

DOWNTOWN SAN MATEO OPPORTUNITY SITES **EVALUATION OF ADDITIONAL UNITS**

Presented by

Kathy Kleinbaum
Assistant City Manager, City of San Mateo

Nevada Merriman
Director of Housing Development, MidPen Housing

City Council Study Session | February 3, 2020

	Council Direction
1. Should the housing project be built concurrently with the parking garage?	✓
2. Should the income targets of the project be revised to serve households of up to 80% of AMI?	✓
3. Should the City waive a portion of the development review fees for this project?	✓
4. Should the City consider reducing the threshold for allowed credits against the Park Impact Fee for affordable housing projects?	✓
5. Does the Council want to include the Community Room (Work Resource Center) in the project?	✓
6. Should the housing project be designed to be 100% electric (no natural gas service)?	✓
7. Does the Council want to explore amendments to the project under AB 1763 ?	Explore
8. Is the Council willing to commit additional City resources to this project, as needed?	Explore

Summary of November 18, 2019 Study Session

	<u>Original Proposal</u>	<u>Updated Proposal</u>
Unit Count	164 Units	225 Units
Residential Parking Spaces	164	164
Residential Parking Ratio <i>(Units to Parking Spaces)</i>	1 : 1	1 : 0.7
Building Height <i>(Feet)</i>	5 Stories (53' 6")	7 Stories (~79')
Onsite Resident Outdoor Amenity Space	9,630 SF	13,690 SF



**61 Additional
Units**

ORIGINAL & UPDATED PROPOSAL

7th Floor Deck

Premium Materials

Increased Articulation

PRELIMINARY CONCEPT



	<u>Original Proposal</u>	<u>Updated Proposal</u>
Affordability Mix	50% of units restricted at 60% AMI or below; 50% of units restricted above 60% AMI	No change
Public Employee Preference	25%	No change
Range of Affordability Levels	30% - 120% AMI	30% AMI - 80% AMI
Percentage of Project-Based Section 8 Vouchers (PBVs) to Total Units	29%	36%

ORIGINAL & UPDATED TENANT MIX

~\$260,000

Average PBV Value

~\$20,800,000

Average Value of 80 PBVs to Project

THE VALUE OF PROJECT-BASED SECTION 8 VOUCHERS

	<u>Studio</u>	<u>1-Bed</u>	<u>2-Bed</u>	<u>3-Bed</u>	<u>Total</u>	
Proposed Total	67	49	49	60	<u>225</u>	61 Additional Units
Proposed %	30%	22%	22%	26%	100%	
Original Total	9	79	33	43	<u>164</u>	
Original %	5%	48%	21%	26%	100%	

ORIGINAL & UPDATED TENANT MIX

	50% of Units				50% of Units			Manager*	Total
	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI</u>	<u>60% AMI</u>	<u>70% AMI</u>	<u>80% AMI</u>	<u>120% AMI</u>		
Proposed Total	43	23	33	13	55	56	0	2	<u>225</u>
Proposed %	19%	10%	15%	6%	25%	25%	0%		100%
Original Total	20	0	34	27	0	40	41	2	<u>164</u>
Original %	12%	0%	21%	17%	0%	25%	25%		100%

* Percentages exclude manager’s units.

ORIGINAL & UPDATED TENANT MIX

Residential Stalls

164

2BRs and 3BRs

109

Studios and 1BRs

55

Residential Ratio

1:0.7

(Units to Parking Spaces)

Public Stalls

532

Total

696

Parking Management Strategies

- > Shared Parking
- > Monthly Transit Passes
- > No Car Preference for Studios and 1BRs

