2015-2023 Housing Element

City of Redwood City

Adopted
October 20, 2014

Housing Element

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Housing Element

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Incorporated in 1868, Redwood City is a growing and diversifying jobs center and residential community with many assets, including diverse geography, frontage on the San Francisco Bay, a pleasant year-round climate, a deep-water port, a well-rounded economic base, an exciting Downtown, and a strategic location midway between San Francisco and San Jose. These features and a diverse local economy make Redwood City an attractive place to live and work. This Housing Element continues the City's commitment to ensuring new opportunities for residential development, as well as for preserving and enhancing our existing neighborhoods.

Introduction

Redwood City (and the Bay Area in general) continues to be one of the most desirable and expensive residential real estate markets in the country. Despite the mortgage crisis that began in 2008 and an increasing number of foreclosures, rents generally continued to rise throughout the region. Furthermore, housing sale prices have regained losses associated with the 2008 recession, and most Bay Area homes continue to be too expensive for families with average household incomes to afford.

The Housing Element must be reviewed for consistency with State law by the California Department of Housing and Community Development.

In addition to housing affordability, land use development patterns throughout California over the past half century have contributed to the loss of open space, traffic congestion, and greenhouse gas emissions. Recent economic reports show that an increasing number of Bay Area workers are trading longer commutes for more affordable housing options in outlying areas. How and where we develop housing will continue to have both regional and statewide impacts, and so must be carefully planned.

Redwood City seeks to create housing opportunities for a variety of housing types. The City's innovative Downtown Precise Plan and new Mixed Use General Plan land use designations are facilitating the redevelopment of underutilized properties to create vibrant, walkable centers and corridors. New housing in these areas is an integral part of the vision for Redwood City; and a balance of housing opportunities for both affordable and market-rate housing is essential to meet this goal.

City Center Plaza combines 81 affordable housing units, commercial, educational, and child care uses.

The Redwood City Housing Element identifies the existing and projected need for housing in the community in terms of affordability, availability, adequacy, and accessibility. The Housing Element specifies ways in which the housing needs of existing and future resident populations in Redwood City can be met. This Element must be updated periodically,

consistent with State housing element law, and each draft Housing Element must be reviewed by the California Department of Housing and Community Development (HCD). This Housing Element covers a period extending from adoption to January 31, 2023.

Relationship to Other General Plan Elements

The Redwood City General Plan consists of five Elements: The Built Environment, Housing, Building Community, Public Safety, and Natural Resources. The Housing Element complements other General Plan Elements and is consistent with the goals and policies set forth by the Plan. For example, residential densities established in the Built Environment Element are incorporated within the Housing Element and form the basis for establishing the residential capacity of developable sites identified in the Housing Element. Constraints identified in the Natural Resources Element, such as limited water supply and areas subject to flooding, are recognized in the Housing Element.

Should the Built Environment Element or other Elements of the General Plan be changed, the City will amend the Housing Element as needed to ensure consistency with the General Plan and to maintain adequate sites to accommodate any portion of the city's unmet share of the regional housing needs assessment.

Related Plans and Programs

A number of local and regional plans and programs relate to the Housing Element. Brief descriptions of these plans and programs follow.

Consolidated Plan

The Consolidated Plan is a five-year planning document required of all jurisdictions receiving U.S. Department of Housing and Urban Development (HUD) funding. Redwood City's 2010-2015 Consolidated Plan fulfills the City's statutory requirements for the City's two entitlement programs: Community Development Block Grant (CDBG) and HOME investment Partnership (HOME).

The major purpose of the Consolidated Plan is to clearly outline a plan to address the needs of low-income households, who are the intended beneficiaries of HUD programs. The Consolidated Plan is designed to shape various housing and community development strategies and

facilitates a collaborative process and unified vision between local decision-makers and the community to address local problems comprehensively. Portions of the annual CDBG and HOME funds entitlements can be used by the City to implement programs identified in the Housing Element.

HOPE Plan to End Homelessness

HOPE (Housing Our People Effectively) is a ten-year action plan initiated by San Mateo County that brings together the business, nonprofit, and public sector communities to address the challenging issue of homelessness. This plan reflects the Board of Supervisors' goal that housing should exist in our community for people at all income levels and all generations of families, including those who are extremely low-income or who are homeless. The HOPE Plan is built around two key strategies: housing and prevention. To end homelessness, San Mateo County must follow the housing strategy successfully documented in other communities around the country: increasing the supply of permanent affordable and supportive housing for people who are homeless and developing strategies to help them move into housing as rapidly as possible. The second key strategy is to prevent individuals and families from becoming homeless in the first place by assisting them to maintain their housing. These goals are consistent with the Redwood City Housing Element.

Urban Water Management Plan

Redwood City adopted the 2010 Urban Water Management Plan (UWMP) in accordance with the requirements of the California Urban Water Management Act. Redwood City owns and operates a water utility that supplies approximately 13,000 acre-feet of water annually to the homes and businesses in Redwood City. The plan describes the city's water service area and current and projected population, climate, and other demographic factors affecting Redwood City's water management planning. The UWMP also identifies and quantifies projected water demands to the year 2030, and the existing and planned sources of water available to the city to meet those demands.

The primary infrastructure constraint for new housing in Redwood City is related to the availability of water. Redwood City's sole potable water source is the Hetch Hetchy regional water system operated by the San Francisco Public Utilities Commission (SFPUC). Redwood City has a contracted water allotment with the SFPUC, but has the ability to purchase additional required supply from SFPUC as a result of other

customers not using their full contractual supply. However, in recent years, Redwood City has purchased less than the contractually allowed amount of water from SFPUC, largely due to successful water conservation efforts and the implementation of the City's recycled water project. While adequate water is presently available to meet the current development demands, the City will need to continue to monitor demand as the City has limited ability to further expand water supply beyond current planned expansions of the recycled water project. The Urban Water Management Plan must be updated every five years; the City is initiating the drafting of a 2015 Urban Water Management Plan in 2014.

Grand Boulevard Initiative

The Grand Boulevard Initiative is a coordinated effort of 19 cities (including Redwood City), San Mateo and Santa Clara counties, and local and regional agencies united to improve the performance, safety, and aesthetics of El Camino Real. Starting at the northern Daly City boundary (where it is named Mission Street) and ending near the Diridon Caltrain Station in central San Jose (where it is named The Alameda), the initiative brings together for the first time all of the agencies having responsibility for the condition, use, and performance of the street. The Grand Boulevard Initiative looks to transform El Camino Real from a suburban, low-density strip commercial highway to vibrant, mixed-use pedestrian-friendly boulevard and destination that links regional transportation improvements and local economic development efforts.

21 Elements

Co-sponsored and coordinated by the San Mateo County Department of Housing and City/County Association of Governments, 21 Elements is a collaboration of San Mateo County jurisdictions to share resources and work together to update local Housing Elements. This project provides opportunities for municipalities to share resources, successful strategies, and best practices, and has resulted in stronger local partnerships as well as higher-quality certified Housing Elements. In addition, this group is working together to complete a County-Wide Housing Nexus Study to inform future policies as they relate to the City's housing needs and requirements.

Data Sources

The housing and demographic data reported in this Housing Element has been collected from a variety of sources, including:

- United States Census and American Community Surveys (ACS)
- Association of Bay Area Governments (ABAG)
- State of California, Departments of Finance, Employment Development, Social Services, and Developmental Services
- United State Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)

Specific data sources used are identified in each table or figure.

Community Involvement and Input

Redwood City understands that an engaged community is the cornerstone of a thriving city. Community involvement leads to a higher quality of life, with citizens and City government working in partnership. The City is working together through its neighborhood boards, community based planning, PACT (Partnership Academy for Community Teamwork), and Community Builders Program to work on neighborhood issues and improve their well being. In 2013, Redwood City initiated an update to the 2010 adopted Housing Element, consistent with State law requiring all Housing Elements to be updated on a legislated schedule.

21 Elements Outreach Panels

The 21 Elements team facilitated a series of panel discussions to solicit input from stakeholders throughout the county on housing issues. Three meetings were held, with focused stakeholder participants, including housing developers, housing advocates and funding providers, and special needs service providers.

21 Elements Developer Panel

On December 5, 2013, the 21 Elements project team convened a panel of local developers to discuss housing development issues in San Mateo County. The panel consisted of representatives from Mercy Housing, MidPen Housing Corporation, Habitat for Humanity, Van Meter Williams Pollack (architects), and Bridge Housing. The panel addressed present and future concerns in housing development, such as community politics, the growing senior population, and the pressing need for more workforce housing. Key recommendations from the panel included:

- Utilize program-level CEQA review to add certainty and speed to development approval, as feasible
- Examine local density and FAR requirements, and consider a variable density system where small units or senior units only count as a fraction of a unit
- Facilitate lot consolidations
- Consider increasing density beyond 30 units/acre to allow for better design
- Reduce parking requirements, or create separate parking requirements for affordable housing.

21 Elements Advocates and Funders Panel

On February 6, 2014, local housing advocates and funding providers met to discuss housing needs in San Mateo County, and solutions to address this need. The panel consisted of representatives from Silicon Valley Community Foundation, Enterprise Community Partners, Housing Leadership Council – San Mateo, Peninsula Interfaith Action, Law Foundation of Silicon Valley, and Building Industry Association. Additional advocates in attendance included the Housing Leadership Council/HEART and the Sierra Club. The panel discussed the extreme lack of affordable housing in San Mateo County, and the high cost of all housing in general. The panel presented solutions to address this problem, including allocating more resources through housing trust funds and affordable housing impact fees, encourage the development of more housing in the context of great places, anti-displacement measures such as strengthened condo conversion requirements and considering community benefits, and continuing to educate and outreach to the community to dispel myths about affordable housing.

21 Elements, a countywide Housing Element Update collaboration project, hosted three panels to bring regional stakeholders together to discuss housing issues relevant to the Housing Element update.

21 Elements Special Needs Service Providers Panel

On April 10, 2014, 21 Elements hosted a panel to discuss housing issues for special needs groups. Representatives from HIP Housing, San Mateo Mental Health, local shelters, and attorneys for disability rights attended the meeting. The group discussed potential legislative actions to address shared housing within the context of the Housing Element, including counting this type of housing toward regional housing need allocations, the high level of need to increase the number of housing units available for extremely low-income households, and the need for a variety of types of transitional housing (including small 4-6 bed arrangements that can be most successful). The San Carlos Airport Land Use Compatibility Plan update was also discussed, and the potential constraints on new housing that could be imposed by revising land use compatibility boundaries.

Redwood City Housing Element Community Meetings

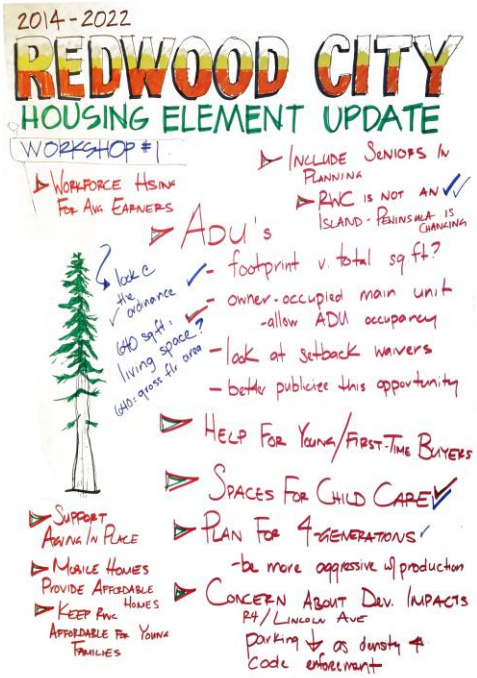
Redwood City hosted a community workshop on December 3, 2013 to present information on the Housing Element and provide a forum for residents and interested stakeholders to discuss housing issues and concerns that should be addressed in the Housing Element Update. The Housing Element consultant led the public in a facilitated discussion focused on three topics: affordable housing, constraints to housing development, and housing options for our aging population.

Comments at the workshop focused on the following themes:

- Accessory dwelling unit ordinance: Review and revise to remove certain constraints
- Loss of Redevelopment Agency set-aside funds poses a constraint to financing new affordable housing
- Affordable Housing Options: Consider mechanisms such as inclusionary units or fees, commercial linkage, and other incentives to encourage affordable housing production for all types of households, including young families, special needs households, seniors, emancipated youth, and extremely low-income households
- Senior Housing: Support for all types of housing for seniors, including aging in place, small units, house shares, and services

These issues are discussed in more detail in the Needs Assessment, Constraints, and Plan components of this Housing Element.

The Housing Leadership Council of San Mateo County also hosted a Local Housing Committee meeting on the Redwood City Housing



Comments from the December 3, 2013 community meeting were recorded on a wall graphic.

Element Update. City staff members, advocates, and residents attended. The Housing Leadership Council provided a summary of Housing Element requirements and potential new policies to consider. Staff provided an overview of recent housing activities, including creating new mixed use zoning districts and current housing projects in the pipeline. Comments at this meeting focused on new policies and programs to address senior needs, provide community benefits, and participate in the countywide nexus study to determine potential affordable housing impact fees.

City staff also attended numerous local neighborhood group and organizations meetings, as well as City commission meetings to provide information about the Housing Element and receive feedback on housing issues of concern and potential solutions to address challenges.

Redwood City held two community workshops to review the draft Housing Element with the community: May 27, 2014 with the Housing and Human Concerns Committee/Senior Affairs Commission, and June 3, 2014 with the Planning Commission.

At the May 27 meeting, the Commission and Committee discussed the impact of increasing rents and lack of affordable housing on the community. Measures to assist in this were discussed, such as rental assistance and other programs to help people stay housed in the area. Senior housing needs were also reviewed, with discussions about transportation and other services to help seniors stay independent, accessory dwelling units, and retirement villages. Staff provided information about housing programs that the City is currently involved in and the cooperation with nonprofit housing developers to construct projects in Redwood City. There was also further discussion about the ongoing Nexus Study and Community Benefits study, as well as ways to get the senior community further involved in housing issues.

At the June 3 Planning Commission meeting, there was general discussion about the Nexus Study and Community Benefits, and the timing with relationship to the Housing Element. Speakers emphasized the negative impact of high rental rate increases on the character of the community and on the ability for a diverse range of people to be able to remain in Redwood City. Rent stabilization and other anti-displacement policies, as well as unique housing opportunities such as floating homes, were also mentioned during public comment. Furthermore, the topic of veterans as a special needs group with distinct housing and service needs was also discussed.

In response to these concerns, staff has further addressed the issue of veterans in the Housing Needs Assessment and Housing Goals and Policies sections. Staff is also preparing further research and information on anti-displacement policies to bring back to the community outside of the Housing Element process. Floating homes continue to be discussed under the Mixed-Use Waterfront designation and described as an alternative housing type in Program H-18 of the Housing Element. Other smaller comments raised by the Commissions and the Committee have been incorporated into this draft.

Housing Vision - 2030

Redwood City is a place that residents are proud to call home. Residents and workers in Redwood City have various housing needs, reflective of their stages in life and income levels. Redwood City's land use policies facilitate many housing types and styles of living, from high-density apartments in Downtown, to single-family homes in our many unique neighborhoods, as well as walk-up townhomes, live/work units, and opportunities to live aboard boats on the city's waterfront. Redwood City is a leader in providing resources to facilitate the development of housing, and especially affordable housing, within its borders. The availability of housing choices fosters livability in our city and strengthens the economy. As change occurs in Redwood City, new development will be required to harmonize with neighborhood character and be mindful of our historic resources.

Needs Assessment

This Housing Needs Assessment presents information on Redwood City's resident population, housing stock characteristics, and employment trends. This information lays the foundation for the goals, policies, and programs that aim to address these housing needs.

Population Trends

A community's population characteristics affect the amount and type of housing needed. Factors such as population growth, age, income, and employment trends influence the type of housing needed and households' ability to afford housing. This section evaluates the various population characteristics that affect Redwood City's housing needs.

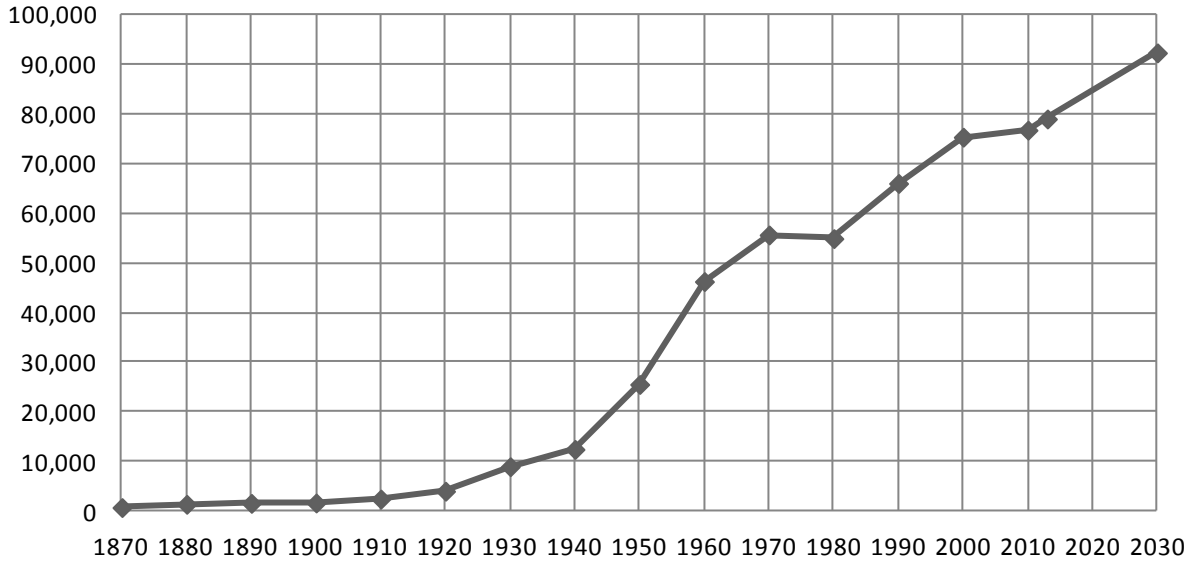


Figure H-1: Population Trends

Source: CA Department of Finance (2013), ABAG Projections 2013

Incorporated in 1868, Redwood City experienced slight growth during the 19th century and early 20th century. The city's first major growth occurred following World War II. Redwood City grew steadily through the next decades, with a minor decrease in population in the 1970s (Figure H-1).

As indicated in Figure H-1, the city's population increased at a rapid rate in the 1980s and 1990s, as there remained vacant land suitable for development in Redwood Shores. Population growth slowed during the

2000s, with only 1,413 new residents added during that decade. According to California Department of Finance (DOF) estimates, Redwood City had a January 2013 population of 79,074 residents, representing a recent three-year increase in population growth that is almost twice the growth experienced during the 2000s. This is consistent with the recent housing boom experienced subsequent to the adoption of the new General Plan and Downtown Precise Plan.

The Association of Bay Area Governments (ABAG) anticipates continued growth in Redwood City through 2030, with a projected increase in population of approximately 20 percent between 2010 and 2030. This increase is consistent with the County's projected population growth as a whole.

Table H-1: Population Growth: Redwood City and Surrounding Cities

Jurisdiction	2000	2010	Estimated Population 2013	Projected Population 2030	Projected Percent Change 2010-2030
Atherton	7,194	6,914	6,893	7,600	10%
Belmont	25,123	25,835	26,316	28,500	9%
Brisbane	3,597	4,282	4,379	7,000	63%
Burlingame	28,158	28,806	29,426	34,000	18%
Colma	1,187	1,454	1,458	1,900	31%
Daly City	103,625	101,072	103,347	129,700	28%
East Palo Alto	29,506	28,155	28,675	41,400	47%
Foster City	28,803	30,567	31,120	33,000	8%
Half Moon Bay	11,842	11,324	11,581	13,800	22%
Hillsborough	10,825	10,825	11,115	13,000	20%
Menlo Park	30,785	32,026	32,679	36,700	15%
Millbrae	20,718	21,532	22,228	25,700	19%
Pacifica	38,390	37,234	37,948	39,600	6%
Portola Valley	4,462	4,353	4,448	4,500	3%
Redwood City	**75,402**	**76,815**	**79,074**	**91,900**	**20%**
San Bruno	40,165	41,114	42,828	53,400	30%
San Carlos	27,718	28,406	28,931	32,700	15%
San Mateo	92,482	97,207	99,061	116,200	20%
South San Francisco	60,552	63,632	65,127	75,200	18%
Woodside	5,352	5,287	5,441	5,700	8%
Unincorporated	61,277	61,611	63,603	71,200	16%
San Mateo County Total	707,163	718,451	735,678	862,800	20%

Source: U.S. Census (2000 and 2010); CA Department of Finance (2013); Association of Bay Area Governments, Projections 2013

Age

Patterns indicate that different age groups have varying housing needs. As such, housing choice often correlates to the age of residents. For example, young adult households may choose to occupy apartments, condominiums, and small detached homes because of affordability, location, and no or few children. Middle-age adults may prefer larger homes in which to raise families. Seniors may have varying housing interests, with some preferring smaller units that have lower costs and are more proximate to services, while some wish to stay in their homes and "age in place". According to the American Community Survey, the median age in Redwood City is 36. Approximately 27 percent of the residents are children under 19, and 15 percent are over the age of 60. Redwood City has a slightly younger population than other jurisdictions in San Mateo County. Redwood City, like other cities in San Mateo County, expects to see a dramatic increase in the number of seniors as the baby boomer generation ages. Table H-2 shows the current distribution of the population in San Mateo County by age cohort.

Table H-2: Age Characteristics

Age Group	Redwood City in 2000	Redwood City in 2011	San Mateo County in 2011	State of California in 2011
Under 5 years	8%	8%	6%	7%
5 to 19 years	18%	19%	18%	21%
20 to 34 years	25%	21%	19%	22%
35 to 44 years	18%	17%	15%	14%
45 to 59 years	18%	20%	22%	20%
60 to 74 years	8%	10%	13%	11%
75 years and over	5%	5%	6%	5%
Median age	35	36	39	35
Total population	75,402	76,992	720,143	37,330,448

Source: 2000 US Census SF1, 2009-2011 American Community Survey

Looking to the year 2030, the California Department of Finance (2013) projects that the number of people over the age of 75 in San Mateo County will increase from six percent of the population to 10 percent, comprising 79,949 of the projected 803,288 people in San Mateo County in 2030. The changing needs of the baby boomer population include new housing needs and preferences, housing affordability, walkable communities, and access to public transportation, in addition to housing design features that meet the needs of older adults.

Race and Ethnicity

The nature and extent of a community's housing needs can be somewhat determined by the racial/ethnic composition of its population. The size and type of housing preferred and the neighborhood desired often vary by a person or household's racial or ethnic background. Over the past 20 years, notable changes in the racial and ethnic characteristics of Redwood City have taken place, resulting in a decrease in the White population and a corresponding increase in Hispanic and Asian populations. The number of persons who identified as "Other" also increased dramatically, likely due to an additional category available in the 2000 Census: two or more races. By and large, the changes in Redwood City's racial and ethnic composition have paralleled trends in San Mateo County at large. According to the American Community Survey, Redwood City is 75 percent white and 10 percent Asian. Almost 40 percent of Redwood City's population also identifies as Hispanic. The Hispanic population has been growing over the past several decades. Latino or Hispanic is not a separate racial category on the American Community Survey, and so all individuals who identify as Latino or Hispanic also belong to another racial category as well (i.e.- black, white, other etc.). Race and ethnicity are shown in the table below for Redwood City, San Mateo County, and the State of California.

