

The Scope of the Problem



October 13, 2016

Agenda

1. Affordable Housing Need
2. Impact Fee Basics
3. Grand Nexus Study and Other Counties
4. Pros and Cons of Fees



Loss of Affordability

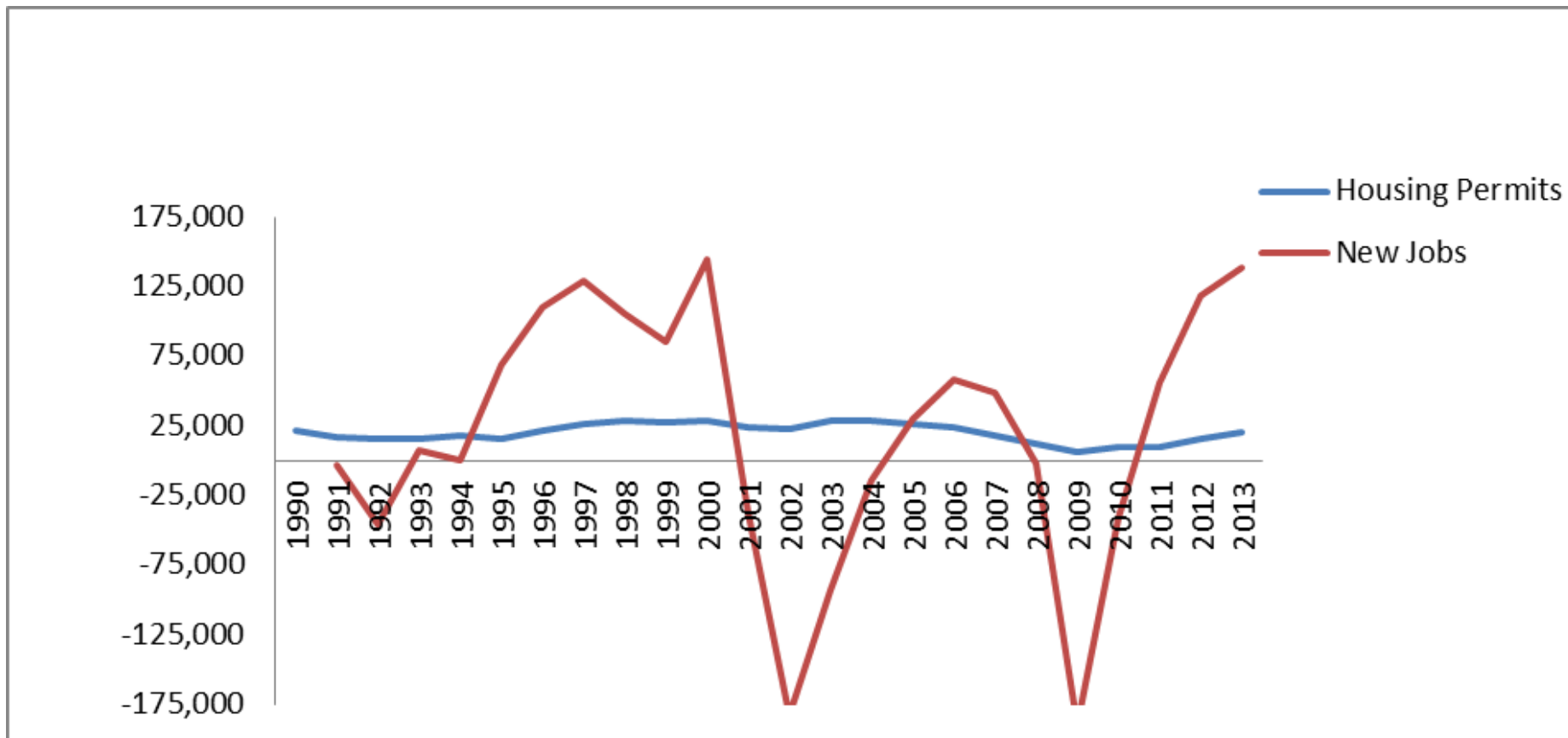


Santa Clara Home Sales History

(2014 dollars)

Year	Sales Price	Potential Buyer
1992	\$410,700	\$94,500
1995	\$365,800	\$81,600
2006	\$631,800	\$153,700
2009	\$602,800	\$138,700
2009	\$665,500	\$153,100
2015	\$1,156,000	\$230,100

Jobs / Housing Balance



Sources: California EDD; US Census Building Permit Survey.

Average Sales Price SF Home

	Median Sale Price	Median Price per sf
Atherton	\$5,950,000	\$1,201.00
Belmont	\$1,507,500	\$837.00
Brisbane	\$802,000	\$599.00
Burlinga+mez	\$1,950,000	\$964.00
Colma	\$695,000	\$422.00
Daly City	\$770,000	\$556.00
East Palo Alto	\$640,000	\$500.00
Foster City	\$1,565,000	\$761.00
Half Moon Bay	\$1,150,000	\$516.00
Hillsborough	\$4,172,500	\$995.00
Menlo Park	\$2,025,000	\$1,092.00
Millbrae	\$1,385,000	\$810.00
Pacifica	\$800,000	\$572.00
Portola Valley	\$2,633,000	\$989.00
Redwood City	\$1,328,000	\$809.00
San Bruno	\$880,000	\$612.00
San Carlos	\$1,600,000	\$852.00
San Mateo	\$1,275,000	\$792.00
South San Francisco	\$809,400	\$573.00
Woodside	\$2,755,000	\$915.00
San Mateo County	\$1,250,000	\$734

Source: San Mateo County Association of Realtors.

