenue is entitled as an 18-unit condominium project, which restricts three units to BMR households. Two units are reserved for households of moderate income and one unit is reserved as a low income unit.

2019 BMR NUMBERS

Total number of BMR Units in San Carlos: 115
Households on waitlist: 1,084
City Council Vision Statement
The City of San Carlos provides high quality services and facilities in a fiscally sustainable, responsive and friendly manner to foster a safe and healthy community.

THIS ISSUE’S FOCUS:
HOUSING

“Affordable housing continues to be one of the most difficult aspects of running our business. Attracting and keeping good people is close to impossible because of housing costs in our area. I’m not only concerned for small business on the Peninsula but also the consumer and what products will cost here. The price of products and services will continue to rise so businesses can pay employees a necessary wage to support their housing costs.”

Don Mancini, Owner, Pioneer Millwork

“As a working family who has struggled to retain housing in the Bay Area for years, it was a huge relief when we were finally able to move into our BMR unit in San Carlos. The city of San Carlos really stepped up to the plate as we’ve been on multiple city and county waiting lists for a long time. The folks at Trestle were great about welcoming us into their community. Our quality of life has improved immensely as we live near work, school, and public transportation.”

Resident at Trestle Apartments

“This amazing opportunity not only put a roof over my head, but also took away the worry and concern of an unknown future. That concern is no longer a part of my life, and neither is my family’s concern for me! I can say without a shadow of doubt that my time in life will be lived with much more peace of mind.”

Resident at 777 Walnut