Table H-3: Race and Ethnicity

	City of Redwood City	San Mateo County	State of California
White	75%	59%	62%
Black	2%	3%	6%
Asian	10%	25%	13%
Other	8%	8%	14%
More than one race	4%	5%	4%
Hispanic	39%	25%	38%
Not Hispanic	61%	75%	62%
Total population	76,992	720,143	37,330,448

Source: 2009-2011 American Community Survey

Ethnic diversity is also often correlated with other demographic characteristics such as age, family and household size, and income. Figure H-2 shows the distribution of income by race in Redwood City.

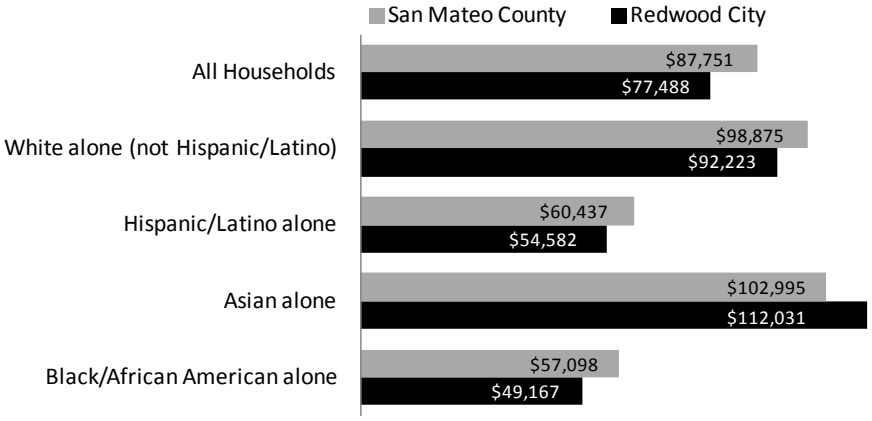


Figure H-2: Median Income by Race/Ethnicity

Source: 2008-2012 American Community Survey, based on 2012 income

Overall, Redwood City households' median income is estimated to be about $10,000 less than San Mateo County. Asians in Redwood City had higher incomes than Asians in the county, while all other households in Redwood City earned slightly less than the similar groups in the county at large.

Age distribution also varies significantly by race and ethnicity (Figure H-3), as the average age of Hispanic residents in the city tends to be younger than that of the citywide median. The median age of Asian and residents is fairly close to the median age for all households, while the median age for Whites was much higher than the overall median age. The data indicates that the population in general is slightly aging, and it appears that the White population is aging in place. However, as the proportion of non-White persons in the city increases, most of who are younger, the median age in the city may remain relatively constant or even decrease. At the same time, the aging baby-boomer population will likely balance the declining median age.

Figure H-3: Median Age by Race/Ethnicity
Source: 2008-2012 American Community Survey

Household Characteristics

The characteristics of a community's households impact the type of housing needed in that community. Household size, single versus double income, and physical ability or disability are all factors that affect the housing needs of a community. This section discusses the household characteristics affecting the housing needs of Redwood City residents.

Household Type and Size

A household is defined by the Census as all persons who occupy a housing unit, which may include families, single persons, and unrelated persons sharing a housing unit. Persons residing in group quarters such as dormitories, retirement homes, or prisons are not considered households. The characteristics of a community's households serve as important indicators of the type and size of housing needed in the city. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities to provide households of different ages and types the opportunity to live in Redwood City.

In 2011, the American Community Survey estimates there were 27,618 households in the city. As Table H-4 indicates, Redwood City is a stable, family-oriented community, with 68 percent of all households classified as families, which mirrors the family population county- and state-wide. According to a United State Census Bureau report, nationwide over the

last 60 years the number of single-person households has increased dramatically—from 10 percent of all households in the United States in 1950, to 17 percent in 1970, and by 2012, the proportion of single-person households had increased to 27.4 percent of all households. In Redwood City, single-person households comprise approximately 26 percent of the population.

Table H-4: Households by Type (2011)

	City of Redwood City	San Mateo County	State of California
Type of Household			
Single person	26%	25%	24%
Family no kids	33%	37%	35%
Family with kids	35%	31%	33%
Multi-person, nonfamily	7%	7%	7%
Total households	27,618	256,305	12,433,049
Household Size			
Average Household Size	2.7	2.7	2.9
Owners Average Household Size	2.8	2.8	3.0
Renters Average Household Size	2.4	2.7	2.9

Source: 2009-2011 American Community Survey

Household size is another important indicator of housing need. The presence of families with children, students, and elderly persons, among other groups, can have different effects on the average household size in a community. For example, household size is larger, on average, in communities where there are many families with children, compared to those where the elderly population is large. In either case, household size can help identify the type of housing necessary in a community. In Redwood City, the average family size was 3.26 persons per family in 2010, and the average household size was 2.69. Redwood City's gradual increase in average household size over time correlates with an increase in families with children in the city, and may also correlate with an increase in extended families living together or two households sharing housing.

Income and Employment: Housing our Local Workforce

Housing demand is also driven by the occupations held by residents and wages earned by households, in that income affects the types and prices of housing that can be afforded. Moreover, overall employment in the city affects housing demand, because as employment levels increase in Redwood City and nearby communities, a percentage of the workforce will desire to live within Redwood City rather than commute. This section describes current patterns in income and employment.

Income Profile

The ability of a household to acquire adequate housing is almost solely dependent on the income of the household. Household income is oftentimes the crucial factor in evaluating the size and type of housing that can be procured by any given household. Household income can vary greatly across many demographic factors including race, gender, and household type. While higher income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

Though San Mateo County has a robust economy, much of its workforce cannot afford to live within the county. Job growth has been strong, although cyclical, over the past 10 years, and is projected to continue. However, housing development has not kept up the pace with the growth in local jobs. According to the Department of Housing (Housing Needs Study, 2007), by 2025 San Mateo County's supply of housing will only meet one-third to one-half of the demand. Additionally, 40 percent of new jobs in the county will pay lower-income wages.

In 2013, the median household income for Redwood City was $82,000, which was lower than the county median of $92,000. Figure H-4 shows that, overall, a greater proportion of Redwood City's households are in the lower-income categories than the county as a whole.

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the metropolitan area:

- Extremely low-income households earn between 0 and 30% of AMI

- Very low-income households earn between 31 and 50% of AMI
- Low-income households earn between 51 and 80% of AMI
- Moderate-income households earn between 81 and 120% of AMI
- Above moderate-income households earn over 120% of AMI

Combined, the extremely low-, very low-, and low-income groups are referred to as lower income.

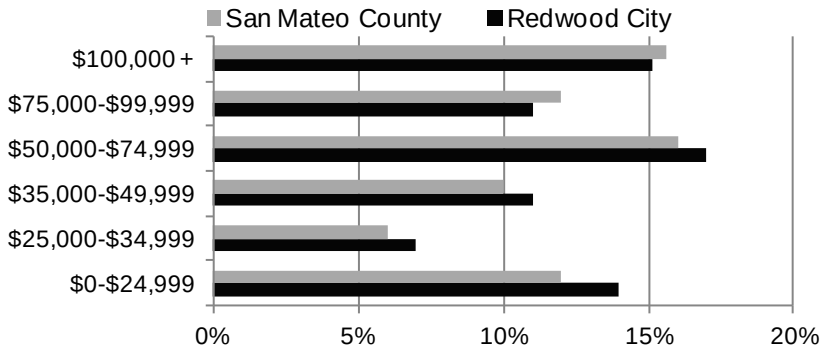


Figure H-4: Household Income

Source: Association of Bay Area Governments, adjusted to 2013 dollars

Figure H-5 shows the distribution of households by income in Redwood City. Almost half Redwood City's households are lower income: 15 percent are extremely low income, 13 percent are very low income, and 18 percent are low income. These residents are particularly at risk for overpaying for housing.

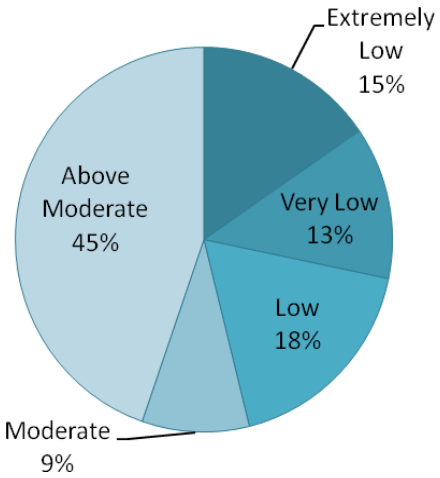


Figure H-5: Household Income

Source: CHAS Data 2006-2010

Whether a person rents or owns his or her home is closely correlated with income, as most households with lower incomes usually cannot afford to buy a home. Lower-income renters are more likely to be impacted when rents increase due to their income and the limited availability of choices in the rental housing market.

Table H-5: Households by Income Category and Housing Tenure (2010)

Tenure Type	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Owners	21%	37%	41%	54%	73%
Renters	79%	63%	59%	46%	27%
Total Number	4,140	3,560	4,970	2,545	12,430
Percent of all households	15%	13%	18%	9%	45%

Source: CHAS Data 2006-2010

Employment Characteristics

Changes in labor and employment characteristics have a direct impact upon current and future housing needs. Different industries and occupations within a particular industry often translate into different wage levels. These differences in wages directly impact a household's ability to afford certain types of housing, the ability to rent or own housing, and the ability to adequately maintain housing.

Approximately 39,100 Redwood City residents were employed in 2012, which represents a decrease from 2000 when 1,000 more residents were in the workforce. This is reflective of the slight increase in residents aged 60 – 74 (more likely retirees) and the small increase in school-aged children (see Table H-2). As shown in Table H-6, most of the residents are presently employed in two categories: managerial/professional and sales and office occupations.

Between 2000 and 2012 there was a significant increase in the proportion of residents in service occupations. All other categories of occupations decreased in real numbers, as the number of employees in the city decreased.

Table H-6: Employment by Occupation

Occupation	2000		2012		Percent Change
	Employees	Percent of Total	Employees	Percent of Total	
Managerial/professional	16,972	42%	16,338	42%	-4%
Service occupations	6,022	15%	7,625	19%	27%
Sales and office occupations	9,623	24%	8,908	23%	-7%
Natural resources, construction, maintenance	3,824	9%	3,216	8%	-16%
Production/transportation	3,659	9%	3,018	8%	-18%
Total Jobs	**40,100**	**100%**	**39,105**	100%	-2%

Source: U.S. Census, 2000 and 2008-2012 American Community Survey

A home meets the standard definition of affordability if it does not cost more than 30 percent of a household's income. A household that spends more than 30 percent of its gross income on housing is considered to be overpaying for housing. Overpaying for housing is a more acute problem for lower-income households since there is less discretionary money for other necessities. While individual household income conditions vary, it is useful to understand affordable home sales and rents based on occupation (Table H-7). More detailed information on housing prices in Redwood City is provided in the Housing Profile section of this chapter.

Table H-7: Home Affordability by Occupation (2013)

Occupation	Annual Salary	Affordable Home	Affordable Rent
Elementary School Teacher	$66,590	$255,805	$1,665
Police Officer	$97,487	$374,495	$2,437
Cook	$29,247	$112,352	$731
Retail Salesperson	$28,427	$109,202	$711
Registered Nurse	$112,137	$430,774	$2,804

Source: HCD State Income Limits 2013; www.hsh.com/calc-howmuch.html
Maximum Affordable House Price is based on the following assumptions: 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment; 1% property tax; PMI, 0.5% insurance rate; and no other monthly payments/debt.

Redwood City desires to create and maintain a jobs:housing balance that reflects the labor force needs of city residents, supports employment opportunities, and generates revenue for the City.

The Economic Census conducted by the U.S. Census Bureau profiles business throughout the country every five years, from the national to the local level. The most recent data available (2007) estimate that between 54,446 and 64,523 employees work in businesses in Redwood City (Table H-8). Assuming the average between these two numbers, this represents a significant (63 percent) increase from 1997 levels, when 36,496 employees worked locally.

Table H-8: Redwood City Economic Census

Industry	Number of Establishments	Number of Employees
Manufacturing	79	3,813
Wholesale trade	73	1,243
Retail trade	245	4,925
Information	107	13,466
Real estate & rental & leasing	121	915
Professional, scientific, & technical services	836	10,020 - 20,097
Administrative & support & waste management & remediation service	136	1,920
Educational services	44	310
Health care & social assistance	586	10,946
Arts, entertainment, & recreation	62	1,298
Accommodation & food services	226	3,120
Other services (except public administration)	290	2,470
Total	**2,805**	**54,446 - 64,523**

Source: U.S. Census, 2007 Economic Census

According to ABAG Projections 2013, employment in Redwood City was estimated at 64,640 in 2013 and is anticipated to increase by over 24 percent to 80,430 by 2025.

Table H-9 identifies major employers located in the city, including five organizations that employ over 1,000 individuals. Major employers in the city include computer software companies like Oracle Corporation and Electronic Arts and medical centers like Kaiser Permanente and

Sequoia Hospital. As the county seat, over 2,000 people have government-related jobs in Redwood City.

Table H-9: Top 10 Employers in Redwood City

Business	Type of Business	Number of Employees
Oracle Corporation	Enterprise software	6,524
County of San Mateo	Government	2,215
Electronic Arts	Multimedia	1,320
Sequoia Hospital	Hospital	1,050
Redwood City School District	Public Education	1,000
The Permanente Medical Group	Hospital	817
Silver Springs Networks	Enterprise Software	614
Stanford Hospital & Group	Hospital & Education	601
PDI/Dreamworks	Animation	553
Sequoia Union High School District	Public Education	477

Source: Redwood City, 2013 and Redwood City Chamber of Commerce, 2011

Special Needs Groups

Special needs groups, as defined by State law, include seniors, persons with disabilities, large households, female-headed families, farm workers, and the homeless. In addition, Veterans of the U.S. armed forces, while not a distinct special needs class per State law, often share many of the same characteristics with these groups. Individuals with special needs often have difficulty obtaining decent, affordable housing due to their special circumstances. A central goal of the Housing Element is to assist persons with special needs in meeting their housing needs.

Seniors

The special housing needs of the elderly stem from several factors: their relatively low fixed incomes, high health care costs, and physical limitations. Being on a low, fixed income makes it difficult for many elderly to afford adequate housing or maintain their homes. This is further compounded by rising health care costs due to health problems that arise with older age. As persons age and face reduced physical mobility, accessibility improvements are often necessary to maintain safe and independent living.

Younger seniors tend to need less support. Most prefer to stay in their home for as long as they can. They may benefit from programs to help them rehabilitate their homes to make them better for people to age in place. Older seniors often are unable to maintain a single-family home and look to move to a smaller home or some type of senior living development. Senior renters are particularly at risk for displacement because their incomes are decreasing while their housing expenses are increasing.

According to the American Community Survey, an estimated 8,469 elderly persons (over age 65) lived in Redwood City in 2011. This represents a very slight increase from 2000 (three percent). Approximately one-third of the senior population had some form of disability in 2011.

A fifth of senior households in Redwood City have incomes higher than $100,000, but almost 60 percent of senior households have an income below $50,000. The poverty rate among seniors in Redwood City (seven percent) is similar to the poverty rate for seniors in the county as a whole.

Table H-10 Senior Households by Income (2011)

Senior Income	City of Redwood City	San Mateo County	State of California
Below Poverty Level	7%	6%	10%
Income under $30,000	32%	28%	38%
$30000-$49,000	21%	19%	20%
$50,000-$74,999	20%	16%	16%
$75,000-$99,999	7%	11%	9%
$100,000+	20%	26%	17%
Total Seniors	5,117	55,093	2,474,879

Source and Notes: 2009-2011 American Community Survey, Seniors are age 65+

Seniors in Redwood City, like seniors in San Mateo County as a whole, are significantly more likely to be homeowners than renters. Thus, housing concerns for seniors in Redwood City might include retrofits to allow seniors to stay in their current home as they get older—often referred to as aging in place. Often, homeownership means greater housing security. According to the 2013 report, *Key Housing Trends in San Mateo,* a report prepared for the 21 Elements project, 52 percent of seniors who rent in San Mateo County are economically insecure while only 27 percent of seniors who own their own homes without a mortgage are economically insecure.

As the large baby boomer generation ages, Redwood City, like the rest of San Mateo County and the country in general, is expected to see a growing senior population. According to *Key Housing Trends in San Mateo County*, the county can expect to see a 76 percent increase in the number of seniors. A key challenge in the coming years will be how to accommodate the needs of aging residents.

Table H-11: Senior Households by Tenure (2011)

Age	Tenure	City of Redwood City	San Mateo County	State of California
	Owners	53%	60%	57%
All Ages	Renters	47%	40%	43%
	Total	27,618	256,423	12,433,172
	Owners	78%	79%	75%
Age 65-74	Renters	22%	21%	25%
	Total	2,532	27,053	1,265,873
	Owners	81%	81%	75%
Age 75-84	Renters	19%	19%	25%
	Total	1,420	18,014	823,750
	Owners	58%	75%	69%
Age 85 +	Renters	42%	25%	31%
	Total	1165	9,136	342,029

Source and Notes: 2007-2011 American Community Survey, Seniors are age 65 +

Universal design, also sometimes referred to as barrier-free accessible design, is the design of products and environments (including housing) to be usable by all people, to the greatest extent possible, without the need for adaptations or specialized design. As life expectancy rises and modern medicine increases the survival rate of those with significant injuries, illnesses, and birth defects, there is a growing interest in universal design. Some examples of universal design include curb cuts or sidewalk ramps, cabinets with pull-out shelves, and kitchen counters at several heights to accommodate different tasks and postures.

Persons with Disabilities

The Census Bureau defines disability as “a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from

being able to go outside the home alone or to work at a job or business." Not surprisingly, people over 65 are much more likely to have a disability.

People with disabilities face many challenges when looking for housing. There is a limited supply of handicap accessible, affordable housing generally, and the supply is especially tight near transit. Being near transit is important because many people with disabilities cannot drive. People with disabilities are also often extremely low income due to the challenge of securing long-term employment and high medical bills. Additionally, because some people with disabilities, particularly developmental disabilities, have lived with their parents, they often do not have rental or credit history. This makes it harder to compete for the limited housing that is available.

People with disabilities may have unique housing needs. Fair housing laws and subsequent federal and state legislation require all cities and counties to further housing opportunities by identifying and removing constraints to the development of housing for individuals with disabilities, including local land use and zoning barriers, and to also provide reasonable accommodation (flexibility or even waiver of certain requirements when it is necessary to eliminate barriers to housing opportunities for people with disabilities) as one method of advancing equal access to housing.

Table H-12: Age and Type of Disability (2011)

	Number			Percent		
	City of Redwood City	San Mateo County	State of California	City of Redwood City	San Mateo County	State of California
Under 18 with Disability	538	3,270	280,649	2.8%	2%	3%
Age 18-64 with Disability	1,984	23,231	1,843,497	2.6%	5%	8%
Age 65 + with Disability	2,770	28,703	1,547,712	33%	31%	37%
Any Age with Any Disability	5,292	55,204	3,671,858	7%	8%	10%
Any Age with Hearing Disability	1,149	15,651	1,022,928	1.5%	2%	3%
With Vision Disability	668	8,199	685,600	0.9%	1%	2%
With Cognitive Disability	1,987	19,549	1,400,745	2.6%	3%	4%
With Ambulatory Disability	2,754	29,757	1,960,853	3.6%	4%	5%
With Self Care Disability	1,381	12,819	862,575	1.8%	2%	2%
With Independent Living Disability	2,254	22,735	1,438,328	3.0%	3%	4%

Source: 2009-2011 American Community Survey. Some people may have multiple disabilities.

Many Redwood City residents have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. In 2011, roughly seven percent of the population reported a disability. The most common disabilities in Redwood City are ambulatory disabilities (3.6 percent of the population), independent living disabilities (three percent) and cognitive disabilities (1.5 percent).

Developmental Disabilities

California defines developmentally disabled as a "severe and chronic disability that is attributable to a mental or physical impairment. The disability must begin before the person's 18th birthday, be expected to continue indefinitely, and present a substantial disability." Some development disabilities cause mental retardation and some do not. Common developmental disabilities include Down's syndrome, autism, epilepsy, and cerebral palsy. People with developmental disabilities in San Mateo County have various diagnoses. The common ones are summarized below. Because people can have multiple diagnoses, the numbers total more than 100 percent.

Table H-13: Type of Developmental Disability in San Mateo County (2013)

Developmental Disability	San Mateo Country Percent
Mild/Moderate Mental Retardation	50%
Autism	18%
Epilepsy	18%
Cerebral Palsy	17%
Severe/Profound Mental Retardation	11%

Source: Golden Gate Regional Center, 2013

People with developmental disabilities tend to be younger than the general population. There are several reasons for this: for some diagnoses there is a shorter life expectancy; more importantly, starting in the 1990s there was an "autism wave" with many more young people being diagnosed with the disorder for reasons that are still not well understood. The racial demographics of the developmentally disabled population mirror that of the population of the Bay Area.

Table H-14: Age of People with Development Disabilities in San Mateo County (2013)

Age	San Mateo County Percent
0-5	19%
6-21	30%
22-51	36%
52+	15%
Total	100%

Source: Golden Gate Regional Center, 2013

Many people with developmental disabilities are unable to secure long-term employment. This results in many people relying on Supplemental Security Income (SSI) and many earn 10-20 percent of the Area Median Income (AMI).

People with developmental disabilities have various housing needs and housing situations. Almost all (63 percent) of Redwood City residents with developmental disabilities live with a parent or legal guardian. Approximately 20 percent of the population with disabilities lives in community care facilities, and another 14 percent live independently or with some supportive services.

Table H-15: Living Arrangements of People with Developmental Disabilities (2013)

Lives with	Number		Percent	
	City of Redwood City	San Mateo County	City of Redwood City	San Mateo County
Parents/Legal Guardian	344	2,289	63%	66%
Community Care Facility	71	532	13%	15%
Community Care Facility	44	73	8%	2%
Independent/Supportive	77	349	14%	10%
Intermediate Care	7	191	1%	5%
All Others	7	60	1%	2%
Total	550	3,494	100%	100%

Source: Golden Gate Regional Center, 2013. Counts based on zip code and may include small areas outside of jurisdictional borders.

According to the Golden Gate Regional Center (GGRC), trends that are affecting people with developmental disabilities include California's

moves to reduce institutionalization, aging family caregivers not being able to continue providing in-house care, and the growing wave of people with autism.