Go to <https://www.samcar.org>, choose Market Data on the far right, download the latest years annual report

Salary Needed to Buy Median Home

Sales price:
\$880,000

Salary:
\$45,000



Maximum Sales
Price: \$166,000

Source: <https://www.zillow.com/mortgage-calculator/house-affordability/>

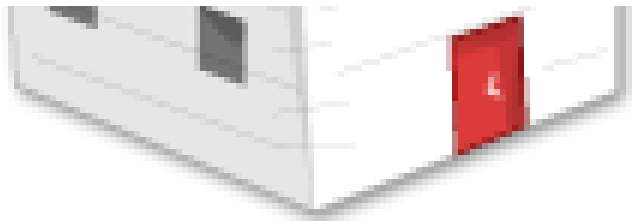
Adjust income, click advanced and adjust interest, taxes, etc. Assume 50% of salary as down payment.

Salary Needed to Buy Median Home

Sales price:
\$880,000

Salary:
\$65,000

Maximum Sales
Price: \$288,000

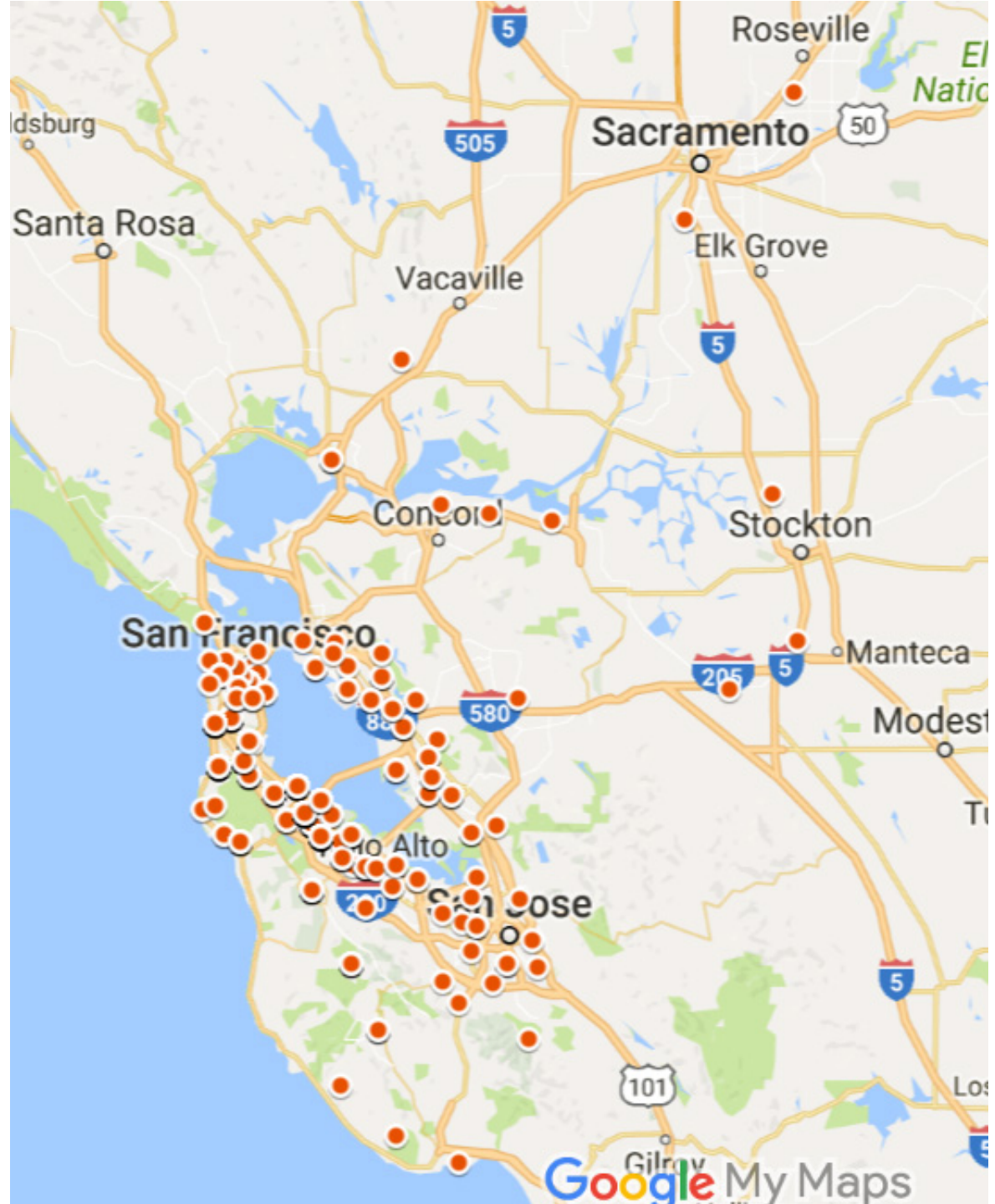


Source: <https://www.zillow.com/mortgage-calculator/house-affordability/>

Adjust income, click advanced and adjust interest, taxes, etc. Assume 50% of salary as down payment.

Where Employees Live

- Save addresses in Excel
- Go to <https://www.google.com/mymaps>
- Create a new map
- Add a layer, import the Excel file



Summary

- Cost of housing makes it harder to hire and retain teachers
 - Financial and educational costs
- Teachers increasingly live far away meaning they are less involved in the community