PROPOSED PARKING



34%

Increase in Total Development Costs

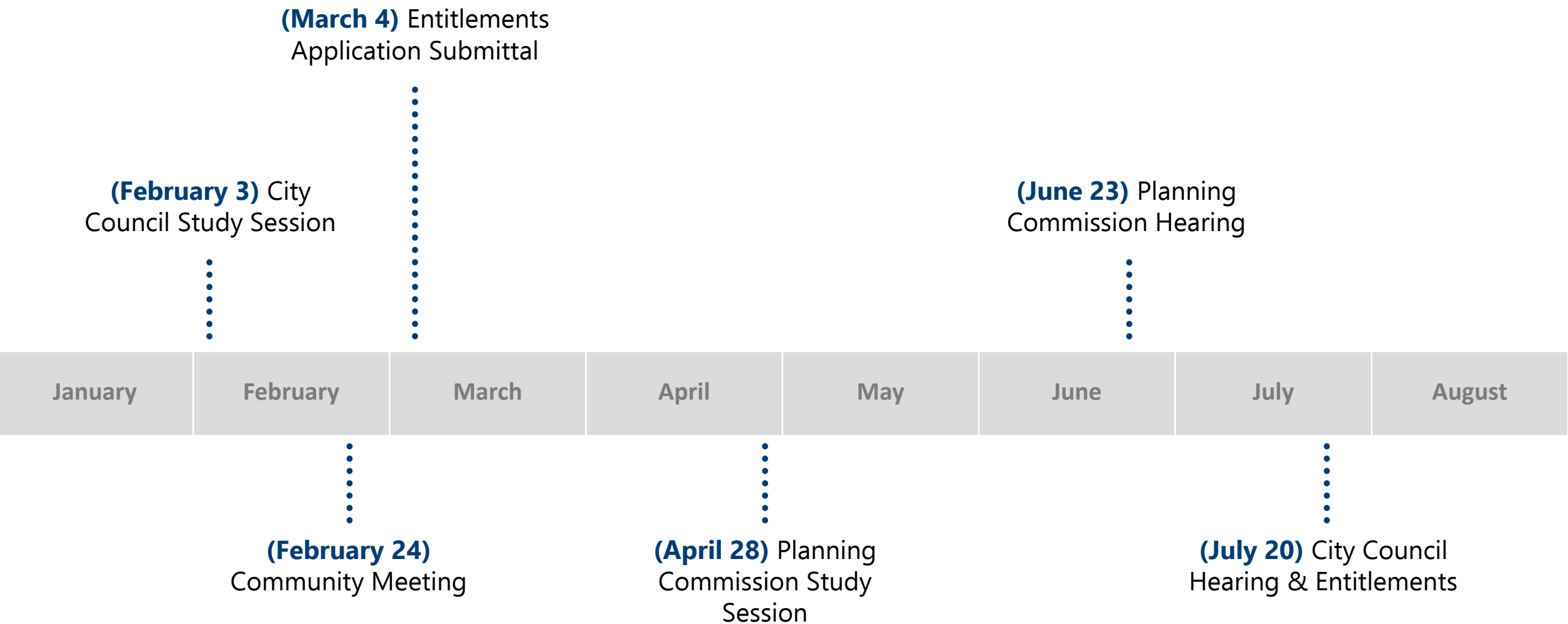
\$9,500,000

Current City Commitment
(Housing and Parking Funds)

\$3,000,000

Additional City Contribution Requested

FINANCING



ANTICIPATED SCHEDULE

- 1. Does Council want the Applicant to move forward with the new proposal with additional units?**
- 2. Does Council want the Applicant to modify the residential parking ratio?**
- 3. Will Council commit an additional \$3,000,000 contribution to the project?**

DIRECTION REQUESTED FROM CITY COUNCIL

[Reference Slides]

2017

Single
Occupant

≤ 50%	≤ 60%	≤ 80%	≤ 100%	≤ 120%	AMI
\$46,100	\$55,320	\$73,760	\$92,200	\$110,640	Income
Library Assistant I (45K) Office Assistant I (45K) Para-Educator I (34K)* Program Assistant I (45K)	Custodian (50K) Elementary Teacher (55K)* Landscape Laborer (50K) Maintenance Worker I (53K) Police RCD Spec. I (49K)	Accounting Assistant (60K) Building Inspector (73K) Comm. Service Off. I (57K) Executive Assistant (66K) Librarian I (60K) Police Dispatcher I (72K) Program Serv. Coord. (60K)** Pump Stn. Mechanic I (68K)	Business Sys. Analyst I (84K) Firefighter (88K) HR Analyst I (77K) Network Tech. (76K) Plan Checker I (78K) Planner Associate (87K) Public Works Sup. (92K) Supervising Librarian (77K) WWTP Operator I (77K)	City Atty. Dep. I (93K) Managing Arborist (98K) Police Officer (98K) Senior Mgmt Analyst (93K) + 120% AMI in 2017 Police Sergeant (118K) Principal Planner (119K) Senior Engineer (119K)	Jobs

2019

Single
Occupant

≤ 50%	≤ 60%	≤ 80%	≤ 100%	≤ 120%	AMI
\$56,450	\$67,740	\$90,320	\$112,900	\$135,480	Income
Accounting Asst I (54K) Central Services Water (44K) Custodian (55K) Landscape Laborer (55K) Library Assistant I (47K) Med Services Asst. II (32K)*** Office Assistant (32K)*** Para-Educator I (37K)* Police RCD Spec. I (53K) Program Assistant II (54K)	Accounting Assistant (65K) Comm. Service Off. I (61K) Elementary Teacher (58K)* Executive Assistant (66K) Librarian I (64K) Maintenance Worker I (58K)	Building Inspector (78K) Firefighter Trainee (84K) HR Analyst I (85K) Network Tech. (71K) Plan Checker I (84K) Police Dispatcher I (77K) Pump Stn. Mechanic I (68K) Special Ed Teacher (89K)* Supervising Librarian (88K) WWTP Operator II (86K)	Business Sys. Analyst I (93K) City Atty. Dep. I (102K) Firefighter (99K) Managing Arborist (109K) Planner Associate (95K) Police Officer (110K) Public Works Sup. (102K) Senior Mgmt Analyst (102K)	Fire Captain (132K) Police Sergeant (132K) Principal Planner (130K) Senior Engineer (130K)	Jobs

CHANGES IN AFFORDABILITY CATEGORIES



Original - 5 Story Residential Building | 164 Units



Proposed - 7 Story Residential Building | 225 Units

5 & 7 STORY COMPARISON