Deinstitutionalization – In 1977, California passed the Lanterman Developmentally Disabled Services Act to minimize the institutionalization of developmentally disabled people, help them remain in their communities, and to allow them to live their lives as similar to non-disabled people as possible. To accomplish this end, the State has been closing large institutional care facilities, resulting in more people with disabilities being integrated into the community. However, this has increased the demand for community-based independent living options to serve the needs of the developmentally disabled.

Aging Baby Boomers Unable to Care for their Children with Developmental Disabilities – Almost three-quarters of people with developmental disabilities live with a parent or caregiver, and many of these caregivers are baby boomers. As these caregivers age, their ability to continue to care for their developmentally disabled children will decrease to the point where it is no longer possible. This trend is also going to be a factor in the increased need for community-based independent living options for the developmentally disabled. Many service delivery systems and communities are not prepared to meet the increasing need.

Increasing Numbers of People with Autism - A large number of people with developmental disabilities have autism. They have been brought up as independent members of the community and want to remain independent and involved in the community. There is a coming need to supply community-based independent living options for these individuals.

Disability Policy Recommendations

The three major needs for people with disabilities are low-cost (subsidized) rents, handicapped accessible homes, and buildings near public transportation. These needs are very similar to the desires of other segments of the population. Policies that promote affordable housing generally are also good for the disabled community. Specific recommendations from the Golden Gate Regional Center include:

- Jurisdictions assisting with site identification for low income developments
- Policies to promote accessible homes
- Inclusionary zoning

- Second units
- Mixed use zoning

Additionally, some people with development disabilities need supportive housing that is affordable and located near public transit. In supportive housing, additional services are provided at the home.

Families with Special Housing Needs

State law identifies two specific family groups as having special housing needs: large families and families with female heads of households. The reasons for their special need status vary and may include lower-income status, the presence of children, and the need for financial assistance, as well as the availability of suitably sized housing.

Large Households

Large households are defined as households with five or more members living in the same home. Large households are a special needs group because of the difficulty they face finding adequate and affordable housing. Many jurisdictions have few large homes, and often these larger homes are significantly more expensive than smaller ones. Large households throughout San Mateo County are much more likely than smaller households to live in a home with some type of housing problem, such as high rent or cost, or problems with the physical condition of the home.

Redwood City has approximately 2,900 households with five or more members. These households are significantly more likely than smaller households to have housing problems; a majority of large households in Redwood City have some kind of housing problem, as indicated in Table H-16.

Table H-16: Large Households Housing Problems

Tenure and Housing Problems		City of Redwood City		San Mateo County	State of California
		Number	Percent	Percent	Percent
Owner-occupied	Housing Problems	825	60%	59%	61%
	No Housing Problems	540	40%	41%	39%
Renter-occupied	Housing Problems	1,415	94%	84%	81%
	No Housing Problems	95	6%	16%	19%

Source: 2006-2010 CHAS Data

Female-Headed Households

Households headed by a single parent can have special needs due to the economic limitation of earning only one income, and the challenges of childcare without a partner. Although gender equality has made strides over the past 50 years, women continue to earn lower incomes than men. Therefore, female-headed households in particular have specific housing needs that must be addressed. The special needs of female-headed households can include low-cost housing suitable for children and located near schools and childcare facilities. Innovative, shared living arrangements, including congregate cooking and childcare, could also be appropriate

Female-headed households make up over one-quarter of the total households in Redwood City. The most vulnerable female-headed households can be those where women are living with children without a partner. Redwood City has 1,797 such households. An additional approximately 5,800 households are headed by women living alone or with other family members. Female-headed households are more likely to be living under the poverty line than other households: 10 percent of female-headed households in Redwood City are under the poverty line.

Table H-17: Female Headed Households (2011)

Household Type	City of Redwood City		San Mateo County	State of California
	Number	Percent	Percent	Percent
Female living with own children, no partner	1,797	7%	4%	7%
Female living with other family members, no partner	1,587	6%	6%	6%
Female living alone	4,205	15%	15%	13%
Total Households	27,618	100%	256,305	12,433,049
Female Households Below Poverty Level	—	10%	8%	17%

Source: 2009-2011 American Community Survey

Homelessness and Persons in Need of Emergency Shelter

Homeless people, victims of abuse, and other individuals represent housing needs that may not be met by traditional housing stock. Persons facing homelessness require temporary housing and assistance at little or no cost. The homeless population of Redwood City is diverse in terms of ethnicity, race, age, and background.

All 21 jurisdictions within San Mateo County have adopted the 10-year HOPE Plan (Housing Our People Effectively: Ending Homelessness in San Mateo County) designed to end homelessness within 10 years. The HOPE Plan adopts a Housing First policy, which seeks to move homeless people into permanent housing instead of shelters by increasing the stock of affordable and subsidized housing. Although the HOPE planners recognized a lack of needed resources throughout the housing continuum, including emergency and transitional housing, the greatest need and the most effective use of new and/or redirected resources is the creation and protection of quality affordable and supportive housing.

According to the January 2013 countywide homeless survey, 2,281 homeless people live in San Mateo County. Close to 90 percent of the homeless population was living in San Mateo County when they became homeless, and over two-thirds indicated a hometown within San Mateo County.

The homeless in San Mateo County are both sheltered, meaning they live in emergency shelters, transitional housing, treatment centers or other similar institutions; and unsheltered, meaning they live on the street, in encampments, or in a vehicle.

Table H-18: Location of the Homeless Population in San Mateo County (2007-2013)

Location	2007	2013	Percent Change
On the Street	29%	15%	-41%
In Car, R.V., or Encampment	24%	41%	90%
In Emergency Shelter	14%	11%	-18%
In Motel with Motel Voucher	5%	1%	-73%
In Transitional Housing	15%	19%	41%
In Institution	13%	12%	7%
Total:	2,064	2,281	217

Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

The proportion of homeless people living on the street in San Mateo County has decreased since 2007, while the proportion living in an RV, car, or encampment has risen dramatically to just over 40 percent of the total homeless population. The remaining 43 percent are considered

sheltered homeless. The total number of homeless people has increased more than 10 percent since 2007.

The majority of homeless people are single adults (who may be living with another adult, but no children). However, one-fifth of the sheltered homeless are families. Most homeless people are white (60 percent) and male (a range between 60-71 percent depending on sheltered and unsheltered). Notably, 72 percent of the unsheltered homeless population has an alcohol or drug problem, while only eight percent of the sheltered population has a similar problem.

As of the 2013 San Mateo Homeless Census, 307 unsheltered homeless people and 338 sheltered homeless people lived in Redwood City. The number of total homeless people has increased by approximately 160 individuals since 2007. The number of unsheltered homeless has increased more rapidly than sheltered homeless.

Table H-19: Demographics of the Homeless Population in San Mateo County (2013)

Demographic Characteristic	Unsheltered Homeless	Sheltered Homeless
Single Adult or Living w/Another Adult	94%	79%
Family	6%	21%
Male	71%	60%
Female	29%	40%
White	60%	n/a
Latino	19%	n/a
African American	13%	n/a
Other Races	10%	n/a
Non-Veteran	89%	76%
Veteran	11%	24%
Alcohol / Drug Problems	72%	8%
Physical Disability	52%	n/a
Chronic Health Problem	47%	n/a
Mental Illness	37%	10%

Source: 2013 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness. May not total 100% due to rounding

Table H-20: Homeless Count in Redwood City and San Mateo County (2013)

Year	City of Redwood City			San Mateo County		
	Unsheltered Homeless	Sheltered Homeless	Total Homeless	Unsheltered Homeless	Sheltered Homeless	Total Homeless
2007	212	275	487	1,094	970	2,064
2009	220	244	464	803	993	1,796
2011	233	269	502	1,162	987	2,149
2013	307	338	645	1,299	982	2,281
2007 - 2013 Actual Change	95	63	158	205	12	217
2007 - 2013 Percent Change	+45%	+23%	+32%	+19%	+1%	+11%

Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

Redwood City continues to work with public and nonprofit community agencies to address the needs of the homeless, particularly the needs of families. The City also provides direct funding to nonprofit organizations serving homeless families and individuals, including persons who are senior citizens, homeless youth, and homeless persons who have mental disabilities. In addition, Redwood City helps homeless people transition into jobs and permanent living situations, and through the Fair Oaks Community Center, serves as the primary intake and referral point to homeless programs and services for families and individuals in the community. Table H-21 lists service providers to which homeless persons are referred.

Table H-21: Homeless Shelter Providers

Facility	Location	Services	Capacity
InnVision Shelter Network - Redwood Family House	110 Locust Street Redwood City, CA 94063 (650)685-5880	Transitional, families (up to 4 months)	9 transitional housing units
InnVision Shelter Network – Maple Street Shelter	1580-A Maple Street Redwood City, CA 94063 (650)685-5880	Emergency shelter (up to 60 days) and transitional housing for individuals (up to 4 months)	32 shelter beds and 44 transitional units
CORA Domestic Violence Shelter	Address Suppressed	Emergency shelter for victims of domestic violence	
Mental Health Association - Spring Street Shelter	2686 Spring Street Redwood City, CA 94063 (650)368-3345	Emergency shelter and transitional housing for persons with mental disabilities	15 shelter beds and 7 transitional units
StarVista - Daybreak Youth Shelter	639 Douglas Avenue Redwood City, CA 94063 (650)364-4633	Transitional, youth (up to 1 year)	10 transitional beds
Service League - Hope House IV	926 Fourth Avenue Redwood City, CA 94063	Transitional, persons released from incarceration	6 transitional beds
Service League – Hope House V	96 Buckingham Avenue Redwood City, CA 94063	Transitional, persons released from Incarceration	6 transitional beds
Service League - Hope House VI	2820 Huntington Avenue Redwood City, CA 9403	Transitional, persons released from Incarceration	6 transitional beds
Innvision Shelter Network	795 Willow Park, Building 323-D Menlo Park, CA 94025	Emergency shelter (up to 90 days) and transitional housing	48 shelter beds and 6 transitional family units
Samaritan House Safe Harbor Shelter	295 North Access Road South San Francisco, CA 94080	Emergency shelter (available to Redwood City residents)	90 shelter beds

Source: City of Redwood City, 2014

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. Most jurisdictions in San Mateo County have no farms or farmworkers, however there are 334 farms and 1,722 farmworkers in the county, primarily located in coastal communities. Of these 1,722 farmworkers, 88 are migrant workers and 329 work less than 150 days annually (and are therefore considered to be "seasonal labor"). Farm workers who are migrant or seasonal workers have special housing needs because of their relatively low income and the unstable nature of their job (i.e. having to move throughout the year from one harvest to the next). These workers generally face higher rates of overcrowding and other substandard housing conditions. Continued efforts to provide

affordable housing, especially affordable housing suitable for families, will help meet the needs of these farmworkers in San Mateo County.

Redwood City is mostly urbanized, and no farming operations exist in the city. Floriculture was the only significant local agricultural activity in recent decades; however, all of the greenhouse nurseries have been eliminated and replaced with housing. Given the low number of persons employed in agricultural-related industries, Redwood City can address the needs of the farm worker population through its overall affordable housing programs.

Table H-22: Farmworkers in San Mateo County (2011)

Farms and Farm Labor	2007	2012
Total Farms	329	334%
Land In Farms	57,089	48,160
Hired Farm Labor	-	1,722
Migrant Labor	-	88
Working > 150 days annually	-	718
Working < 150 days annually	-	329

Source: USDA Census of Agriculture, 2012.

Housing Profile

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, tenure, vacancy rates, age, condition, and cost are important in determining the housing need for the community. This section details the housing stock characteristics of Redwood City in an attempt to identify how well the current housing stock meets the needs of the current and future residents.

Housing Stock

Redwood City is predominantly built out, and in recent years has experienced only modest growth in the housing stock. According to California Department of Finance (DOF) estimates, Redwood City had a total of 29,517 housing units as of January 2013, which is a two percent increase since 2000 when there were 28,921 housing units.

Table H-23: Total Housing Units (2000, 2010 and 2013)

Year	City of Redwood City		San Mateo County		State of California	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
2000	28,921	—	260,576	—	12,214,549	—
2010	29,167	0.8%	271,031	4.0%	13,670,304	11.9%
2013	29,517	1.2%	272,477	0.5%	13,785,797	0.8%

Source: 2000 US Census and California Department of Finance April 2010 and January 2013 Estimates

Multi-family housing in Redwood Shores

Close to half the homes in Redwood City are single-family detached, and another 12 percent are single-family attached. Approximately 15 percent of the population lives in large buildings of 20 or more units, and the remainder lives in multi-unit buildings (containing either single-family attached or multi-family units) of 2-19 homes. Most (60 percent) homes in Redwood City have two or three bedrooms, and only 15 percent have more than three bedrooms.

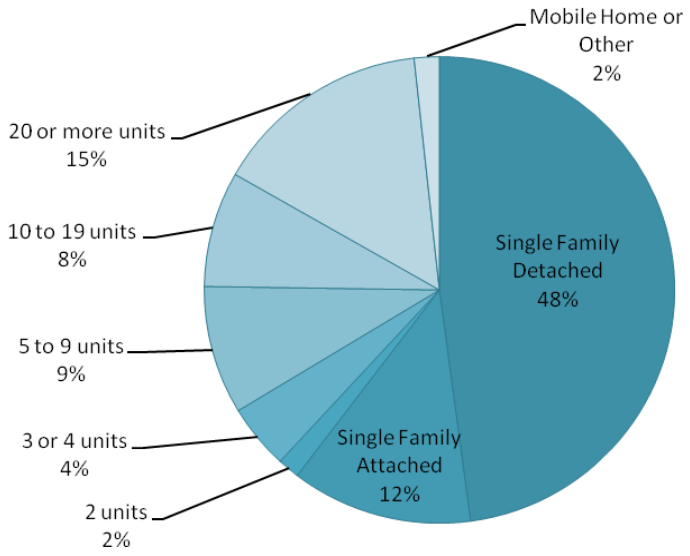


Figure H-6: Residential Building Types
Source: 2009-2011 American Community Survey

Table H-24: Number of Bedrooms (2011)

Bedrooms	City of Redwood City	San Mateo County	State of California
No bedroom	5%	4%	4%
1 bedroom	21%	16%	14%
2 bedrooms	31%	26%	28%
3 bedrooms	29%	34%	33%
4 bedrooms	12%	16%	16%
5 or more bedrooms	2%	5%	4%
Total	28,921	271,140	13,688,351

Source: 2009-2011 American Community Survey

Occupancy Characteristics

Tenure in the housing industry refers to whether the unit is owner occupied or renter occupied. Tenure preferences are primarily related to household income, composition, and age of the householder. Housing cost burden is generally more prevalent among renters than among owners. However, the extremely high costs of ownership housing in the Bay Area also create high levels of housing cost burden among owners. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with

ownership housing evidencing a much lower turnover rate than rental housing.

Multi-family residential building on Wellesley Crescent

Approximately 47 percent of Redwood City households were renters, while 53 percent owned their homes (Table H-25). By comparison, the occupied housing units in San Mateo County as a whole are 59 percent owner-occupied.

Table H-25: Tenure of Housing (2000 and 2011)

Year	Tenure	Redwood City	San Mateo County	State of California
2000	Percent Owners	53%	61%	57%
	Percent Renters	47%	39%	43%
2011	Percent Owners	53%	59%	56%
	Percent Renters	47%	41%	44%

Source: 2000 US Census SF1, 2009-2011 American Community Survey

Vacancy

Housing vacancy rates–the number of vacant units compared to the total number of units–reveal the housing supply and demand for a city. Similar the rest of San Mateo County and the Bay Area as a whole, the demand for both rental and ownership housing in Redwood City is strong. According to 2011 data from the American Community Survey, the vacancy rate for owner-occupied homes was less than one percent, and the rate for rentals was 4.5 percent. Though Redwood City's vacancy rates are very low, the rate for rental homes has increased somewhat since 2000. According to information from the California DOF, the overall vacancy rate in Redwood City was 4.2 percent as of

January 2013, although this figure includes all housing, including vacant housing unavailable for rent or sale. Some amount of housing vacancy is normal to allow for people moving from one place to another. However, a housing market with a vacancy rate under five percent is considered to be tight and contributes to concerns about overcrowding, housing availability and choice, and housing affordability. The recent increases in rents and construction of new rental housing in San Mateo County are indicative of the high demand for rental housing relative to the supply of available rental units.

Housing Issues

A continuing priority in Redwood City is enhancing and maintaining quality of life for our residents. Quality of life in Redwood City can be influenced by the extent of housing problems experienced, including the condition of housing, overcrowding issues, and overpayment.

Housing Condition

The age and condition of Redwood City's housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation such as a new roof, foundation work, plumbing, etc. Redwood City's housing stock is aging. The age of the city's housing stock, as defined by the year the units were built, is shown in Figure H-7. As of 2011, approximately 46 percent of all housing units in the city were built prior to 1960 and are now over 50 years old. Another 28 percent of the housing stock was constructed between 1960 and 1979, making nearly three-quarters of the housing stock 30 years old or older. This housing stock reflects the fact that Redwood City built out quickly following World War II, and indicates that a significant number of homes may be in need of rehabilitation based on age alone. Only about 13 percent of the units in Redwood City were built between 1990 and 2011.

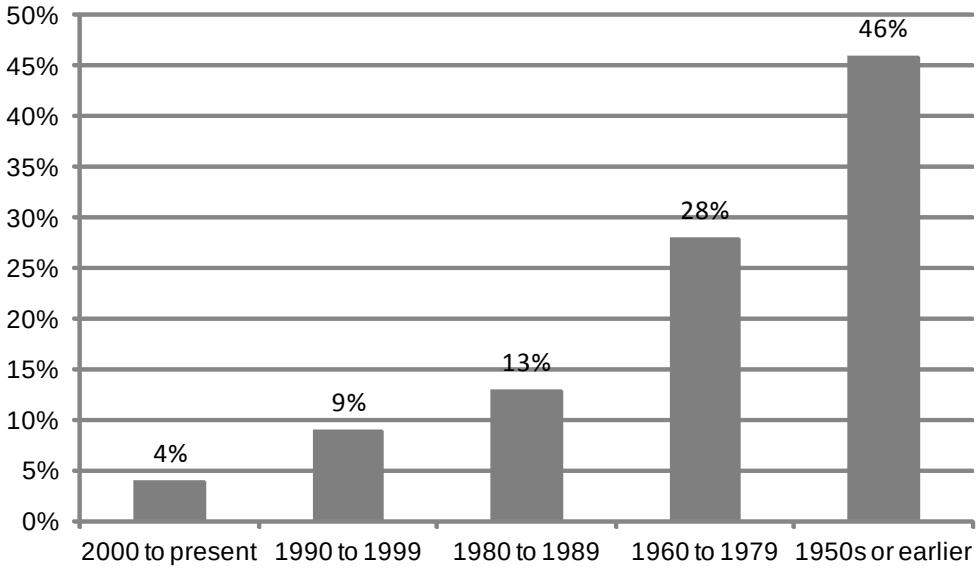


Figure H-7: Age of Housing Stock
Source: 2009-2011 American Community Survey

Given the age of the housing stock and that maintenance can be especially difficult for elderly homeowners, the City offers an array of rehabilitation loans for lower-income households to fund rehabilitation and items essential to maintenance and grants for special needs owners who are elderly or disabled. These include the Home Improvement Loan Program (single and multi-family), the Minor Home Repair Program, the Emergency Loan Program, the National Rebuild Day Program, Energy Efficiency Program, and the Housing Accessibility Modification Program.

The City's code enforcement responsibilities are handled by Code Enforcement Officers. Code Enforcement addresses issues related to construction that needs permits, garage conversions, fences, zoning issues, and other related matters.

The Census also tracks a few specific housing problems, including a lack of plumbing and kitchen facilities. Homes in Redwood City have a small number of these additional housing problems. In total, 346 homes (1.3 percent) lack complete kitchen facilities and 158 housing units lack complete plumbing facilities. The Census uses the definition of a complete kitchen as including a sink with piped water, range or cook stove, and a refrigerator.

On May 29, 2002, the City commissioned Keyser-Marston Associates to conduct a random survey of substandard dwelling units within the city to provide a database that identifies the location of homes that are deteriorated and in need of repair, as well as older homes that are likely to have lead paint. The study also identified all historic residential units constructed prior to 1920 and, of those identified, which units were determined as deteriorated or dilapidated.

Deteriorated buildings were defined as needing one or more major repair and/or extensive maintenance; repairs to damaged building components are critical to prevent further decay or structural deterioration; or rehabilitation is considered necessary for continued occupancy of building. This category includes buildings that require a new roof, exterior building repair, limited window and door repair/replacement, and minor foundation repair.

Dilapidated buildings were defined as having major damage or severe deterioration; rehabilitation is likely infeasible since the total cost of repairs would exceed the value of the structure or require replacement of major building components; and occupancy is considered unsafe. This category includes buildings with roofs that have collapsed or have significant fire damage. According to the survey, approximately 204 buildings, which included 275 units, were identified as substandard and/or dilapidated and in need of rehabilitation. Nine historic buildings were also identified as deteriorated or dilapidated.

Overcrowding

Overcrowding occurs when the relatively high cost of housing either forces a household to double-up with another household or live in a smaller housing unit in order to be able to afford food and other basic needs. An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room. Overcrowding also tends to result in increased traffic, accelerated deterioration of homes and infrastructure, and crowded on-street parking conditions.

Redwood City has a slightly higher numbers of overcrowded rental homes than elsewhere in the county. Almost 13 percent of rental homes are overcrowded and almost 10 percent are extremely overcrowded. Just over one percent of owner-occupied homes are overcrowded or extremely overcrowded. Rates of overcrowding are closely linked to instances of overpayment and affordability. The

prevalence of overcrowding indicates the housing needs of large households is a major concern in Redwood City and will continue to be in the near future.

Table 26: Incidence of Overcrowding (2011)

Tenure	Overcrowding	Number of Occupied Homes in Redwood City	Redwood City Percentage	San Mateo County Percentage	State of California Percentage
Owners	Not overcrowded	14,382	99%	96%	96%
	Overcrowded	122	0.8%	3%	3%
	Extremely overcrowded	68	0.5%	1%	1%
Renters	Not overcrowded	10,149	78%	86%	86%
	Overcrowded	1,658	12.7%	8%	8%
	Extremely overcrowded	1,239	9.5%	5%	6%

Source: 2009-2011 American Community Survey
Note: 0-1 people per room is not overcrowded, 1-1.5 people per room is overcrowded, more than 1.5 people per room is extremely overcrowded

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will usually be correspondingly higher prevalence of housing cost burden and overcrowding. High housing costs in Redwood City, and the Bay Area at large, not only place a severe housing cost burden on households, but can also create a situation that leads to overcrowding as families double up to pay higher rents and mortgages.

Ownership Housing

According to data from Zillow (www.zillow.com), in October 2013 the median sales price for a single-family home in Redwood City was $916,800 and the sale price for a condominium was $656,000.

For single people and families earning less than a moderate income, the median-priced home in Redwood City is unaffordable and rental housing provides the only option. However, a family of four earning a moderate income may be able to afford a condominium or townhome. A lack of affordable housing can lead to overcrowding or overpayment for lower-income households, and may mean that lower-income people are forced to live elsewhere.

