

### **Attachment 3 Housing Needs Summary**

The Housing Element includes background analyses on City's demographics, employment and housing trends, constraints to housing, housing needs, and potential resources that aid housing production. Below is a brief summary of the analysis that are discussed in the draft document:

- **Population Growth** – San Bruno experienced approximately 11% population growth between 2010 (41,114 people) and 2020 (45,454). Despite strong economic conditions, population growth has begun to slow partly due to rising housing costs as residents relocate to more affordable housing markets. The COVID-19 Pandemic has contributed to slower population growth in recent years.
- **Ethnicity Trend** - From 2000 to 2019, the fastest growing race/ethnic group in San Bruno was Asian. San Bruno also has a large Hispanic population which has remained stable over the same period. The White population has steadily decreased from half in 2000 to 33% in 2019.
- **Income Level** - Almost half of the overall San Bruno's households (renters and homeowners) are within the lower income (45%) category. Many San Bruno households fall into lower AMI categories due to relatively stagnant wages in many industries. Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen.
- **Available Housing Stock** - San Bruno had a total of 16,159 housing units as of 2019, which is a five percent increase since 2010. Unfortunately, housing production has not kept up with the housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. The housing stock in San Bruno in 2020 was primarily made up of single-family detached buildings (56%) and multi-unit buildings of 5 units or more (35%).
- **Regional Context** - Although San Mateo County has a robust economy and low unemployment rate, the cost of living index for housing continues to contribute the fact that much of its workforce cannot afford to live and sustain themselves within the San Mateo County.
- **Regional High Housing Cost Concern** – The median and average prices of both single-family homes and condos in San Mateo County and the Bay Area increased by more than 100% from 2010 to 2021. In San Bruno, home and condo prices increased nearly 150%. Like home values, rents have also increased across the Bay Area in the last decade. Many renters have experienced eviction or displacement due to excessive high rent in the region.

- **Housing Cost** - In San Bruno, 37% of households are cost burdened or severely cost burdened. Spending such large portions of income on housing puts households at higher risk of displacement, eviction, or homelessness. Cost-burdened households tend to live in overcrowded homes and have limited money to dedicate towards other necessities such as food, transportation, and medical care.
- **Aging Population and Senior Housing**- San Mateo County is expecting a 26 percent increase in the number of seniors between 2020 and 2030. Twenty-six percent of senior households in San Bruno earn 0%-30% of AMI, and 44% of households earn below 50% AMI. Affordable housing options for these seniors are crucial. Seniors are significantly more likely to be homeowners than renters and their homes are in need of retrofits to allow them to age in place or stay in the community but in a smaller unit or with services available.
- **Disability** - Eight percent of San Bruno residents have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. In addition to the need for housing that is accessible or ADA-compliant, housing affordability is a key limitation as many persons with disabilities live on disability incomes or fixed income.

The above-mentioned trends lend themselves to policies that seek to ensure a wider variety of housing will be provided. While the last several decades have mainly focused on construction of single-family homes, limited townhouse projects and larger apartment complexes, public input and identified needs indicate a desire for other types of housing such as small apartments, accessory dwelling units, senior living options and middle housing in existing residential neighborhoods. The past and projected population growth and overcrowding all indicate a need for an increased number of homes in the city.