Table H-27: Median Single-Family Home Sales Prices in San Mateo County

Jurisdiction	2005	2010	2012	Third-Quarter of 2013	Actual Change (2005-2013)
Atherton	$3,000,000	$2,900,000	$3,200,000	$3,225,000	+$225,000
Belmont	$920,500	$882,000	$912,000	$1,123,500	+$203,000
Brisbane	$690,500	$532,500	$597,500	$720,000	+$29,500
Burlingame	$1,250,000	$1,080,000	$1,300,000	$1,520,500	+$270,500
Colma	$792,500	$462,500	$432,500	$400,000	-$392,500
Daly City	$730,000	$520,000	$485,000	$630,767	-$99,233
East Palo Alto	$605,000	$247,250	$285,000	$400,000	-$205,000
Foster City	$1,050,000	$962,500	$1,000,000	$1,278,000	+$228,000
Half Moon Bay	$965,000	$725,000	$735,500	$849,900	-$115,100
Hillsborough	$2,500,000	$2,375,000	$2,750,000	$3,250,000	+$750,000
Menlo Park	$1,255,000	$1,200,000	$1,325,000	$1,460,000	+$205,000
Millbrae	$976,500	$870,000	$910,000	$1,205,000	+$228,500
Pacifica	$817,500	$532,500	$520,000	$666,000	-$151,100
Portola Valley	$1,855,000	$1,722,000	$2,200,000	$1,970,000	+$115,000
Redwood City	**$835,000**	**$1,017,500**	**$999,999**	**$949,950**	**+$114,950**
San Bruno	$749,000	$549,000	$536,187	$710,000	-$39,000
San Carlos	$965,000	$895,000	$1,000,000	$1,201,000	+$236,000
San Mateo	$860,000	$750,000	$778,000	$925,500	+$65,500
South San Francisco	$740,000	$520,000	$500,750	$650,000	-$90,000
Woodside	$1,825,000	$1,755,000	$1,605,000	$1,810,000	-$15,000
San Mateo County	$1,095,951	$934,680	$976,787	$1,246,121	+$150,170

Source: San Mateo County Association of Realtors (SAMCAR), based on statistics compiled by MLS, Inc.

The average price of a single family home in San Mateo County increased between 2005 and 2013 by about $150,000 (from $1,095,951 in 2005 to $1,246,121 in 2013). The average priced condominium remained stable during that same time period.

Table H-28: Median Condominium Home Sales Prices in San Mateo County

Jurisdiction	2005	2010	2012	Third-Quarter of 2013	Actual Change (2005-2013)
Atherton	$715,000	$688,700	—	—	—
Belmont	$527,000	$410,000	$525,000	$804,000	+$277,000
Brisbane	$660,000	$330,000	$417,322	$508,000	-$152,000
Burlingame	$650,000	$539,250	$648,000	$685,000	+$35,000
Colma	—	—	$385,000	—	—
Daly City	$485,000	$277,500	$261,000	$417,500	-$67,500
East Palo Alto	$470,000	$246,000	$290,000	$425,000	-$45,000
Foster City	$679,500	$600,000	$570,000	$660,000	-$19,500
Half Moon Bay	$552,250	$365,000	$366,250	$439,000	-$113,250
Hillsborough	—	—	—	$572,000	—
Menlo Park	$830,000	$816,000	$895,000	$864,000	+$34,000
Millbrae	$600,000	$512,500	$549,000	$624,900	+$24,900
Pacifica	$573,281	$360,000	$311,250	$452,250	-$121,031
Portola Valley	—	—	—	—	—
Redwood City	**$539,500**	**$438,500**	**$490,000**	**$592,500**	**+$53,000**
San Bruno	$355,500	$199,500	$560,000	$278,500	-$77,000
San Carlos	$614,750	$525,000	$500,000	$727,000	+$112,250
San Mateo	$505,000	$365,000	$405,000	$517,000	+$12,000
South San Francisco	$535,500	$335,000	$310,000	$433,000	-$102,500
Woodside	$725,000	—	—	$840,000	+$115,000
San Mateo County	$586,034	$449,467	$457,835	$579,418	-$6,616

Source: San Mateo County Association of Realtors (SAMCAR), based on statistics compiled by MLS, Inc.

The ability of a household to be able to purchase a median priced single family home or townhome/condominium is shown in Table H-29. The annual income, or ability to pay, is based on the income limits by household size established annually by HCD.

Rental Housing

Almost half (47 percent) of Redwood City households live in rental housing. Rents in Redwood City are generally slightly more affordable than in the county as a whole. According to RealFacts LLC, a firm that conducts monthly surveys of rents for complexes over 50 units in size, in 2013 a studio in Redwood City cost $1,100, a one-bedroom $1,900, a two-bedroom $2,200, and a three- bedroom $3,800.

Table H-29: Ability to Pay for For-Sale Housing in Redwood City (2013)

	Annual Income	Maximum Affordable Home Price	Median Priced Single Family Detached Home	Affordability Gap for Single Family Home	Median Priced Condominium	Affordability Gap for Condominium
Single Person Household						
Extremely Low	$23,750	$97,114	$848,913	-$751,799	$494,900	-$397,786
Very Low	$39,600	$161,925	$848,913	-$686,988	$494,900	-$332,975
Low	$63,350	$259,039	$848,913	-$589,874	$494,900	-$235,861
Median Income	$72,100	$294,818	$848,913	-$554,095	$494,900	-$200,082
Moderate	$86,500	$353,699	$848,913	-$495,214	$494,900	-$141,201
Four Person Household						
Extremely Low	$33,950	$138,822	$848,913	-$710,091	$494,900	-$356,078
Very Low	$56,550	$231,233	$848,913	-$617,680	$494,900	-$263,667
Low	$90,500	$347,655	$848,913	-$501,258	$494,900	-$147,245
Median Income	$103,000	$370,055	$848,913	-$478,858	$494,900	-$124,845
Moderate	$123,600	$505,402	$848,913	-$343,511	$494,900	$10,502

Source: Baird + Driskell Community Planning; San Mateo County Association of Realtors; www.hsh.com/calc-howmuch.html (Maximum Affordable House Price is based on the following assumptions: 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment; 1% property tax; PMI, .5% insurance rate; and no other monthly payments/debt)

Rents in San Mateo County have significantly exceeded pre-housing crisis rates as of 2013. RealFacts most recent report, prepared in October 2013 concludes "Bay Area apartment rents slowed their march upward in the third quarter in a sign that the worst may be over in a region that has been slammed by two years of increases." Between 2005 and 2013, as shown in the table below, rent for a one-bedroom, one-bath home increased 25.9 percent, and rent for a two-bedroom, one-bath home increased 26 percent in Redwood City.

In Redwood City, households of any size earning less than the median income cannot afford the average rents. Given the high number of households earning under the median income, the availability of affordable housing is a significant concern in Redwood City.

Table H-30: Average Rents in Redwood City (2005-2013)

Year	Studio		1 Bedroom 1 Bath		2 Bedroom 1 Bath		3 Bedroom 2 Bath	
	Price	Percent Increase	Price	Percent Increase	Price	Percent Increase	Price	Percent Increase
2005	$874	—	$1,277	—	$1,442	—	$3,140	—
2006	$871	0%	$1,376	8%	$1,518	5%	$3,247	3%
2007	$846	-3%	$1,534	11%	$1,828	20%	$3,403	5%
2008	$915	8%	$1,546	1%	$1,864	2%	$3,449	1%
2009	$1,031	13%	$1,450	-6%	$1,732	-7%	$3,303	-4%
2010	$1,020	-1%	$1,459	1%	$1,656	-4%	$3,323	1%
2011	$1,064	4%	$1,644	13%	$1,887	14%	$3,717	12%
2012	$1,094	3%	$1,887	15%	$2,259	20%	$3,813	3%
2013	$1,102	1%	$1,913	1%	$2,163	-4%	$3,808	0%

Source: RealFacts Annual Trends Report (2013)

To provide additional information on rental trends beyond large complexes sampled by RealFacts, a survey of rental listings posted in Craigslist was also conducted (Table H-31), revealing similar trends.

Table H-31: Summary of Rents (2013)

Bedrooms	City of Redwood City		San Mateo County	
	RealFacts	Craigslist	RealFacts	Craigslist
Studio	$1,102	$1,048	$1,463	$1,429
One Bedroom	$1,913	$1,991	$2,004	$1,990
Two Bedroom	$2,163	$2,783	$2,285	$2,660
Three Bedroom	$3,808	$3,441	$3,400	$3,758
Four Bedroom	—	$7,167	—	$6,418

Source: RealFacts Annual Trends Report, based on reporting from large apartment complexes, Craigslist Survey conducted in June and July 2013. County Craigslist information derived from average of municipal sampling.

The ability of a household to be able to rent a median a home is shown in the table below. The annual income, or ability to pay, is based on the income limits by household size established annually by HCD.

Table H-32: Ability to Pay for Rental Housing in Redwood City (2013)

	Annual Income	Maximum Affordable Monthly Rent	2013 Market Rent	Affordability Gap
Single Person				
Extremely Low Income	$23,750	$594	$1,913	-$1,319
Very Low Income	$39,600	$990	$1,913	-$923
Low Income	$63,350	$1,584	$1,913	-$329
Median Income	$72,100	$1,803	$1,913	-$111
Moderate Income	$86,500	$2,163	$1,913	$250
Four Person				
Extremely Low Income	$33,950	$849	$3,808	-$2,959
Very Low Income	$56,550	$1,414	$3,808	-$2,394
Low Income	$90,500	$2,263	$3,808	-$1,546
Median Income	$103,000	$2,575	$3,808	-$1,233
Moderate Income	$123,600	$3,090	$3,808	-$718

Source: Baird + Driskell Community Planning; RealFacts (2013)
Note: Estimates based upon upper end of income bracket. Single person analysis based upon 1 bedroom 1 bath unit, four-person estimate is based on a 3 bedroom 2 bath unit. Ability to pay is based upon 30% of income devoted to housing.

Overpayment and Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities, including health care, food, and clothing. In the event of unexpected circumstances such as the loss of employment or serious health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and become renters, as long as they are not “underwater” on their mortgage (owing more than the current resale value of the home). Renters are often even more vulnerable and subject to constant changes in the housing market.

Villa Montgomery contains 58 units affordable to very low-income households. Centrally located on El Camino Real, this development is within walking distance of retail and the Caltrain station.

Almost all Redwood City renter households and two-thirds of owner households earning under $35,000 annually are overpaying for housing. Just over half the households earning between $35,000 and $75,000 are overpaying as well. While these are significant percentages, they are comparable to the averages in San Mateo County as a whole.

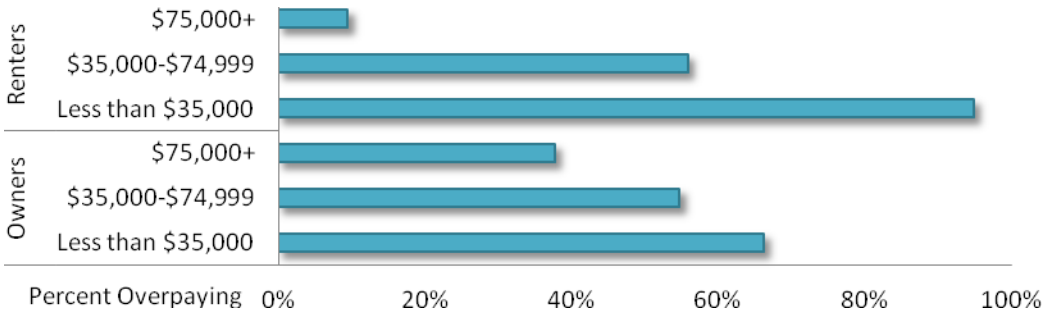


Figure H-8: Redwood City Households Overpaying for Housing

Source: 2009-2011 American Community Survey

Without choices and the availability of affordable housing in Redwood City, lower-income people may choose to live elsewhere and commute into the city to work. Or, those households who live in Redwood City may live in overcrowded homes, and have limited money to dedicate

towards other necessities such as food, transportation, and medical care.

The CHAS data provide an estimate of households in our community overpaying and severely overpaying (spending more than half of their income on housing costs) by income category (Table H-40). In total, an estimated 22 percent of all households are overpaying for housing. An additional 21 percent of households are severely overpaying—for a total cost burden rate of 43 percent in Redwood City. Cost burden makes paying for other necessities difficult, including health care, emergencies, and everyday needs.

Extremely Low Income Households

Extremely Low Income (ELI) households earn 30 percent of the area median income or less. In San Mateo County this amounts to an annual income of $33,950 or below for a family of four. Many ELI households live in rental housing and most likely face overpayment, overcrowding, or substandard housing conditions. Some ELI households are recipients of public assistance such as Social Security Insurance or disability insurance. Housing types available and suitable for ELI households include affordable rentals, secondary dwelling units, emergency shelters, supportive housing, and transitional housing.

There are 4,300 ELI households in Redwood City according to 2010 CHAS data. Almost 80 percent of these households live in rental units, representing much higher percentage of renters than in Redwood City's general population. Most of Redwood City's ELI households face some kind of housing problem: 87 percent of ELI renter households, and 74 percent of ELI owner households face overcrowding, overpayment, and/or lack complete kitchen or plumbing facilities.

Table H-33: Housing Needs of Extremely Low Income (ELI) Households

Household Category	Renter Households	Owner Households	Total Households
Total households any income	13,005	14,795	27,800
Total ELI households	3,390	910	4,300
ELI households with housing problems	87%	74%	84%
ELI households with cost burden (paying 30%+ of income)	85%	74%	83%
ELI households with cost burden (paying 50%+ of income)	69%	57%	67%

Source: HUD Comprehensive Housing Affordability Strategy (2006-2010)

Redwood City Assisted Housing Inventory

Various funding sources, including HUD funding sources, Low-Income Housing Tax Credits, CDBG funds, and HOME funds, are utilized to create and preserve affordable housing in Redwood City. Table H-34 presents the inventory of affordable multi-family rental housing developments in Redwood City. Assistance to help low-income households afford housing is also available through the Housing Authority of the County of San Mateo through Section 8 Housing Choice Vouchers.

Table H-34: Assisted Rental Housing in Redwood City

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length	Ownership
Canada College Faculty/Teacher Housing 1&2 Olive Court Redwood City, CA 94061	Apartment	9	60	City Development Incentive	3/16/2064	School District
Casa de Redwood 1280 Veterans Blvd. Redwood City, CA 94063	Apartment (Seniors)	93	136	HUD HAP Contract	6/30/2029	Nonprofit
Cedar Street Apartments 124 Cedar Street Redwood City, CA 94063	Apartment (Special Needs)	15	15	CDBG, HOME, RDA Setaside, MHP, HUD 811	3/2/2070	Nonprofit
City Center Plaza 950 Main Street Redwood City, CA 94063	Apartment	80	81	RDA Setaside, City General Funds, Tax Credits, City CDBG	1/18/2032	Nonprofit
Franklin Street Apartments 1 Maple Street Redwood City, CA 94063	Apartment	31	204	RDA Setaside	1/17/2028	Profit motivated
Hallmark Apartments 531 Woodside Road Redwood City, CA 94062	Apartment	72	72	City HOME, RDA Setaside, Tax Credits	City: 12/22/2062	Nonprofit
Heron Court 350 Gunter Lane Redwood City, CA 94065	Apartment	104	104	Sec. 221(d)(3), CDBG land donation	221: 4/30/14 CDBG: 2036	Nonprofit
Main Street Apartments 1306 Main Street Redwood City, CA 94063	Apartment	22	23	CDBG, CDBG-R, HOME, RDA Setaside	TBD (20-30 years)	City
Pescadero Apartments 950 Redwood Shores Parkway Redwood City, CA 94062	Apartment	20	170	City Development Incentive	5/20/2049	Profit motivated

Table H-34: Assisted Rental Housing in Redwood City (continued)

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length	Ownership
Redwood City Commons 875 Walnut Street Redwood City, CA 94063	Apartment (Seniors)	58	58	Section 8	5/31/2016	Profit motivated
Redwood Court 365 Spruce Street Redwood City, CA 94063	Apartment	27	27	RDA Land Write-down, CHFA financing Sec.221(d) (4)	City RDA Setaside: 7/21/2062	Nonprofit
Redwood Oaks 330-340 Redwood Avenue Redwood City, CA 94061	Apartment	36	36	HOME Section 8 Tax-Credit	HOME: 1/14/2032	Nonprofit
Rolison Road Apartments 3272 Rolison Road Redwood City, CA 94063	Apartment	7	7	CDBG	1/24/2066	Nonprofit
St. Clare Apartments 2683 Marlborough Ave. Redwood City, CA 94063	Apartment	24	24	Section 8	N/A, City loan paid in full	Nonprofit
Township Apartments 333 Main Street Redwood City, CA 94063	Apartment	17	132	Development Incentive	12/15/2066	Profit motivated
Villa Montgomery 1500 El Camino Real Redwood City, CA 94063	Apartment	58	58	City & SMCo. CDBG & HOME, RDA Setaside, MHP & Tax Credits	5/9/2067	Nonprofit
Villa Woodside 885 Woodside Redwood City, CA 94063	Apartments	6	43	Development Incentive	6/10/2064	Profit motivated

Source: Redwood City, 2014

A number of affordable ownership projects have also been constructed in the city in recent years (Table H-35). Facilitating homeownership can often be a way to provide households with a means to stability and success.

Table H-35: Affordable Ownership Developments

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length
Hope Court 1-6 Hope Court Redwood City 94061	Ownership Townhomes	6	6	CDBG. HOME & Private Donations	2020
Lincoln Townhomes 122-136 Lincoln Avenue Redwood City 94063	Ownership Townhomes	8	8	CDBG, HOME, RDA LMH Setaside, Private Donations	2048
Peninsula Habitat 278 Madrone Street Redwood City 94061	Single Family Dwelling	1	1	CDBG , RDA LMH Setaside	2019
Rolison Townhomes 3400 Rolison Rd Redwood City 94063	Ownership Townhomes	36	36	CDBG, HOME, RDA LMH Setaside	30 Yrs from Sale 2031-2034
Wyndham Place Whipple Ave and Warren St Redwood City 94063	Ownership Townhomes	15	15	CDBG, HOME, RDALMH Setaside	2018

Source: Redwood City, 2014

In addition to the affordable rental housing in the city listed above, there are multiple group homes and shared housing arrangements that offer other options for affordable housing (Table H-36).

Table H-36: Shared Housing and Group Homes

Assisted Developments	Tenant Type	Affordable Units/Beds	Total Units/Beds	Funding Program	Affordability Length	Ownership
Alameda House Inc. 124 Alameda de Las Pulgas	Group Home	1 unit/5 beds	1 unit/5 beds	HUD HAP Contract, CDBG	7/13/2015	Nonprofit
Hilton House 606 Hilton Street Redwood City, CA 94063	Shared Housing	1/6	1/6	49 Year City Land Lease, State HCD RHCP	8/31/2040	Nonprofit
Kainos A & B House 3631 Jefferson Ave Redwood City, CA 94062	Group Home	1/10	1/10	City/County CDBG Land Lease	12/18/2035	Nonprofit
Kainos Chantal House 1220 Chantal Way Redwood City, CA 94061	Group Home Ind. Living	1/3	1/3	State/Golden Gate Regional Center	2099	Nonprofit
Kainos La Vista 3631 Jefferson Ave Redwood City, CA 94062	Group Home	1/17	1/17	City/County CDBG Deferred Loan	12/18/2035	Nonprofit
Kainos Pete's Place 1122 Valota Road Redwood City, CA 94061	Group Home	1/6	1/6	CDBG, HOME	9/23/2065	Nonprofit
Kainos Redwood 1033 Redwood Avenue Redwood City, CA 940	Group Home	1/4	1/4	HOME	4/29/2028	Nonprofit
Kainos Triplex 1209 Chantal Way Redwood City, CA 94061	Group Home	3/20	3/20	49 Year City Land Lease	4/19/2037	Nonprofit
Pine Middlefield House 508 Pine Street Redwood City, CA 94063	Shared Housing	1/6	1/6	City/County CDBG City Land Lease	8/31/2040	Nonprofit
Sanchez Way 1234-36 Sanchez Way Redwood City, CA 94061	Group Home	1/5	1/5	State/Golden Gate Regional Center	2099	Nonprofit
Wys House 2033 Jefferson Ave Redwood City, CA 94061	Group Home	1/5	1/5	CDBG	6/12/2028	Nonprofit

Source: Redwood City, 2014

At-Risk Multi-Family Rental Units

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units which are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next 10 years. Thus, the following at-risk analysis covers the period of 2015 to 2025.

Two developments—St. Clare Apartments, and Redwood City Commons—have expiring affordability covenants during the next 10 years. St. Clare Apartments was acquired with CDBG funds, contingent on an affordability restriction until 2011. The related loans have been fully paid and as such, no affordability requirement remains. As St. Clare Apartments is owned and operated by a nonprofit organization with a mission to maintain and increase affordable housing, the risk of conversion for this project is considered low.

However, Redwood City Commons is a 58-unit affordable development for elderly residents, operated by a for-profit company. In 2013, the project owners signed a three-year Section 8 contract which expires in 2016. As the property is owned by a for-profit company, this property is considered to be at risk of conversion to market rate.

Preservation of at-risk units can be achieved in a variety of ways, with adequate funding availability. State law requires that housing elements analyze options to preserve at-risk units and the related costs that would be incurred. Potential options include:

- Transfer ownership to nonprofit developers and housing organizations
- Seek rental assistance for renters through other funding sources
- Restructure mortgage financing

Consistent with State law, the at-risk analysis must also include an estimate of the total cost of producing new rental housing to replace the units that could change from low-income use. The following analysis applies these options to Redwood City's one at-risk project, Redwood City Commons.

Transfer of Ownership

Transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term and increases the number of government resources available to the project. In Redwood City, the estimated market value for the 58

affordable units at Redwood City Commons that are at risk of conversion is evaluated in Table H-37. The current market value of the 58 affordable at-risk units is estimated to be over $7.2 million.

Table H-37: Market Value of At-Risk Multi-family Rental Units

Project Units	Affordable Units At-Risk of Conversion
Total (1-bdrm)	58
Annual Operating Costs	($217,500)
Gross Annual Income	$1,057,906
Net Annual Income	$840,406
Market Value	$9,244,467

Notes:
1. 2014 Fair Market *Rent: 1-bed = $1551 2. Average Size: 1-bed = 750 square feet*
3. 5% vacancy rate and annual operating expenses per square foot = $5.00
*4. Market value = Annual net project income * multiplication factor*
5. Multiplication factor for a building in moderate condition = 11
Source: MIG, 2014

Rental Assistance

Other funding sources could be used to substitute Section 8 funding, however the availability of funding is unknown. Redwood City does not currently have this funding available, and new funding sources would need to be secured. The total amount needed to subsidize the rent for tenants to remain in at-risk projects is shown in Table H-38. Given the size of the at-risk units, the total annual subsidy to maintain the units for very low-income households is estimated to be $379,146.[1]

Table H-38: Rent Subsidies Required to Preserve At-Risk Multi-Family Rental Units

Unit Size	Total Very Low-Income Units	Per Unit Subsidy	Total Annual Subsidy
1-bdrm	58	$6,537	$379,146

Source: MIG, 2014

Financial Restructuring

Another option to preserve the affordability of at-risk projects is to restructure the financing of the projects by paying off the remaining balance or writing down the interest rate on the remaining loan balance. The feasibility of this option depends on whether the

[1] The per unit rent subsidy is calculated based on the affordable annual cost (30 percent of 50 percent AMI) less the fair market rents and utilities associated with each unit size.

complexes are too highly leveraged and how long the current owner has held title to the property.

Construction of Replacement Units

When preservation is not feasible, the construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors, including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of $350,000 for each unit in a multi-family rental housing project, the cost of replacing the 58 affordable at-risk units would be approximately $20.3 million.

Program to Preserve Assisted Housing

Redwood City has been successful in recent years in preserving affordable units. In 2003, the City's Redevelopment Agency provided funding to preserve 27 affordable housing units at Redwood Court that were at risk of conversion to market rate. The City's assistance helped the nonprofit partner in a limited partnership to acquire and rehabilitate the units as affordable for a 55 year term. In 2009, Casa de Redwood owners refinanced and agreed to a 20-year affordability covenant through HUD Housing Assistance Payments contract. Through 2029, this project will also remain affordable.

Despite this success at Redwood Court and Casa de Redwood, over the last decade, two other projects in Redwood City were lost to conversion to market-rate: Redwood Shores/Harborside Apartments and Redwood Plaza. The Redwood Shores/Harborside Apartments are comprised of 304 units, of which 61 were affordable units. The affordability covenant for this project expired on July 31, 2008. Redwood Plaza, an 87-unit development with 23 affordable units, was lost to conversion in 2007. Both of these projects are owned by for-profit companies. Ownership was not transferred at the time of expiring contracts; these properties are still retained by the same owners. As such, Redwood City had little recourse when property owners were not interested in maintaining affordable units. The City ensured that tenants were provided notice of the owner's intent to convert to market-rate housing, consistent with State law.

For the next 10 years, the City will actively monitor the at-risk units and pursue preservation actions as necessary.

Estimates of Housing Need

Several factors influence the degree of demand, or "need," for housing in Redwood City. The four major needs categories considered in this report, consistent with State law, include:

- Housing needs resulting from population growth, both in the city and the surrounding region
- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, and homeless persons

Table H-39 summarizes Redwood City's housing need based on existing conditions and demographics.

Table H-39: Summary of Existing Housing Need

Households Experiencing Cost Burden		Special Needs Groups	
Renter	6,295	Seniors	7,921
Owner	5,760	Disabled Persons	5,292
Total	**12,055**	Large Households	2,875
Extremely Low-Income (0-30% MFI)	83%	Female Headed Households	5,792
Very Low-Income (31-50% MFI)	77%	Female Headed Households with Children	1,797
Low-Income (51-80% MFI)	41%	Homeless	645
Overcrowded Households			
Renter	2,897		
Owner	190	**Affordable Units At-Risk of Conversion**	58
Total	**3,087**		

Note: Individuals may fit into more than one special needs group.

The CHAS Data Tables provide detailed information on housing needs (e.g. housing cost burden) by income level for different types of households in Redwood City. CHAS defines housing problems to include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Overcrowded conditions (housing units with more than one person per room)

- Housing cost burden, including utilities, exceeding 30% of gross income
- Severe housing cost burden, including utilities, exceeding 50% of gross income

Specific households in Redwood City had disproportionate housing needs (Table H-40). In general, renter households had a higher level of housing problems (55 percent) compared to owner households (40 percent). Extremely low-income and very low-income households are substantially more likely to experience housing problems than higher income households.

Programs listed in the Implementation Plan of this Housing Element are intended to mitigate cost burden, overcrowding, and the needs of special needs groups. Solving housing problems is an ongoing effort in Redwood City, and increasing the supply of different types of affordable, transitional, supportive, and emergency housing is one of the primary ways to help curb housing problems. In addition, Redwood City supports efforts to further fair housing and provide supportive services to special needs groups.

Table H-40: Household Needs By Income Group

Income and Housing Problems	Owner	Renter	Total
Extremely Low Income (0-30% MFI)	**910**	**3,390**	**4,300**
% with any housing problems	74%	87%	84%
% Cost Burden >30%	74%	85%	83%
% Cost Burden >50%	57%	69%	67%
Very Low Income (31-50% MFI)	**1,330**	**2,225**	**3,555**
% with any housing problems	63%	92%	81%
% Cost Burden >30%	62%	86%	77%
% Cost Burden >50%	48%	36%	40%
Low Income (50-80% MFI)	**2,060**	**2,910**	**4,970**
% with any housing problems	46%	54%	51%
% Cost Burden >30%	46%	38%	41%
% Cost Burden >50%	27%	4%	13%
Total Households	**14,795**	**13,005**	**27,800**
% with any housing problems	40%	55%	47%
% Cost Burden >30%	21%	23%	22%
% Cost Burden >50%	18%	25%	21%

Source: HUD Comprehensive Housing Affordability Strategy (2006-2010)

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Housing Constraints

The provision of adequate and affordable housing for all residents is an important goal for Redwood City. Many factors, however, can encourage or constrain the development, maintenance, and improvement of the housing stock. These factors include physical constraints, land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. These constraints may result in housing that is not affordable to low- and moderate-income households, or may render residential construction economically very difficult for developers. Constraints to housing production significantly impact households with lower incomes and special needs.

State law requires that housing elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and disabilities. The constraints analysis must also demonstrate local efforts to remove or mitigate barriers to housing production and housing for persons with disabilities. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to remove or mitigate these constraints will be included in the Housing Element Implementation Plan.

Market Constraints

Construction costs, land costs, and the availability of financing all contribute to the cost of housing production. To a large degree, the City has virtually no control over these constraints, as the market dictates the costs. Through programs such as home ownership assistance and the use of flexible design standards, the City can take steps to lessen the effects of these constraints.

Development Costs

The price of land is one of the largest components of housing development costs in Northern California. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (groundwater and soil contamination from previous uses, steep slopes, seismic hazards, or flooding) can also be factored into the cost of land. A review of local Multiple Listing Service (MLS) listings indicates that

vacant residential land in Redwood City has an average price of $101.64 per square foot and a median price of $52.34 (due to some very high listings which skew the average) (Table H-41).

Table H-41: Vacant Residential Land Prices in Redwood City (2011-2014)

Price	Year	Acres	Area (SF)	Price per SF
$365,155	2013	0.18	7,800	$46.86
$907,817	2013	0.25	10,672	$85.10
$27,000	2014	0.06	2,500	$231.48
$790,000	2014	0.34	14625	$270.75
$308,753	2012	0.16	6,880	$44.87
$357,548	2013	0.17	7,600	$47.06
$2,282,221	2013	1.00	43,574	$52.34
$277,878	2012	0.15	6500	$42.71
$659,308	2013	0.16	7,041	$93.62
Median Price per SF				$52.34
Average price per SF				$101.64

Source: MLS Listings ond RedFin, April 2014; 2014 dollars

Development costs also include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. For multi-family homes in San Mateo County, hard costs account for 60-65 percent of the building cost and soft costs average around 15-20 percent (the remaining 15-20 percent represents land costs). For single-family homes, hard costs often are roughly 40 percent of the total cost, soft costs are 20 percent and land accounts for the remainder.

According to housing developers in San Mateo County, construction costs for multi-family buildings vary largely based on the form of parking (structured vs. surface) the development includes, environmental factors such as topography, and whether there are pre-existing structures on site. For a larger multi-family building, construction costs can vary from $185,000 per unit to as high as $316,000 per unit, or an estimated $172 to $200 per square foot.

For the least expensive production single-family homes, the cost of preparing the vacant land is around $100,000 per lot, and the cost of construction is approximately $145 per square foot. For more

expensive, custom homes, the construction costs can be more than twice that. In general, soft costs add approximately one-third to the subtotal.

Labor Cost

The California Labor Code applies prevailing wage rates to public works projects exceeding $1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. State law exempts affordable housing projects from the prevailing wage requirement if they are financially assisted exclusively with redevelopment housing set-aside funds. However, if other public funds are involved, which is often the case, prevailing wage rates may still apply. Furthermore, if federal funds are involved, Davis-Bacon Act wages often apply. Under the Davis-Bacon Act, workers must be paid no less than the locally prevailing wages, as well as overtime payments of time and a half. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

Availability of Mortgage Financing

The availability of financing affects a person's ability to purchase or improve a home; the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions, and there is virtually nothing a local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs are an option available to some households to reduce mortgage requirements.

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The availability of financing for a home greatly affects a person's ability to purchase a home or invest in repairs and improvements. HMDA requires lending institutions to disclose information on the disposition of loan applications by income, gender, and race/ethnicity of applicants.

Table H-42 synthesizes data from the Home Mortgage Disclosure Act (HMDA) to summarize conventional home loan applications within the San Francisco-San Mateo-Redwood City Metropolitan Statistical Area. In 2012, more than 65 percent of the loan applications were filed by households earning above a moderate income (greater than 120 percent of AMI). Moderate income households (80-120 percent of AMI) represented 18 percent of loan applicants, low income households (50-80 percent of AMI) represent 12 percent, and very low income households (less than 50 percent of AMI) only 4 percent. Almost 75 percent of all loans were approved and accepted by the applicants, and 10 percent were denied. Above moderate-income households had the highest rates of approval of any group. Loan approval rates have improved since the subprime crisis and economic downturn that began in 2008.

Table H-42: Disposition of Conventional Loan Applications for Redwood City, 2012

Applicant Income	Total Apps.	Percent of Total	Percent Originated	Percent Denied	Percent Other*
Very Low Income (<50% MFI)	700	4%	57%	22%	21%
Lower- Income (50-80% MFI)	1,968	12%	66.67%	13.82%	19.51%
Moderate-Income (80 to 120% MFI)	3,017	18%	72.56%	10.94%	16.51%
Above Moderate-Income (>120% MFI)	11,381	67%	76.25%	7.66%	16.09%
All	17,066	100%	73.70%	9.56%	16.74%

Source: HMDA Data, 2012 for San Francisco-San Mateo-Redwood City MSA. Includes all single-family, duplex, triplex, fourplex, and manufactured home loan applications.

** "Other" includes applications approved but not accepted, withdrawn, and files closed for incompleteness.*

Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just one point can make a significant difference in the annual income needed to qualify for a loan

In the early 2000s, Redwood City (and the country as a whole) experienced interest rates at historically low levels, enabling many households to purchase a home. However, beginning in 2006, increases in interest rates resulted in an increased number of foreclosures for households with sub-prime loans when a significant number of sub-prime loans with variable rates began to convert to fixed-rate loans at much higher interest rates. Between 2006 and 2008, the number of

default notices filed throughout the Bay Area increased from less than 3,000 per quarter to more than 18,500 per quarter, an increase of 536 percent. While significant, the increase during the same period was significantly less in San Mateo County, at 380 percent.

The crisis has significantly lessened, and foreclosures in San Mateo County are no longer as common. As part of the aftermath of the crisis, interest rates are again very low. In San Mateo County, in 2014 rates currently range from 4.0 to 4.3 percent for a fixed-rate, 30-year mortgage. Housing prices in Redwood City are climbing again, though are still shy of pre-crisis prices.

As a result of the mortgage crisis, the federal government has updated mortgage lending rules, aiming to end some of the worst mortgage lending abuses of the past. With stricter underwriting stipulations, mortgage financing options have been reduced and processing times have increased in recent years.

Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the community. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

Consistent with State law (Section 65583), this section addresses six potential constraints to housing development:

- Land use controls
- Building codes and their enforcement
- Site improvements (on and off-site)
- Fees and exactions
- Processing and permit procedures
- Housing for people with disabilities

Land Use Controls

Land use provisions set forth by the City could have direct effects on the availability and affordability of housing in Redwood City. Land use controls currently in place in Redwood City include the General Plan (Built Environment Element), the Zoning Ordinance, and Precise Plans.

General Plan Built Environment Element

The Redwood City General Plan Built Environment Element (which contains the Urban Form and Land Use Chapter) sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the city. The Built Environment Element provides a range of development opportunities in residential areas, as shown in Table H-43.

Table H-43: Residential Land Use Designations

General Plan Land Use Category	Maximum Densities	Typical Residential Types
Low Density Residential (LDR)	7 du/acre	Single-household detached residential development
Medium Density Residential (MDR)	20 du/acre	Attached or detached units, two to three story residential structures, including condominiums, apartments, and duplexes
Medium High Density Residential (MHDR)	30 du/acre	Single structures or a collection of cohesive structures up to three stories that house multiple units, with common open space areas and amenities. Housing types include row houses, townhomes, stacked flats, apartments, and similar housing types.
High Density Residential (HDR)	40 du/acre	Higher-density, multi-story residential development, with a focus on providing an urban intensity and function at locations within easy walking distance to transit and services.

Source: Redwood City General Plan Built Environment Element, 2010

Redwood City's General Plan includes a variety of mixed-use categories, which will provide opportunities for active, multi-use environments where residents have access to services and retail, as well as transportation options. The General Plan mixed-use designations are outlined in Table H-44.

Table H-44: Mixed-Use Land Use Designations

General Plan Land Use Category	Maximum Densities and Heights	Typical Residential Types
Mixed Use – Downtown	No site-specific density limit. Maximum heights vary between 3 – 12 stories, primarily 8 stories.	Higher-density, multi-story residential development and commercial uses in the city's historic core. Housing types include stacked flats, apartments, condominiums, and similar housing types. May be within a mixed-use development or as stand-alone residential.
Mixed Use - Corridor	60 du/acre 4-6 stories	Higher-density, multi-story residential and commercial development along major corridors in Redwood City. Housing types include stacked flats, apartments, condominiums, and similar housing types. May be within a mixed-use development or as stand-alone residential.
Mixed Use – Neighborhood	40 du/acre 3-4 stories	Moderate-scale developments that are neighborhood serving. Housing types include stacked flats, apartments, condominiums, and similar housing types. May be within a mixed-use development or as stand-alone residential.
Mixed Use - Live/Work	20 du/acre 3 stories	Live/work environments combine residential occupancy with commercial activity in the same building space, generally with the resident using the combined or adjacent commercial space for his or her business. Typical uses include artist lofts, studio spaces, small offices, creative industrial workspace areas, and similar uses. Stand-alone residential development is not permitted.
Mixed Use - Waterfront Neighborhood	40 du/acre	Mix of uses includes housing and supporting commercial businesses, hospitality and restaurant uses that attract visitors, and businesses that support marina functions. Housing options can include structured housing, floating homes, houseboats, and live-aboard boats.
Mixed Use – Marina	20 du/acre 3 stories	Public and private marinas, ferry terminals, and uses complementary to these maritime and waterfront activities are included in this category. Housing options can include housing within mixed-use structures, floating homes, and live-aboard boats. Stand-alone residential building development is not permitted.

Source: Redwood City General Plan Built Environment Element, 2010

Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted. The General Plan allows development projects to exceed maximum densities if the development is within a designated planning area (such as certain precise plans) and the project demonstrates some or all of the following features that provide significant community benefits:

- Superior design and integration of a mix of uses
- Incorporation of affordable housing
- Incorporation of public or community facilities
- Transportation demand management
- Innovative use of shared parking
- Efficient and innovative use of infrastructure and renewable resources
- Supportive of new transit such as streetcars

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and welfare of local residents, as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The Ordinance sets forth the City's residential development standards, including density, height, lot coverage, and parking. The standards for all residential districts are summarized in Table H-45.

Table H-45: Residential Development Standards

Zoning District	Minimum Lot Size (area)	Minimum Average Lot Width	Minimum Lot Street Frontage	Minimum Setbacks			Maximum Lot Coverage	Maximum Height
				Front	Side	Rear		
RH	10,000 sf Area will differ for sloping sites	60 ft	35 ft	25 ft	7 ft & 8 ft or 15 ft min. total, both sides	25 ft	40%	28 ft or 2 ½ stories
R1	6,000 sf	50 ft	35 ft	15 ft (20 ft for garages)	5-6 ft	20 ft	40%	28 ft or 2 ½ stories
R2	Single-family: 5,000 sf	50 ft	35 ft	15 ft (20 ft for garages)	5-6 ft	20 ft	40%	28 ft or 2 ½ stories
	Duplex: 7,500 sf	50 ft	50 ft					
	Triplex: 10,000 sf	75 ft	50 ft					
	More than 3 units: 2,500 sf for each unit in excess of the first 3 units	75 ft	50 ft					
R3	Single-family: 5,000 sf	50 ft	35 ft	15 ft (20 ft for garages)	5-6 ft	20ft	60%	35 ft
	Duplex: 7,500 sf	50 ft	50 ft					
	Triplex: 10,000 sf	75 ft	50 ft					
	More than 3 units: 2,000 sf for each unit in excess of the first 3 units	75 ft	50 ft					
R4	Single-family: 5,000 sf	50 ft	35 ft	15 ft (20 ft for garages)	5-6 ft	20 ft	60%	45 ft
	Duplex: 7,500 sf	50 ft	50 ft					
	Triplex: 10,000 sf	75 ft	50 ft					
	More than 3 units: 1,500 sf for each unit in excess of the first 3 units	75 ft	50 ft					
R5	Single-family: 5,000 sf	50 ft	35 ft	15 ft (20 ft for garages)	5-6 ft	20 ft	60%	75 ft – no limit
	Duplex: 7,500 sf	50 ft	50 ft					
	Triplex: 10,000 sf	75 ft	50 ft					
	More than 3 units: 1,000 sf for each unit in excess of the first 3 units	75 ft	50 ft					
Downtown Precise Plan	N/A	N/A	N/A	0 ft – 35 ft	0ft – 15 ft	0 ft - 15 ft	N/A	from 4 – 12 stories

Note 1: Setbacks can vary for situations such as corner lots, certain shaped lots, such as narrow lots, the number of entrances opening to an interior side yard, and so forth.
Note 2: Residential standards are drawn from the 2014 Zoning Ordinance. Standards are subject to change from time to time.
Source: Redwood City Zoning Ordinance, 2014.

Mixed-Use Development Standards

The city's overriding constraint with regard to residential development is the lack of vacant land. As such, Redwood City will need to rely extensively on infill and mixed-use development to provide increased residential capacity. This is further challenged by small lot sizes in many areas of the city. The General Plan recognizes the importance and increased vitality provided by mixed-use areas and permits mixed-use development within the Downtown, in the bayfront areas designated Mixed Use - Waterfront Neighborhood, and along major corridors including El Camino Real, Woodside Road, Veterans Boulevard, Middlefield Road, and Broadway.

The City has implemented zoning standards for nearly all mixed-use areas, including Mixed-Use Corridor, Mixed-Use Neighborhood, and Mixed-Use Live/Work. These standards allow for mixed-use, multi-modal environments with compact development patterns and graceful transitions to neighborhoods.

The Mixed-Use Corridor zone contains five sub-districts, each with unique development, design, and use regulations. As part of the effort to develop these regulations, the City led a workshop with the Planning Commission to discuss appropriate standards for open space, density, parking, setbacks, frontage types, and transitions to adjacent uses to achieve the active environments envisioned. The City also met with affected property owners and developers to review the draft Mixed-Use Corridor regulations and ensure the regulations met their needs. This approach allowed the City to adopt the ordinance with confidence that successful projects would quickly follow. Examples of recent development in this new zone include The Lane on the Boulevard at 2580 El Camino Real (141 units) and Radius Apartments at 640 Veterans Boulevard (264 units), both under construction in 2014.

The Mixed-Use Neighborhood and Mixed-Use Live/Work zoning districts were developed with the same hybrid use and form-based structure as the Mixed-Use Corridor district. Recent projects approved within these districts include a 45-suite assisted living facility on El Camino Real.

The Mixed-Use zoning districts provide flexibility with no minimum lot size, lot width, or coverage requirements. Instead, standards focus on creating the active environment envisioned, with a focus on creating a comfortable street wall for pedestrians, adequate sidewalk widths, and building orientation and architecture that enhances the public street.

Table H-46: Mixed Use Development Standards

Zoning District	Minimum Lot Size (area)	Minimum Lot Street Frontage	Minimum Setbacks			Maximum Lot Coverage	Height
			Front	Side	Rear		
MUC-Residential Use	N/A	N/A	Min 6-8 Max 16-18	5-10	5	N/A	Min 20 ft Max 50 ft
MUC-Vertical Mixed Use			Min 0-2 Max 6-8	0-10	5-15		Min 20 ft Max 85 ft
MUN-Residential Use	N/A	N/A	Min 6 Max 16	5	5	N/A	Max 40 ft
MUN-Vertical Mixed Use			Min 0 Max 6	10	15		Max 50 ft
MULW	N/A	N/A	Min 0 Max 6	0	0-15	N/A	Max 40 ft

Note 1: Additional standards exist for sidewalk widths, upper-story stepbacks adjacent to residential zoning districts, maximum building length, space between buildings, and architectural/façade requirements, among others.
Note 2: Residential standards are drawn from the 2014 Zoning Ordinance. Standards are subject to change from time to time.
Source: Redwood City Zoning Ordinance, 2014.

Open Space

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. In Redwood City, open space is reflected in setbacks and lot coverage requirements for single-family developments, and minimum required open space areas for multi-family developments. In any district, buildings may cover between 40 and 60 percent of the lot, leaving the remaining 60 to 40 percent for open space. Most of this open space is located within the required front and back yards. In the R-2 through R-5 districts, 300 square feet of usable open space is required for every studio apartment and for every one-bedroom dwelling unit. Where there are additional bedrooms, an extra 100 square feet of usable open space is required for each additional bedroom within the unit. In the Mixed-Use Corridor and Mixed-Use Neighborhood zoning district, 125 square feet of open space is required per unit. This minimum may be met through any combination of private, common, quasi-public, and/or public open space provided on site. Outdoor recreation and leisure space is not required for live/work units located in the Mixed-Use Live/Work zoning district.

Parking

City parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. The Zoning Ordinance requires parking based on the number of units on the property. Parking requirements for residential uses are listed in Table H-47.

Table H-47: Parking Requirements

Dwelling Type	Parking Required
Outside Downtown Parking Zone/Mixed Use Areas	
Single-family Dwelling: 4 or less bedrooms	2 covered spaces
Single-family Dwelling: more than 4 bedrooms	2 covered spaces and 0.5 covered space for every bedroom beyond the fourth
Accessory (Second) Units	1 uncovered space
Duplex	2 spaces per unit
Multiple-family dwellings: Townhouses, condominiums, and rental apartments	2 spaces per unit (1 covered for each unit)
Guest or visitor parking	1 space for every 4 units (for projects with at least 4 units)
Rooming or boarding houses	1 covered space for each bedroom, but not less than 3 spaces
Downtown Parking Zone	
Dwellings: 2 or more bedrooms	1.5 (minimum) to 3 (maximum) spaces
Dwellings: 1 bedroom	1 (minimum) to 2 (maximum) spaces
Dwellings: studio	0.75 (minimum) to 1.5 (maximum) spaces
Mixed Use Zones	
Multiple-family dwellings	
Dwellings: 2 or more bedrooms	2 spaces
Dwellings: 1 bedroom and studio	1.5 spaces
Guest or visitor parking	1 space for every 4 units (for projects with at least 4 units)
Live/work	1 space for resident parking and 1/1,000 SF of nonresidential floor area

Note: For areas outside Downtown/Mixed Use areas, a minimum of 2/3 of total number of spaces (with exception of accessory units) must be located within a garage or carport. Parking reductions for mixed-use (shared parking) are also available. In addition to the above standards, the minimum parking requirements may also be reduced (e.g. guest parking requirement may be waived), near El Camino Real and Woodside Road, in Downtown, and in all mixed use areas, if it can be shown that fewer parking spaces than those required are necessary due to the nature of the project. Guest parking requirements may also be reduced or eliminated for special circumstances such as housing for special needs populations and transit-oriented development.
Source: Redwood City Zoning Ordinance, 2014

For single-family residences in areas outside of the Downtown and Mixed Use areas, the Zoning Ordinance requires two parking spaces within a covered garage. Multi-family residences also require two spaces per unit, and guest parking is required for those developments. However, the Zoning Ordinance includes parking reductions for many areas of the city, including the Downtown, areas zoned for mixed use, and near the city's major corridors. Special types of development may receive parking reductions, if it can be shown that parking needs are less due to the nature or location of the project.

The City's Downtown Parking Zone, amended in 2005, allows reduced parking requirements for residential uses within the Downtown area, with a minimum of 1.5 spaces for two-bedroom units, 1 space for one-bedroom units, and 0.75 spaces for studios. Guest parking provisions are not required for Downtown. The Downtown Parking Zone is intended to provide "just enough" parking to serve the needs of residents and visitors to the Downtown. In order to do so, maximum parking requirements are set, based on the use. Multi-family developments located within five hundred feet of city's major mixed-use corridors (El Camino Real or Woodside Road) also have reduced parking standards, requiring only one parking space for each studio or one-bedroom unit, 1½ spaces for two-bedroom or larger units; plus a minimum of 75 percent of the normally required commercial parking, if residential spaces are made available to the commercial tenants and customers. The City also modified the Zoning Ordinance in 2011 to implement new mixed-use zones, as outlined above. These areas also provide for parking reductions as outlined in Table H-45.

In addition, the City may reduce or eliminate the required number of guest or visitor spaces for residential developments if: 1) adequate street parking is available, and/or 2) only one parking space is reserved per unit for residents, and/or 3) the site is in close proximity to retail shopping facilities. This discretionary review can occur either before the Zoning Administrator or Planning Commission, depending on the location and complexity of the project.

According to a 2014 study prepared for the 21 Elements[1] project, Redwood City requires equal to or less parking than nearly all neighboring jurisdictions. Even so, Redwood City understands the cost of constructing parking can be a constraint to new housing

[1] The 21 Elements project, co-sponsored and coordinated by the San Mateo County Department of Housing and City/County Association of Governments, provides opportunities for the 21 municipalities in the county to share resources, successful strategies, and best practices. This process yielded a number of reports analyzing constraints in San Mateo County on a jurisdictional basis.

development. The City will analyze and consider parking needs and costs of constructing parking for affordable housing projects, especially extremely low income and housing for persons with disabilities. Subsequent to this analysis, the City will consider reduced parking standards for these types of housing.

Parking standards can also constrain housing development of smaller infill projects. These projects face additional development challenges associated with small, often narrow, lots. While Redwood City's current parking requirements for single-family, duplex, and triplex are fairly standard, some minor modifications to the Zoning Ordinance could increase the feasibility of certain projects. For example, current standards do not permit tandem parking or any parking within required setbacks. To further encourage infill housing development, Program H-10 of the Housing Element initiates a study of existing parking standards and potential modifications.

Flexible Development Standards

The City's Planned Development (PD) zoning designation encourages flexibility of design and promotes innovative projects by allowing variations in the usual development standards, such as maximum height for structures, maximum lot coverage, minimum front, side, and rear yard setback requirements, and sign regulations. This flexibility allows for efficient use of a site by allowing clustered development on smaller lots to encourage multi-family rentals, townhouses, condos, and single-family developments. In 2014, the City is in the process of evaluating the PD permit requirements to ensure that this process and zoning designation are consistent with General Plan goals and Zoning Ordinance intents.

Density Bonus

Redwood City encourages the development of affordable and senior housing through a Density Bonus Ordinance. During the last Housing Element planning cycle (2009-2014), Redwood City approved two projects with density bonuses:

- Radius at 640 Veterans Boulevard - 264 units (including 22 Low-Income)
- Township at 333 Main Street - 132 units (including 17 Moderate-Income)

City Center Plaza and Villa Montgomery, built in the 2000s, were also approved with density bonuses. Developers in Redwood City, in accordance with §65915 and §65915.5 of the Government Code, can receive density bonuses of 20 to 35 percent, depending on the amount

and type of affordable housing provided. The density bonus regulations allow for exceptions to applicable zoning and other development standards to further encourage development of affordable housing (Table H-48).

Table H-48: Density Bonus Program

Housing Type	Minimum % of Units	Bonus Granted
Very Low-Income	10%	25%
Low-Income	20%	25%
Moderate-Income (Condo only)	20%	10%
Senior Citizen Housing Development	50%	25%

Source: Redwood City Zoning Ordinance, 2014

Constructed in 2014, Township Apartments in the North Main Precise Plan area provides 17 moderate-income units through a density bonus.

The City's density bonus regulations also include incentives and concessions. A developer can receive an incentive or concession based on the proportion of affordable units for target groups. Incentives or concessions may include, but are not limited to, a reduction in setback and square footage requirements and a reduction in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

Precise Plans

Precise plans are flexible documents adopted by some California cities to facilitate the use of innovative or unconventional urban planning techniques. Precise plans are often very similar to specific plans, but are preferred by some charter cities (which, unlike general law cities, can use any planning tool not prohibited by the State) due to the lack of State-mandated constraints.

Redwood City has adopted several precise plans that provide for further variety in development types and locations. The regulations contained within the precise plans replace the land use and development regulations previously contained within the Zoning Ordinance for the related properties. The adopted plans with substantial residential components and remaining development capacity are the Downtown Precise Plan, the Peninsula Park Precise Plan, and the North Main Street Precise Plan.

Downtown Precise Plan

Redwood City adopted the Downtown Precise Plan (DTPP) in 2011, to orchestrate private and public investment actions in the Downtown and revive the heart of the city. The Downtown Precise Plan consists of approximately 193 acres within the city's historic center, and is bounded by Veterans Boulevard and Kaiser Permanente Hospital campus to the north, Brewster Street to the west, Maple Street to the east, and El Camino Real on the south. In addition to revitalizing the commercial portions of Downtown, a key component of the plan is to bring housing to Downtown, which is affordable to a variety of income groups. The Downtown Precise Plan permits housing in the Downtown Core and the Downtown General use zones, requiring ground floor commercial in some locations. While specific densities are not articulated (in order to provide flexibility to developers), a maximum of 2,500 new units are allowed within the Plan area. The maximum building heights in the Downtown range from four stories to a maximum of 12 stories, with mostly 8 stories as the new height limit. The flexible Precise Plan is tailored to provide the choice of "convenience living," which includes a balanced mix of employment and a range of housing types in close proximity to transit, entertainment, shopping, restaurants, and public services. The Downtown Precise Plan outlines Downtown Redwood City's urban design, land uses, housing, architectural styles, and other developmental aspects. With the City Council's leadership, development of the plan included a great deal of community involvement and input as residents, business people, developers, housing advocates, and others shared creative ideas and opinions, and helped the City to move forward in producing this important blueprint for the future.

Since adoption of the DTPP, Downtown Redwood City has experienced a construction boom. As of 2014, projects proposing a combined total of 1,259 units have been proposed within Downtown. In just two years, more housing was approved in Downtown than was constructed in the preceding five decades combined. This success has come about because developers understand that Downtown Redwood City is place where they can eliminate a lot of the uncertainty that can undermine their

projects in other cities. The DTPP regulations are very clear, and because the DTPP involved extensive public input, community opposition and challenges are unlikely. The type of development that is right for Downtown was discussed, vetted, and confirmed before the plan was created. Now, City staff and the Planning Commission are able to review projects against that plan, with limited discretion. Furthermore, because a comprehensive Downtown Precise Plan EIR was prepared and certified by Redwood City, CEQA review for new projects within the Downtown Precise Plan area is streamlined. Initial Studies are completed for each individual project to determine consistency with the DTPP EIR. All recent projects have been found to be consistent with the EIR, resulting in significantly reduced development application review time.

As we move forward and continue to foster a dynamic environment in our Downtown, we will need to re-evaluate development allowances within this critical area, as the cap of 2,500 units appears to be the primary constraint to new housing.

One Marina is in its third phase of construction, as of 2014.

Peninsula Park Precise Plan

The Peninsula Park Precise Plan contains land use, design, and circulation policies for creating a distinctive, water-oriented, urban residential community. The approved concept for this 33-acre development included a maximum of 796 residential units, 200 hotel rooms, up to 20,000 square feet of retail space, public park acreage and promenades, and public access to the waterfront. Using the Precise Plan framework, the One Marina project was proposed and approved, and portions of the project have been constructed. The Precise Plan proposed to use a substantial amount of fill in the marina to increase buildable area—a plan that was ultimately not feasible. As a result, the

approved construction plan for One Marina involves a substantially reduced build-out: 216 market rate and 15 affordable residential condominiums, 200 hotel units, and 10,000 square feet of retail space. One Marina was in the third phase of construction in 2014.

North Main Street Precise Plan

The North Main Street Precise Plan is intended to create a strong physical link between Downtown and the bayfront via a potential Highway 101 crossing. This approved plan, encompassing 9.5 acres and located just beyond Downtown, establishes a plan for infill development and pedestrian- and bicycle-oriented access improvements that would create a spine between Downtown and the bayfront. One residential project (Township Apartments), including 132 units on 2.2 acres, was approved and was under construction in 2014 within the North Main Street Precise Plan area.

Approvals of specific development projects within Precise Plans occur through the planned community permit process. However, minor site changes and minor building alterations that are in conformity with the Precise Plans may be permitted without a planned community permit, provided that the Precise Plan contains reasonable and adequate standards for the granting of such administrative approvals. Environmental review conducted for these plans occurs at a programmatic level, which, in most cases, eases the development process for specific projects within the plan, while ensuring that adequate environmental analysis occurs.

Providing for a Variety of Housing Types

The Built Environment Element of the General Plan and the Zoning Ordinance contain the basic standards that allow for the development of a variety of housing types. Housing element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards to encourage the development of various types of housing. This includes single-family housing, multi-family housing, mobile and manufactured homes, emergency shelters, and transitional housing, among others. Various housing types are permitted within residential districts in the city, as well as conditionally permitted in specific commercial districts; all are summarized in Table H-49.

Multi-Family Housing

Multi-family housing accounts for 50 percent of the total housing stock in the city, according to 2009-2011 American Community Survey estimates. Multi-family developments are permitted in the R-2, R-3, R-4,

and R-5 districts, and in a number of commercial districts. The maximum densities are 16 dwelling units per acre in the R-2 district, 21 dwelling units per acre in the R-3 district, 30 dwelling units per acre in the R-4 district, and 40 dwelling units per acre in the R-5 district. Residential uses are permitted throughout Downtown. Along specific streets within Downtown, regulations require the ground floor space to be occupied by commercial uses to enhance the pedestrian experience. Residential uses are also permitted in the city's mixed-use areas, at a density of 40 to 60 units per acre.

Table H-49: Permitted Uses in Zoning Ordinance

Uses	RH	R-1	R-2	R-3	R-4	R-5	MH	CB	MUC	MUN	MULW	DTPP
Residential Uses												
Single Unit Homes	P	P	P	P	P	P	-	-	-	-	-	P*
Duplex Homes	-	-	P	P	P	P	-	-	-	-	-	P
Triplex Homes	-	-	P	P	P	P	-	-	-	-	-	P
Multi-family Housing	-	-	PD	P	P	P	-	P*	P	P	P	P
Mobile Homes	-	-	-	-	-	-	P	-	-	-	-	-
Manufactured Housing	P	P	P	P	P	P	P	-	-	-	-	P*
Second Units	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-
Residential Care Facility												
Six or fewer persons	P	P	P	P	P	P	P	P	P	P	-	P
Seven or more persons	C	C	C	C	C	C	C	-	-	-	-	-
Senior	-	-	-	-	-	-	-	-	-	C	-	-
Family Care Homes	-	-	-	-	C	C	-	-	-	-	-	-
Other Residential Uses												
Rooming/Boarding houses	-	-	-	-	C	C	-	-	C	C	-	P
Nursing/Rest Homes	-	-	-	-	C	C	-	-	-	-	-	P
Live-Work	-	-	-	-	-	-	-	-	C	C	C	P
Hotels	-	-	-	-	-	-	-	C	C	P	-	P

P = Automatically permitted use
P = Permitted use, subject to specific requirements as indicated in the Zoning Ordinance*
C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.
PD = Planned Development Permit required.
- = Not a permitted use.
RH = Residential Hillside District, MH = Mobile Home District, CB = Central Business District, MUC = Mixed-Use Corridor, MUN = Mixed-Use Neighborhood, MULW = Mixed-Use Live/Work, DTPP = Downtown Precise Plan
Source: Redwood City Zoning Ordinance and Downtown Precise Plan, 2014

Second Units

The review process for second units, also known as accessory dwellings, in Redwood City is ministerial, i.e., reviewed against fixed, objective, and quantifiable standards. The Zoning Ordinance permits development of second units in all residential districts. Since 2002, approximately 33 second units have been constructed. Second units must meet the following criteria:

- The accessory dwelling may not be sold, but may be rented, and the main unit must be owner-occupied.
- The lot upon which the accessory dwelling is proposed to be located must be zoned for single-family or multi-family use (RH, R-1, R-2, R-3, R-4, or R-5), and contain an existing single-family dwelling.
- The accessory unit may either be attached to the existing dwelling structure and located within the living area thereof or detached from the existing dwelling but located on the same lot as the existing dwelling structure.
- The total gross floor area for the accessory dwelling must not exceed 640 square feet, nor contain more than one bedroom.
- No more than one entrance to the existing single-family dwelling is allowed to be located on the street side of the building (other than a garage entrance), and the entrance to the accessory dwelling must not be directly visible from the street.
- At least three off-street parking spaces (with one uncovered) are required for the main dwelling structure and accessory dwelling, combined.
- If the accessory dwelling unit is located on the second floor of a structure, the application is subject to architectural review by Redwood City Community Development to ensure compliance with those non-discretionary design standards set forth in the City's Standards for Architectural Review of Accessory Dwellings.

Redwood City is interested in exploring options to further increase the development of second units while preserving neighborhood character. As indicated through the community outreach conducted for the Housing Element, residents noted that the size limitation, setback constraints, parking requirements, and the requirement for owner

occupation of main unit are constraints. Through Program H-12 of this Housing Element, Redwood City will review and consider revising development standards for second units. Second unit standards may be different based on the existing density or character of a neighborhood, with units over garages potentially considered in higher density areas, while a decreased setback may be considered in lower density areas.

Senior Housing

The City encourages the development of apartments and condominiums for seniors by providing density bonuses and concessions on property development and design standards. For example, the Planning Commission may reduce the number of parking spaces required for senior housing upon findings that the proposed development is located in proximity to commercial activities and services, and is adequately served by public transportation systems.

Residential Care Facilities

The City amended the Zoning Ordinance in 2013 to clarify that nursing homes, rest homes, residential care facilities, senior/assisted living facilities, and skilled nursing facilities are considered commercial for the purposes of determining building intensity, and subject to applicable FAR limits rather than density maximums.

Consistent with State law, the City facilitates the development of residential care facilities by treating licensed facilities that serve six or fewer persons as standard residential uses. Unlike other cities that confine larger residential care facilities to one or two designated areas within the city, Redwood City's existing Zoning Ordinance conditionally permits these and other "quasi-public" uses in all residential districts. In addition, larger residential care facilities (greater than six persons) are permitted by right in many commercial and industrial districts, or with a conditional use permit in others, as a quasi-public use. While the quasi-public definition is intended to provide applicants with flexibility, the specific identification of large residential care facilities as a unique use could help potential facility operators easily understand development requirements. As part of recent zoning amendments for new Mixed Use zoning districts, new definitions and uses for residential care facilities were introduced. In addition, the Redwood City Zoning Ordinance also identifies family care homes, but limits this use to certain residential zoning districts, with a Use Permit. As part of a comprehensive effort, the City will review the Zoning Ordinance to identify inconsistencies in definitions and ensure compliance with state law. Upon completion of this analysis, the City will update the Zoning Ordinance to facilitate clarity in the approval process for these uses (see Program H-8 of this Housing Element).

Emergency and Transitional Housing

Emergency shelters provide short-term shelter (usually for up to six months of stay) for homeless persons or persons facing other difficulties, such as domestic violence. Transitional housing provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling, to individuals and families who are transitioning to permanent housing. In 2014, Redwood City modified the Zoning Ordinance to clarify definitions of dwelling, supportive housing, and transitional housing consistent with State law. The definition of "dwelling" now clearly states that "transitional housing, supportive housing, and small residential care facilities are considered a residential use of property in any dwelling type."

Eight emergency and transitional shelters are located in Redwood City. The City permits emergency shelters by right in the Emergency Shelter Combining District. The Emergency Shelter Combining District is applicable to portions of the Mixed Use – Live/Work zoning district and the Light Industrial Incubator zoning district, encompassing approximately 53 acres. Large areas of both designations that will permit emergency shelters by right (Light Industrial Incubator and Mixed Use - Live/Work) are near existing transit lines and ready access to commercial uses and services. Realizing the expense associated with new construction, the City identified this area to have a mix of medium- to large-sized buildings that would lend themselves to reuse as homeless shelters. Multiple lots throughout this area are underutilized, containing only a small commercial or industrial building on a portion of the lot. Because of the light industrial nature of the area, design requirements would not mandate expensive construction materials, and compatibility with the neighborhood aesthetic character could be achieved through the use of simple building forms. As such, there are realistic opportunities for the development of an emergency shelter on underutilized land as well as through the conversion of an existing building.

Redwood City supports the distribution of affordable housing, emergency shelters, and transitional housing in areas of the city where appropriate support services and facilities are available in close proximity.

Single-Room Occupancy Housing

Single-room occupancy (SRO) developments house people in single rooms, with tenants often sharing bathrooms and kitchens. SROs are not specifically addressed in the Zoning Ordinance but are conditionally

permitted as boarding houses in the R-4, R-5, MUC, and MUN districts. In Redwood City, some existing hotels function as SROs.

Supportive Housing

In a supportive housing development, housing can be coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail. In 2014, Redwood City modified the zoning ordinance to clarify that supportive housing was considered a residential use of property within any dwelling type.

Building Codes and Enforcement

In 2014, Redwood City adopted the updated California Building and Fire Codes, 2013 Edition. The City has also adopted the International Property Maintenance Code, 2009 Edition, as published by the International Code Council. The City has made some minor amendments related to Very High Fire Hazard Severity Zones and required sprinklers.

Enforcement of building code standards does not constrain the production or improvement of housing in Redwood City but instead serves to maintain the condition of the city's neighborhoods. Further, the California Building Code is adopted by many cities throughout California and does not, in general, pose a constraint to residential development. The building arm of Redwood City Community Development promotes community awareness of, and encourages voluntary compliance with, Redwood City's Municipal Code. This enforcement enhances Redwood City's neighborhoods and economic conditions so that the city is a good place to live, raise a family, work, and retire. Staff investigates and enforces City codes and State statutes when applicable. Requests for inspections are responded to within 24 hours. Violation of a code regulation can result in a warning, citation, fine, or legal action. If a code violation involves a potential emergency, officers will respond immediately; otherwise, complaints are generally followed up within one working day by visiting the site of the alleged violation, and if necessary beginning the process of correcting the situation.

Article 34

Article 34 of California State Constitution requires voter approval (2/3 vote) before any "state public body" develops, constructs, or acquires a "low rent housing project." As such, projects that are provided with

public assistance and are entirely affordable (100 percent of the units are affordable) are subject to Article 34. However, projects in which less than 50 percent of the units are affordable are exempt. Due to the cost and time involved with a voter election, this State requirement can be a constraint to the development of affordable housing.

On- and Off-Site Improvements

Site improvements are a necessary component of the development process. Improvements can include the laying of sewer, water, and streets for use by a community when that infrastructure is lacking, and these improvements make the development feasible. Due to the built-out nature of the city, most of the residential areas in Redwood City are already served with adequate infrastructure. However, areas that are not already served by infrastructure are required to provide adequate street, water, and sewer capacity.

In areas already served by infrastructure, site improvement requirements vary depending on the existing condition of each project site. The undergrounding of utilities is required of all projects, and street tree planting may also be required. These extra requirements, especially the undergrounding of utilities, can add substantial additional cost to affordable housing projects. The City does offer an in-lieu utility underground fee to projects that qualify. The City informs affordable housing developers of the in-lieu fee option and will take affirmative steps to exempt affordable housing projects from this fee.

Fees and Exactions

The City assesses various development fees to cover the costs of permit processing (Table H-50). Some of the fees charged are flat fees based on the cost of services, but several fees are dependent on the size of the project. Fees charged in Redwood City are, in general, comparable to those of surrounding communities in San Mateo County.

A survey of neighboring jurisdictions (East Palo Alto, Belmont, and San Carlos) indicates that permit fees in Redwood City are very similar to those found in neighboring San Carlos and Belmont and slightly less than those in East Palo Alto.

State law requires that locally imposed fees must not exceed the estimated reasonable costs of providing the service. Furthermore, State law also requires that impact fees must have a substantial nexus to the development and that the dedication of land or fees be proportional to

its impact. Redwood City abides by State law with respect to fees and exactions and uses a cost recovery deposit system.

Table H-50: Planning and Development Fees

Action/Activity	Redwood City	Neighboring Jurisdictions
Architecture Permits for Residential (1-3 units)	$620	$1,069 - $3,779
Architecture Permits for Residential (3+ units)	$1,000	$2,000 -5,038
CEQA (Initial Study, Mitigated Negative Declaration, and EIR)	$5,000 initial deposit	$5,000 initial deposit
Conceptual Design Plan (including consultation)	$1,000 initial deposit	$1,679
Condominium Permit	$5,000 initial deposit	--
Planned Community Permit	$5,000 initial deposit	$2,868
Planned Development Permit (PD)	$2,500 initial deposit	$5,758 - $10,000 deposit
Lot combination, merger, lot line adjustment	$5,000 initial deposit	$2,687
Tentative Parcel Map	$2,500 initial deposit	$4,400 - $6,717
Tentative Subdivision Map	$5,000 initial deposit	$6,000 - $13,435
Use Permit on < ¼ acre	$2,830	$1,500 - $6,717
Use Permit on > ¼ acre	$5,000 initial deposit	
Variance	$800	$1,123 - $6,717
Zoning Text/Map Amendment	$5,000 initial deposit	$4,198 - $13,435
General Plan amendment	$5,000 initial deposit	$5,758 - $8,000 deposit
Building Permit	Based on building valuation	Based on building valuation

Note: Initial Deposit is intended to cover the actual cost to the City to review; unused funds are returned. Fees in this table are based on a point-in-time survey completed in 2014, and are subject to change.
Source: City of Redwood City, City of East Palo Alto, City of San Mateo, City of San Carlos, 2014

The City also charges impact fees to ensure that services and infrastructure are in place to serve the planned developments. Although impact fees and requirements for offsite improvements add to the cost of housing, these fees and requirements are necessary to maintain the quality of life within a community. Redwood City's impact fees include a traffic impact fee, a park impact fee, a water impact fee, a sewer fee, as well as school fees that are assessed by the local school districts (Table H-51). Impact fees are intended to provide funds to recoup the cost of providing infrastructure to the developments and maintain local quality of life, while not unduly constraining the feasibility of both market-rate and affordable housing.

The City provides impact fee reductions and waivers to help support affordable housing projects. Affordable (very low- and low-income)

housing projects are exempt from the park fee, and moderate-income projects receive a 50 percent discount. In addition, the City's Traffic Impact Fee Ordinance provides a reduced fee for affordable housing developments, senior housing projects, and transit-oriented development. The City also allows payment of an in-lieu fee for the undergrounding of utilities for projects that qualify, which can also reduce the cost of developing affordable housing. The City will explore efforts to continue to assist affordable housing projects through the waiver, discount, or deferral of City fees.

Table H-51: 2014 Redwood City Impact Fees

Impact Fees	Per Unit Fee (SFR)	Per Unit Fee (MFR)
Traffic Fee	$1,502	$1,021
Park Fee	$11,451	$10,007
Water Capacity Fee	$11.58 per gallon per day of projected net new demand.	
Sewer Fee	$2,136	$1,424
Sequoia High School District Fee	$3.20 per sq. ft.	$3.20 per sq. ft.

Note: Park Fee assumes multi-family development occurs at greater than 21 units per acre. Less dense development requires a slightly higher fee ($10,298 per unit). The park fees for condominium construction are $9,612 for projects with less than 20 units per acre, and $7,553 for projects with more than 21 units per acre. Reductions in transportation impact fees are available for affordable housing, senior, and transit-oriented development. Fees in this table are based on a point-in-time survey completed in 2014, and are subject to change.
Source: City of Redwood City, 2014

Development Review and Permit Processing

In general, the time required for development review increases with the complexity of the project and the number of agencies involved in the review. Simple projects, such as individual single-household units on previously subdivided parcels or small apartment developments that conform to development standards, typically require one to one and a half months to obtain final planning permit approvals from the time applications are deemed complete. Large-scale multi-family projects often require three or more months after an application is deemed complete. Projects that require an environmental impact report (EIR) can take a year or more for full review and approval, depending on the complexity of the issue involved with the project.

In order to ensure appropriate and responsible development, City policies require time for review and processing of development applications. However, permit processing and review times are not at the sole discretion of the City. State and federally mandated procedures

can determine the time required for portions of the process. In addition, review by special agencies whose jurisdictions overlap with the City can add time to the review process. The City/County Association of Governments (C/CAG), Redwood City School District, the Regional Water Quality Control Board, Army Corps of Engineers, Bay Conservation Development Commission, and the Bay Area Air Quality Management District are some of the special purpose agencies that may be involved in development review in the city. Redwood City strives to achieve concurrent review with these agencies to the maximum extent possible.

Redwood City further minimizes the cost of permit processing by implementing a continuous improvement program involving the participation and reorganization of all City departments. The purpose of this program is to streamline permit process procedures including reducing governmental constraints upon the development, maintenance, and improvement of housing for all income levels. Outlined below are a few of the City's permit and processing procedure improvements:

- *Counter Team Cross-Training:* All employees that work the front counter are cross-trained to provide better service to customers with questions related to Planning, Engineering, Fire, and Building codes and to facilitate permit processing. The Counter Team is also trained to promote and provide to the public housing program handouts that promote new housing development. Backup senior staff from each department is also available for questions and to facilitate/expedite permit and processing procedures.

- *One Stop Permit Shop:* Smaller projects, including residential additions and secondary (in-law) units that meet State and City standards, may be approved over the counter or within 24 hours at the One Stop Permit Shop, which is open two to four days each week. In addition, applicants can schedule an appointment ahead of time to coordinate meeting with a representative of all necessary departments at once to discuss their project.

- *Expedited Permit Review Procedures*: A concentrated, interdepartmental team approach has resulted in faster and more coordinated permit processing for larger development projects.

- *Simplified Building and Planning Codes:* The City simplified and reduced the number of Building and Planning Codes to streamline the permit process and improve customer service.

- *Eliminated Fees:* The City does not charge Architectural Permit fees for single-story residential additions and other minor approvals.

- *Combined Building and Engineering Inspections*: The City combined Building and Engineering Inspections to streamline the permit process and improve customer service.

- *Developed and Improved Public Information Handouts:* Redwood City provides necessary forms in both English and Spanish, and makes forms available on the City's website.

In addition, Redwood City coordinates all planning applications with a Planning Permit application form. This helps to ensure that all required permits are addressed in order to facilitate concurrent review.

Use Permit

Conditional uses are those uses that have a special impact or uniqueness and therefore require specific consideration as to their potential impacts on surrounding properties. At the time of application, a review of the location, design, configuration, and impact of the proposed use is conducted by staff to compare the proposed use to established standards. This review determines whether the proposed use should be permitted by weighing the public need for and the benefit to be derived from the use against the impact that it may cause. A Use Permit (UP) is an entitlement application that requires the adoption of specific findings in order to approve the proposed use. In Redwood City, the Zoning Administrator or Planning Commission (if the project includes an environmental document that needs to be approved) must find that the proposed use will be consistent with the general plan and zoning regulations, is compatible with surrounding uses, will not be detrimental to the public health or safety, the general welfare, or the environment, will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property, that adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use, and other findings required to be made in specific zoning districts as set forth in the Zoning Ordinance.. The Zoning Administrator/Planning Commission may also attach

conditions or requirements, as necessary to protect adjacent properties or the public interest.

Due to the inherent special impacts that are likely to result from conditional uses, Redwood City holds a public hearing to ensure adequate public input.

The requirements are the same for all uses requiring a UP. Residential uses requiring a UP include large residential care facilities (more than 6 persons), rooming/boarding houses, rest homes, and motels and hotels. Review time of a UP varies, but is generally completed in three months.

Planned Development Permit

The Planned Development (PD) Permit allows certain zoning requirements to be different from those which otherwise pertain to the zoning district in which the property is located. The PD permit process permits variations to height limits, lot coverage, building site sizes, setbacks, sign regulations, and parking standards. A Planned Development Permit with such modifications can only be granted approval if it is determined that the proposed development will provide an environment of physical and functional desirability in harmony with the character of the surrounding neighborhood or district. In 2014, the City is in the process of evaluating the PD permit requirements to ensure that this process and zoning designation are consistent with the goals of the Zoning Ordinance and General Plan.

Planned Development Permits provide a vehicle for medium to large scale residential development within an existing zoning district by encouraging flexibility in design standards to achieve the following objectives:

- Promote the most appropriate use of the land.
- Encourage the development of innovative projects, which incorporate the highest quality of architectural solutions, building materials, and landscaping concepts.
- Promote the most functional and aesthetic relationships between buildings, structures, signs, open space, and parking areas.
- Encourage the development of quality open space and recreational opportunities within projects.

For projects that are less than an acre, review is conducted by the Zoning Administrator. Projects larger than one acre are reviewed by the Planning Commission. In either case, applications for Planned Development Permits require a public hearing. Generally, the review of a Planned Development Permit is completed within four to six months.

Planned Community Permit

All projects proposed within Precise Plan boundaries must submit an application for a planned community permit for review by Redwood City Community Development, with the exception of minor site changes and minor building alterations that are in conformity with the Precise Plan. Precise Plans include information on the level of detail required in the planned community permit application. A planned community permit may require a public hearing, either before the Planning Director (or designee) or the Planning Commission, as well as notification to the owners of property within a radius of 300 feet of the exterior boundaries of the subject property.

In order for the City to approve the application, the proposal must implement the adopted Precise Plan. In addition, the City must find that the establishment, maintenance, or operation of project will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to the property and improvements in the neighborhood, or to the general welfare of the city. In order to ensure this, conditions may be imposed as part of the permit approval. Since a public hearing is involved, review and approval time may vary. Generally, the review of a Planned Community Permit is completed within two to six months.

Architectural Review

The purpose of architectural review is to provide a means through architectural control to protect and enhance the natural beauty of the environment, to provide for the orderly and harmonious appearance of structures and grounds, to protect the social and economic stability and to increase the benefits of occupancy in all zoning districts, and to retain proper balance in the relationship between taxable value of real property and the cost of municipal services throughout the city.

In Redwood City, architectural review addresses only the portions of structures facing a public street or place and the portions of the sides of a structure that are within 50 feet of any portion of the structure that

faces upon a public street or place. In the case of a single or two household dwelling, architectural review addresses only roof overhang, roofing material, and siding material only.

One-story additions to single or two-household residences are exempt from architectural review. All other alterations, additions, and new structures are subject to architectural review.

The Architectural Review Committee advises the City Council, Planning Commission, and Zoning Administrator on matters concerning building and landscape architecture, site design, and signs. Specifically, the committee reviews applications for architectural permits pertaining to multi-family dwellings, signs, landscaping, commercial and industrial buildings, and makes recommendations. The committee also provides other recommendations pertaining to architectural matters regarding private and public projects in the city as deemed appropriate.

Typical Development Review Process

Development review in Redwood City begins at the permit counter in City Hall. A developer must submit an application to Redwood City Community Development outlining a development plan. After the application is submitted, Community Development brings the application to the Planning Review Committee (PRC) for review. The PRC is comprised of staff members from all departments and divisions who comment on development applications, including Community Development, Public Works Services Department, Fire Department, and Police Department. Redwood City Community Development provides comments from the PRC to the applicant, facilitating a one-stop permit processing system. Applicants revise plans based on these comments, and then re-submit for final review. Once Community Development reviews and approves the final plan, the applicant must submit an application for a building permit, to ensure that the project meets all local and State building codes. More complex and large-scale projects that do not conform to development standards may require public hearings and/or environmental review, which have separate processing requirements.

For example, a new single-family residence or a multi-family development with up to six units that conforms to the applicable zoning and development standards is exempt from CEQA and would require an application to the City for an Architectural Permit. Additionally, multi-family developments with more than six units could be exempt from CEQA through the infill provision. Both types of projects would typically require review by the City's internal Plan Review Committee (PRC) and

the Architectural Review Committee (ARC). The Architectural Review Committee references standards listed in the Zoning Ordinance and applicable Precise Plans to determine compatibility with surrounding structures and makes a recommendation to staff. After an Architectural Permit is issued, the applicant may then seek Building Permits. This process would generally take approximately three months to complete.

Projects that include development of more than six units that are not exempt from CEQA through the infill provision would require review by the City's internal Plan Review Committee (PRC) and the Architectural Review Committee (ARC), as well as the Planning Commission. (The Planning Commission is the City's California Environmental Quality Act (CEQA) review authority, so all projects that are not exempt from CEQA must be reviewed by the Commission.) Generally, projects that require complex CEQA analysis also require more time to achieve approval. Depending on the complexity of the project and neighborhood interest in the project, projects not exempt from CEQA could take from three to 12 months to complete the review process.

A Planned Development permit is required if an applicant is seeking approval to deviate from specific development standards as outlined in the Zoning Ordinance. (Under certain circumstances, a variance may be required). Planned Development applications for projects that are less than one acre in size are reviewed by the Zoning Administrator and those greater than one acre are reviewed by the Planning Commission. If the project requires a Tentative Map (for projects such as townhomes and condominiums), both the Planned Development Permit and the Tentative Map can be reviewed before the Planning Commission during the same hearing. The project would also be reviewed by the Architectural Review Committee. Finally, an applicant would apply for a Building Permit. This process would generally take approximately four to six months to complete.

Sometimes, timeframes may be longer due to the size and complexity of the project, and neighborhood concern over specific issues. Redwood City supports high quality development, and reaches out to neighborhoods through extensive public outreach to gain consensus on projects. In addition, Redwood City has also initiated a number of precise plans to gain consensus during the planning period, so that development projects may be processed smoothly and quickly. Specifically, the Downtown, North Main, and Peninsula Park Precise Plans provide opportunities for expedient processing of new projects, because the Precise Plans are already in place.

Decision-Making Criteria

The General Plan, Zoning Ordinance, and Precise Plans give guidance to project applicants through the establishment of development standards, design guidelines, and land use policies. These documents are also the source of decision-making criteria. For example, in approving, conditionally approving, or denying any application for an Architectural Permit, the Zoning Administrator, per the Zoning Ordinance, must base his/her action upon the following factors:

- The existence of sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance
- The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance
- The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable
- The extent to which excessive ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used
- The extent to which natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site are to be retained
- The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets
- The reservation of landscaping areas for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites, and separating building areas from paved areas to provide access from buildings to open space areas
- In the case of any commercial or industrial structure, the Zoning Administrator shall consider its proximity to any R district and shall consider the effect of the proposed structure upon the character and value of the adjacent R district area
- The provision of permeable areas and drainage design appropriate to capture and treat stormwater runoff prior to its discharge from the site including, but not limited to, the use of vegetated swales, landscape features, permeable pavement materials, infiltration basins, or engineered designs

Staff is trained from a customer service perspective to effectively assist applicants before applications are even submitted as well as throughout the review process to ensure that requirements and criteria considered in decision making are well understood. It has been the City's experience that these findings are clear and helpful to project applicants, and have not posed a substantial barrier or impacts to new housing development.

Approvals that are by nature discretionary, in that they deviate from adopted policies and zoning, are carefully considered by decision makers. Consistent with State law, land use decisions must be made based on substantial evidence. The General Plan policies, Zoning Ordinance, and Precise Plans provide decision makers with guidance on discretionary planning actions.

Constraints to Housing for Persons with Disabilities

Pursuant to State law, Redwood City permits State-licensed residential care facilities serving six or fewer persons in its residential zoning districts by right. In addition, these and other "quasi-public" uses are conditionally permitted in the R-3, R-4, and R-5 districts and multiple commercial and industrial districts. Nursing homes and rest homes are conditionally permitted in the R-4 and R-5 districts. These housing types for persons with disabilities require a Use Permit that is no more stringent than those for other conditional uses. As indicated above, the City will review the Zoning Ordinance to identify any inconsistencies in definitions for group homes, residential care facilities, and family care homes, and ensure compliance with State law. Upon completion of this analysis, the City will update the Zoning Ordinance to facilitate clarity in the approval process for these uses.

The City complies with federal and State mandated structural accessibility laws. When housing development is assisted with federal funds, five percent of the units must be designed as accessible to persons with physical disabilities, and two percent must be adaptable for the vision and hearing impaired. These units are affirmatively marketed to persons with the respective disabilities.

The City also complies with the American Disability Act (ADA) laws that have helped to remove structural accessibility issues in housing construction for persons with disabilities. When there is a conflict between an ADA requirement and a Zoning Ordinance requirement, the project planner (for small residential developments) and the City's Plan

Review Committee (for larger residential projects) identifies the conflict early in the review process and resolves it, with priority given to ADA requirements.

The definition of "family" may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with disabilities, but not for housing similar sized and situated families. The Redwood City Zoning Ordinance defines family as one person living alone, two or more persons related by blood, marriage, or legal adoption, or two or more persons living as a single housekeeping unit. This definition does not discriminate nor limit access to housing for persons with disabilities.

Reasonable Accommodation

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions (such as development standards or zoning definitions that would preclude a particular development), reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

In 2014, the City adopted a Reasonable Accommodation Ordinance to establish a procedure for individuals with disabilities to seek minor deviations from the Zoning Code to ensure equal access to housing. Furthermore, Redwood City does not require Architectural Permits and does not charge a fee for first-story additions to single-family residences, including bedroom additions that could be used to accommodate caretakers for persons with disabilities. In addition, the City provides CDBG and HOME funds to a number of nonprofit organizations and local community groups to provide housing preservation services and accessibility improvements. In FY2012/13 alone, funding from Redwood City to the Center for Independence of the Disabled, through its Housing Accessibility Modification Program,

enabled 25 low-income Redwood City households to modify their residences to meet their accessibility needs.

Environmental and Infrastructure Constraints

Environmental and infrastructure constraints can hamper development of sufficient housing for all economic segments. The following section discusses potential environmental and infrastructure constraints to residential development in Redwood City.

Environmental Constraints

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. The majority of Redwood City is urbanized with few environmental constraints. The northeastern portion of the city is located in existing and former tidal marshes at elevations near sea level. These low-lying areas may be subject to sea level rise due to global warming. The central portion of the city, located southwest of U.S. 101 and including El Camino Real, is a gently sloping plain draining northeast to the tidal marshes. Redwood City's urban center with commercial and mixed uses is located in this area. The southwestern portion of the city forms the eastern foothills of the Santa Cruz Mountains, and has elevations up to about 600 feet.

Habitat and Wildlife

Redwood City is fortunate to be located immediately adjacent to large open spaces, including the San Francisco Bay and bayfront lands, and the open space preserves and watershed lands in the higher elevations to the west and southwest of the city. The wetland areas immediately adjacent to the Bay are made up mostly of tidal marshes, mudflats, sloughs, and moist greenland. Wetlands are among the most productive and diverse biological habitats due to the interface of land and water and the recurring tidal action. As such, much of Redwood City's bayfront is part of the Don Edwards San Francisco Bay National Wildlife Refuge.

Several open space lands with a variety of habitat and wildlife are located immediately adjacent to Redwood City in the higher elevations to the west. These lands also serve as watersheds for a number of creeks, streams, and tributaries that originate in these upland areas.

Seismic Hazards

Redwood City is likely to experience ground shaking associated with the active and potentially active faults systems in the surrounding area. The city's proximity to the San Andreas Fault (2,000 feet from the City boundary), along with a potential for ground failure due to liquefaction in some areas, present risks. Considerable portions of the city are considered to have medium to high liquefaction susceptibility, especially if an earthquake were to occur after substantial rainfall. With regard to groundshaking, these hazards are not unusual in California, and building codes and other regulations address engineering requirements necessary to guard against groundshaking hazards and relate seismic effects.

Redwood City has an adopted Emergency Operations Plan that outlines prevention and preparedness measures, as well as response and recovery protocol in the case of an emergency. The Emergency Operations Plan is updated periodically as needed.

Hazardous Materials

Significant quantities of hazardous materials are currently and have historically been used at heavy industrial sites in Redwood City, such as those along Seaport Boulevard and the Port of Redwood City, as well as light industrial and commercial sites throughout the city. While heavy industrial areas around the Port and along Seaport Boulevard are planned to be retained as industrial consistent with the Land Use Map (Figure BE-6 of the Built Environment Element), some current industrial and commercial sites throughout the city may be redeveloped with housing uses. In this case, environmental remediation may be necessary to remove hazardous material and soil contamination.

Projects that have residual soil and groundwater contamination on the land can experience substantial delays. Clean-up at these sites is necessary to ensure health safety for future residents. At the same time, the review process and associated cleanup efforts can result in long delays before a project can move forward.

Infrastructure Constraints

The infrastructure of critical importance to the maintenance and development of new housing includes water facilities, emergency water supply, sewerage facilities, streets, and sidewalks. As most areas within Redwood City have experienced past development, few off-site

improvements are generally necessary for new residential construction in residential zoning districts. However, the City actively assesses its aging sewer and water infrastructure and areas needing improvement, replacement, and upgrades are identified on an ongoing basis.

Often, one of the most expensive site improvements is the undergrounding of utilities. Other primary improvements are for new curb, gutters, and sidewalks, which are in need of repair. In addition, some projects may be required to include tree planting at the development site, which can add to development costs, especially for affordable housing projects. The City does offer an in-lieu utility underground fee to projects that qualify. The City will make efforts to ensure that affordable housing developers are aware of the in-lieu fee option and will consider exempting affordable housing projects from this fee.

Water

The primary infrastructure constraint in Redwood City is the availability of water. Redwood City's sole supplier of potable water is the San Francisco Public Utilities Commission (SFPUC) through the Hetch Hetchy regional water system. The amount of water available to the SFPUC's retail and wholesale customers is constrained by hydrology, physical facilities, and institutional parameters that allocate water supply. Due to these constraints, the SFPUC is very dependent on reservoir storage to manage its water supplies. Reservoir storage provides the SFPUC with year-to-year water supply carryover capability, enabling the SFPUC to carryover water supply from wet years to dry years. Table H-52 identifies estimates of the existing and planned water supply sources and quantities available to Redwood City in the future.

Table H-52: Redwood City Current and Planned Water Supplies (acre feet/year)

Water Supply Sources	2010	2015	2020	2025	2030
SFPUC Potable Water Purchases ("Best Estimate")	12,243	12,243	12,243	12,243	12,243
Redwood City Recycled Water	2,000	2,000	3,238	3,238	3,238
Total	**14,243**	**14,243**	**15,481**	**15,481**	**15,481**

Source: Redwood City 2010 Urban Water Management Plan

According to the 2009 Settlement Agreement and Master Contract with San Francisco, Redwood City's contracted supply assurance is 12,243 acre-feet per year (af/yr). In the past, Redwood City consumed more

than the contractual amount and was able to purchase additional required supply from SFPUC as a result of other customers not using their full contractual supply. However, in recent years, Redwood City has purchased less than the contractually allowed amount of water from SFPUC (Table H-53). This is largely a result of the City's recycled water project, approved by City Council in 2003, to help achieve the goal of reducing demand on the Hetch Hetchy system.

Table H-53: Redwood City Potable Water Deficit History (acre-feet/year)

Fiscal Year	Potable Water Supply Deficit and (Surplus)
1999/2000	1,028
2000/2001	950
2001/2002	794
2002/2003	524
2003/2004	1,410
2004/2005	207
2005/2006	(57)
2006/2007	829
2007/2008	93
2008/2009	(654)
2009/2010	(1,478)

Source: Redwood City 2010 Urban Water Management Plan
Note: Values in parentheses reflect that Redwood City purchased less than its contracted supply assurance.

The City Council also created a task force, the Community Task Force on Recycled Water, to analyze measures to increase the use of recycled water and water conservation, and advocate for recommendations supported by Council. The Task Force recommended recycled water measures, the installation of synthetic turf playing fields, along with additional potential water conservation measures.

The Redwood City Recycled Water Project provides water to be used to irrigate eligible landscapes, as well as for industrial applications and toilet flushing in new commercial buildings. The distribution system portion of the Recycled Water Project includes two phases. Phase 1 completed in 2007 and includes pipelines and customers east of Highway 101 in Redwood Shores, the Greater Bayfront Area which includes areas east of Highway 101 from Whipple Road to Seaport Boulevard, and the Seaport Area. As of 2014, Redwood City Utilities

staff has begun Phase 2 of the City's recycled water program, which will extend the recycled water distribution system to central Redwood City, west of Highway 101, with engineering studies and environmental review underway.

In 2008, the City adopted a Recycled Water Use Ordinance, which requires the use of recycled water for both external landscaping and internal use on new apartments and condominiums, commercial, industrial, and governmental projects. It also requires the use of recycled water for external landscaping on existing and remodeled commercial and industrial buildings. The Recycled Water Use Ordinance will allow the city to reuse even more non-potable water where it is feasible and meets all public health, safety, and environmental standards.

In addition to recycled water efforts, the City has initiated a variety of water conservation measures, including residential plumbing retrofits, system water audits, leak detection and repair, incentives for large landscape preservation, and rebate programs.

Existing General Plan policies require new development to demonstrate that adequate water is available before project approval and to fund its fair-share costs associated with the provision of water service. While adequate water is currently available to meet the current development demands, the City will need to continue to monitor demand as the City has limited ability to further expand water supply.

Wastewater

Wastewater in Redwood City is collected and conveyed through a sewer pipeline system that is operated and maintained by the Public Works Services Department's Sewer Service Division. The system is made up of 280 miles of sewer mains and 31 sewer lift stations. Wastewater is conveyed via these mains to the South Bayside System Authority (SBSA) treatment plant located at the eastern end of Redwood Shores. The SBSA treatment plant has an operating capacity of 29 million gallons per day average (dry weather flow). The SBSA is permitted to discharge tertiary-treated wastewater into San Francisco Bay by the San Francisco Regional Water Quality Control Board. The SBSA facilities require upgrades to improve the reliability and efficiency of its regional wastewater system and facilities. In order to fund these capital improvements, the sewer fee for new developments increased in 2008. Redwood City has a finite capacity allotment with SBSA. Currently, and considering planned improvements to the system, that allotment is considered sufficient for anticipated future developments.

Other Constraints

Community Concern

An additional significant constraint to the development of housing can be created by neighborhood opposition to new development, which can stymie development or cause long delays on projects. Typically, neighborhood opposition can surface regarding a new development because of perceived decreases in property values, deterioration of service levels (including concerns about increased traffic and parking), fiscal impacts, environmental degradation, or public health and safety issues. As neighborhoods become built out, any new or increased density housing may be a perceived threat to the existing residents' quality of life in terms of traffic patterns, level of services provided, and community amenities.

To help preserve neighborhood character and foster lively pedestrian environments, Redwood City has identified areas for increased residential growth along commercial corridors and in Mixed Use areas of the city. Through comprehensive up-front planning processes, Redwood City seeks to involve stakeholders early and address issues in the planning stage rather than at the development project level. As future development projects are proposed, the City will work to assuage these concerns by encouraging good design, emphasizing management of new developments, and engaging in public education to address myths about high density/low-income/supportive housing (HCD). The City will seek to involve all stakeholders and partner with housing advocates to increase awareness regarding affordable housing needs.

Redwood City is a countywide leader in addressing public concerns by doing extensive outreach when creating their foundational plans, including our General Plan and Downtown Precise Plan. These efforts have helped facilitate the streamlining of many aspects of the development process. This has both reduced public opposition and shortened the time needed for the review process.

San Carlos Airport

San Carlos Airport is located at the border of Redwood City in the city of San Carlos. The Airport Land Use Commission (C/CAG Board), as part of the Airport Land Use Compatibility Plan for the Environs of San Carlos Airport, adopted Airport Influence Area boundaries for the airport. The boundaries consist of two areas, A and B (see Public Safety Element

Figures PS-7 and PS-8). Sales of real property within Area A require real estate disclosure related to aircraft operations at San Carlos Airport. Much of northern Redwood City is located within Area A. Area B reflects the properties within 9,000 feet of San Carlos Airport, including portions of northern Redwood City and the Downtown area.[2] Area B defines a geographic area within which affected jurisdictions must refer their proposed land use policy actions (such as General Plan and Zoning Map Amendments, Precise Plans, etc.) to the ALUC/C/CAG for a formal airport/land use review.

The C/CAG in 2014 had initiated a process to update the Airport Land Use Compatibility Plan for the Environs of San Carlos Airport. The C/CAG notes that the major purpose of an ALUCP is to ensure that incompatible development does not occur on land surrounding the airport. Specifically, this process has identified a strategy to limit development of noise sensitive land uses (including residential uses) in the airport vicinity. Given the proximity of residential areas in Redwood City, and especially our newly invigorated Downtown, to the San Carlos Airport, the City will want to be actively involved in this update process to ensure that the new Airport Land Use Compatibility Plan does not pose a constraint on new residential development.

[2] More detail on San Carlos Airport and Airport Influence Areas is included in the Public Safety Element of the General Plan.

Housing Resources

Redwood City is a leader in providing resources to facilitate the development of both market-rate and affordable housing within its borders. The City's land use policy provides ample opportunities for higher-density development, which increases the feasibility of affordable housing projects, so that Redwood City exceeds required capacity to meet its share of the region's future housing needs. In addition, a number of financial resources and administrative resources are available to assist in the development of affordable housing and implementation of the City's housing programs. The City coordinates the use of federal, State, and local funds to facilitate the development of affordable housing.

The Rolison Road Townhomes are 36 affordable ownership units that were completed in 2003. The building in this image is the community center on site.

General Plan and Flexible Development Standards

Redwood City's General Plan provides opportunities for higher-density housing in the form of convenience housing, which is close to transit, shops, employment centers, and recreation. The City proactively adjusted densities after discussions with developers and land owners revealed that existing densities were insufficient to encourage redevelopment in certain locations, given land costs and other development regulations. In response, the City revised the General Plan in 2004 to allow higher density development if certain amenities were provided within projects. These provisions were carried forward in the General Plan adopted in 2010. As a result, the City has experienced renewed development on Woodside Road, El Camino Real, and Veterans Boulevard. The Built Environment Element allows for densities

up to 60 units per acre along certain portions of the city's corridors to better encourage redevelopment. The General Plan supports development that provides easy access to transit, fostering a walkable community, and reducing reliance on single-occupancy vehicles.

Downtown Precise Plan

In the past, development interest in Redwood City's Downtown was lower than desired. In order to foster an active and vital city center, the City embarked on an innovative, unique Precise Plan for the Downtown district. The Downtown Precise Plan outlines the vision and guiding principles for urban design guidelines and principles for future development, envisioning Downtown as the heart of the city, and includes increased incentives to revitalize the area. Through increased height limits and flexibility in density (there are no parcel-specific density requirements, only a requirement that the plan area not exceed a certain number of new residential units), the Downtown Precise Plan has vastly increased development interest in Downtown.

As of 2014, projects proposing a combined total of 1,259 units have been proposed within Downtown. In just two years, more housing was approved in Downtown than was constructed in the preceding five decades combined (Figure H-9). The adoption of a Precise Plan facilitates streamlined development reviews, with smaller projects (less than 30,000 square feet in site area) reviewed for consistency with the Precise Plan by the Planning Director/Designee, rather than the Planning Commission.

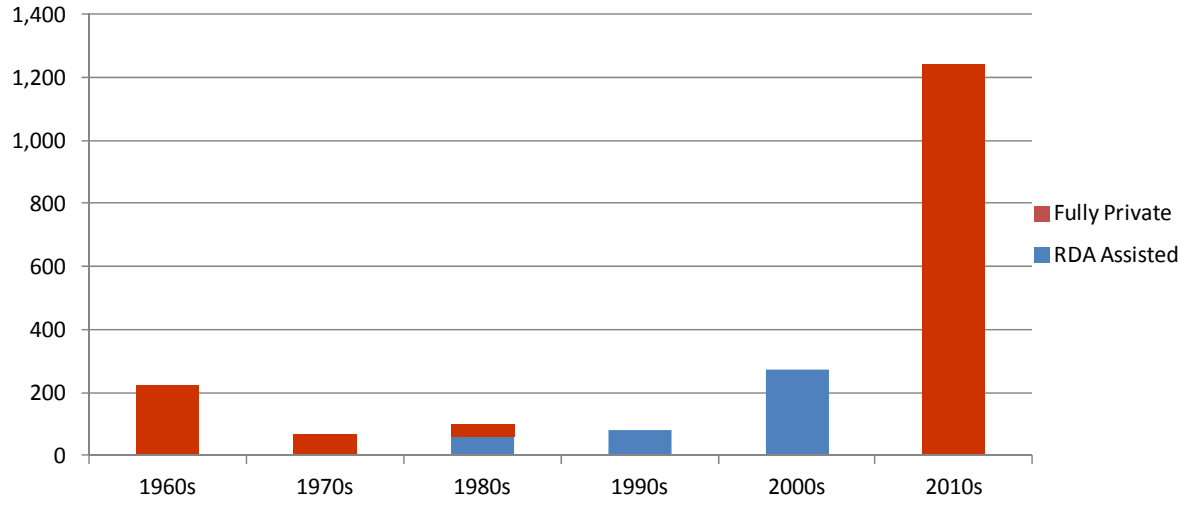


Figure H-9: Downtown Redwood City Housing Production

Innovative Regional Housing Planning

Redwood City has been at the leading edge for innovative ways to build affordable housing and achieve regional planning goals. Cañada College is located on the border of Redwood City and the town of Woodside. The College initiated plans for development of affordable housing for faculty and staff at Cañada College within an area adjacent to Redwood City, although at the time within the town of Woodside. Redwood City offered to annex the area to allow the development to occur. (The town of Woodside's Zoning Ordinance did not permit multi-family residential development. The site's annexation from Woodside into Redwood City was therefore necessary in order to build the Cañada College faculty/staff housing units.) The Redwood City Council and Town Council of Woodside agreed to effectively share a portion of the Cañada College housing units to meet a portion of each jurisdiction's RHNA. The Redwood City Council and Town Council of Woodside adopted separate resolutions effectively acknowledging a "split" of the 60-unit Cañada College housing project that increased Redwood City's RHNA housing unit allocation by 24 units concomitant with a decrease in the Town of Woodside's RHNA housing unit allocation by 24 units. For Redwood City, the outcome of this RHNA trade agreement is a net benefit of 36 units toward the City's RHNA obligation and production of a total of 60 additional affordable housing units.

Methods under Consideration to Further Encourage Affordable Housing

Inclusionary housing provides an avenue for municipalities to address market constraints to affordable housing production. Inclusionary housing is a requirement placed on new residential development projects to reserve a certain percentage of housing units (or provide an in-lieu fee) for lower-income households. Jurisdictions throughout California have adopted inclusionary housing ordinances (also referred to as inclusionary zoning or below-market rate housing mitigation or ordinances) as a tool to address the affordable housing shortage throughout the State.

Redwood City continues to seek new ways to further increase affordable housing in the city. The City's Housing and Human Concerns Committee completed extensive research on inclusionary housing and has provided recommendations to the City to draft and adopt an Inclusionary Housing Ordinance. The Housing and Human Concerns Committee research included reviews of inclusionary housing ordinances in the area and discussions with developers to inform their recommendations. The Housing and Human Concerns Committee's recommendations included specific thresholds, applicability to housing type, breakdown of affordability requirements, and options for

satisfying affordable unit development requirements. The research conducted and recommendations offered by the Housing and Human Concerns Committee could form the groundwork for the development of an Inclusionary Housing Ordinance in Redwood City.

However, recent court cases have drastically changed the inclusionary zoning environment, revising historic understandings of validity and appropriate analysis for these ordinances. Two factors have received recent attention by the courts: whether inclusionary housing is considered rent control, and whether inclusionary housing and related housing mitigation fees are considered exactions. A 2009 court case (*Palmer/Sixth Street Properties v. the City of Los Angeles*) reversed a long-standing legislative and judicial history that inclusionary controls on rents did *not* constitute rent control. The "Palmer" case determined that inclusionary ordinances that require a developer to provide a portion of units at affordable rents within a new market-rate development are a violation of the Costa-Hawkins Act (Civil Code Sections 1954.51 – 1954.535). As a result of this case, many cities have suspended or amended the portions of their inclusionary housing requirements that require affordable units to be included in market-rate rental developments. Affordable units may still be required in market-rate for-sale developments, and affordable housing impact fees may still be required for market-rate rental developments.

In the wake of the Palmer decision, which limits the ability of cities to apply inclusionary zoning requirements to rental housing unless some form of financial assistance is provided, many cities have turned instead to the use of development impact fees charged on new, market-rate housing and/or commercial development. Known as "Housing Impact Fees" and "Commercial Linkage Fees", these fees are based on an assessment of the extent to which the development of new market-rate housing or commercial uses, respectively, generates additional demand for affordable housing.

These in-lieu fees, or housing impact fees, have also been a question considered by the courts. In a 2013 California Supreme Court case, *Sterling Park v. City of Palo Alto*, the Court ruled that affordable housing requirements were a type of exaction that could be challenged under the protest provisions of the Mitigation Fee Act. Inclusionary requirements on for-sale units are also being challenged (*California Building Industry Association v. City of San Jose*) in a case that will be determined by the California Supreme Court. In this case, the Building Industry Association asserts that all programs requiring affordable housing, whether for-sale or for-rent, must be justified by a nexus study showing that the affordable housing requirement is "reasonably

related" to the impacts of the project on the need for affordable housing.

While legislative efforts have been initiated to clarify inclusionary allowances, the Governor has vetoed such bills due to the current uncertainty regarding the legal standard applicable to affordable housing requirements. As indicated by recent court cases, Housing Impact Fees and Commercial Linkage Fees require the preparation of a nexus study. Litigation on this topic is ongoing, and as such is subject to change. Redwood City is participating in the Countywide Nexus Study with the 21 Elements group to consider appropriate affordable housing impact fees, commercial linkage fees, and potential nexus for an affordable housing requirement. This study is expected to conclude in early 2015.

As methods to further encourage the development of affordable housing are considered, Redwood City fully recognizes the importance of both complying with change legal findings and retaining a favorable investment climate in the city. The housing needs of Redwood City residents cannot be met solely by the public and nonprofit sectors. The private sector developer plays a primary role in meeting the housing needs of the residents. As a result, Redwood City seeks to create an investment climate in the community that balances regulatory programs with the needs of private developers to enable projects to come to fruition in a profitable format.

Mandates to create affordable housing must be supported with incentives capable of allowing profits for private developers. These incentives must be carefully crafted to maintain Redwood City's aesthetic and quality of life standards. Redwood City is committed to working with housing advocacy groups and private developers to create an investment environment that encourages and assists the development of housing, particularly affordable housing.

Regional Housing Needs Allocation

California law requires each city and county to have land zoned to accommodate its fair share of regional housing need. The California Department of Housing and Community Development (HCD) determined that the projected housing need for the Association of Bay Area Governments (ABAG) region was 187,990 new housing units for this Housing Element's regional housing need allocation (RHNA) planning period (2014-2022). The determination of housing need is based on existing need and estimated population growth. Working with

local governments, ABAG developed a methodology to allocate this projected growth to the various cities and unincorporated county areas within the region. ABAG allocated San Mateo County a RHNA of 16,418 new housing units.

The County of San Mateo, in partnership with the 20 cities in the county, formed a subregion to coordinate and implement the RHNA process within San Mateo County. The San Mateo subregion housing allocation methodology mirrored ABAG's. Redwood City's share of the allocation is 2,789 new housing units during this planning cycle, an increase of 50 percent from last cycle's allocation. This increase reflects the City's adopted General Plan and the related capacity increases associated within the Mixed Use and Downtown areas.

The RHNA is divided into four income categories: very low, low, moderate, and above moderate, with the units distributed among the income categories as shown in Table H-54.

Table H-54: Redwood City RHNA

Income Group	% of County Median Family Income (MFI)	RHNA (Housing Units)	Percentage of Units
Very Low[1]	0-50%	706	25%
Low	51-80%	429	15%
Moderate	81-120%	502	18%
Above Moderate	120% +	1,152	41%
Total		**2,789**	**100%**

Cities are not required to build housing units to address the RHNA, but cities are required to identify appropriate and adequate sites to plan for housing in their housing element. Consistent with State law, the Redwood City Housing Element demonstrates that the city has a sufficient land inventory to facilitate and encourage the development of housing that is accessible to a variety of income groups.

[1] HUD CHAS data indicates that 54.7 percent of the city's very low-income population qualifies as extremely low-income, earning less than 30 percent of the MFI. This correlates to a regional housing need of 386 housing units for households of extremely low-income.

Progress toward RHNA

Housing element law allows local governments to count projects built since the beginning of the planning period toward achievement of the requirement to provide adequate sites for housing. In addition, projects that have received approvals and are likely to be built during the planning period are also eligible to be counted toward the RHNA requirement. Since the RHNA uses January 1, 2014 as the baseline for growth projections for the RHNA planning period of 2014 to 2022, jurisdictions may count any new units approved or constructed since January 1, 2014 toward the current RHNA. A portion of Redwood City's RHNA has already been achieved with housing units under construction and approved. Specifically, including a projected amount of second units to be produced, 1,480 such units are counted toward the 2014-2022 RHNA. Redwood City is committed to facilitating a wide diversity in housing types and affordability levels to meet the varied needs of residents and its workforce. Larger projects, affordable housing projects, and second units that are included in Table H-55 are described in more detail below.

Table H-55: Projects Approved and Constructed

Project	Zoning	Project Status	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Classics at Redwood City	Downtown PP	Approved	-	-	-	18	18
Lennar Multifamily West	Downtown PP	Approved	-	-	-	196	196
Indigo	Downtown PP	Approved	-	-	-	471	471
The Palacio Apartments	Downtown PP	Approved	-	3	-	130	133
One Marina Phase III	Pen Park PP	Approved	-	-	-	65	65
Pete's Harbor	CG-R	Approved	-	-	-	402	402
Laurel Way Joint Venture	RH	Approved	-	-	-	16	16
Smaller Projects Under Construction	Various	Building Permit Issued	-	-	-	22	22
Anticipated Second Units	Various	n/a	12	5	5	2	24
Total			**12**	**8**	**5**	**1,322**	**1,347**

Source: Redwood City, 2014

Approved Projects

Redwood City has approved a number of large-scale projects within the last year which are anticipated to be entering the construction phase in 2014 or soon thereafter. Most of these projects (with a resulting 818 housing units) occur within Downtown, and are evidence of the success of the Downtown Precise Plan in spurring a renaissance of Downtown Redwood City. As part of an agreement with the County of San Mateo

who originally owned the land, one of these projects will include a portion of below-market rate units, resulting in three new low-income units in Downtown.

In addition, the third phase of One Marina has been approved, which will be the final phase to complete construction within the Peninsula Park Precise Plan area. Also within the bayfront area, the Pete's Harbor project was recently approved and will include 402 new residential units, various community facilities, a publicly accessible pathway along Smith Slough, and the conversion of the commercial marina into a private marina. Building permits were issued for an additional 22 units in the first quarter of 2014, including four new single-family and 18 units in triplexes and other smaller multi-family structures.

The "One Marina" project is in its third phase of development in 2014.

Second Units

Included in the RHNA credits are 24 second units (also known as accessory dwelling units or in-law units) projected to be built during the 2014-2022 planning period. These units are anticipated to be affordable to lower-income households. According to a study prepared for the 21 Elements[2] project, second units are a more affordable option for lower income households, largely because approximately 25-55 percent of second units are available for free to family members or domestic workers. Specifically, the study found that:

- Approximately 25-60 percent of secondary units are affordable to Extremely Low Income households.
- An additional approximately 10-25 percent of secondary units are affordable to Very Low Income households.

[2] The 21 Elements project yielded a report, *Affordability of Secondary Dwelling Units* (dated April 9, 2014), which provides estimates on rents and affordability based on existing second unit surveys and a survey of existing second unit rents in the county.

- Another approximately 15-20 percent of secondary units are affordable to Low Income households.
- Approximately 10-20 percent more of secondary units are affordable to Moderate Income households.

To be conservative, the Housing Element uses the lower end of the range to project second unit affordability over the planning period. The 21 Elements study found that rented second units are less expensive, on average throughout the County, than apartment complex rental units with the same number of bedrooms, and are often affordable to households of very low-, low-, and moderate-income. The City projects that during the planning period, approximately 24 second units will be developed (three per year), as 33 second units were constructed between 2002 and 2013 (11 years, averaging three per year). These second units are included as credits consistent with HCD guidelines.

Progress towards RHNA Summary

Thus, with credits from units approved, built, and second units projected to be constructed, the remaining RHNA of 1,612 units requires identification of other housing sites in Redwood City.

Table H-56: Progress towards RHNA

Income Group	RHNA (Housing Units)	Credits from Units Built/Approved	Remaining RHNA
Very Low	706	12	694
Low	429	8	421
Moderate	502	5	497
Above Moderate	1,152	1,322	0
Total	**2,789**	1,347	1,612

Availability of Sites for Housing

An important component of the Housing Element is the identification of land resources and an assessment of these sites' ability to meet the city's projected housing need. This section provides the framework for how Redwood City will achieve its remaining regional share of housing through efforts to direct growth in a manner that respects the city's neighborhood fabric and achieves City goals and objectives.

As described in the Built Environment Element, change and development will occur in a fashion that enhances and blends with Redwood City's existing social fabric, natural environment, and built

environment. In Redwood City, residential growth will be focused in vacant and underutilized areas of the Downtown and along major mixed-use corridors in the city, as well as an emerging waterfront neighborhood. Additional capacity is also available in higher-density residential areas located in close proximity to transit. The following discussion summarizes the residential growth potential in these areas and concludes by demonstrating that these sites are more than adequate to meet the city's share of regional housing needs.

Housing Sites Inventory

Housing element law requires that jurisdictions demonstrate that land inventory is adequate to accommodate the jurisdiction's share of the region's projected growth. This is accomplished through an evaluation of the city's vacant and underutilized residential and mixed-use land.

Development Capacity

Due to high land values and flexible zoning and land use regulations, most development in Redwood City occurs at or near maximum density. To identify development capacity for each site identified in the Housing Element, the City surveyed large-scale residential development projects approved or built within recent years and found that all projects achieved at least 90 percent of maximum density, with most achieving maximum density or above. However, to provide a conservative estimate given potential site-specific issues, development capacity is assumed at 90 percent for purposes of this Housing Element. One exception will be found in Downtown, where development capacity is based on stated development interest, as there is no site-specific density limit.

Vacant Land

Redwood City is largely built out, with the exception of lands identified as Urban Reserve in the bayfront area of the city. In addition, a few scattered vacant parcels remain in residential neighborhoods throughout the city, as indicated in Table H-57.

Due to small lot sizes, narrow lot widths, and other parcel-specific constraints, potential units on vacant sites were calculated at reduced capacities, reflecting actual assumed development. Pursuant to HCD's criteria for the density threshold necessary to facilitate affordable housing for lower-income households, some of the sites contain the prerequisite density. The densities that can be achieved in R-4 areas are

appropriate to facilitate the production of housing that is affordable to very low- and low-income households.

Table H-57: Summary of Residential Capacity on Vacant Land

Zoning Designation	Maximum Density	Acres	Potential Housing Units	Affordability Level
R-2	16 du/acre	0.44	4	Above Moderate
R-3	20 du/acre	0.33	3	Above Moderate
R-4	40 du/acre	0.75	7	Lower
MUN	40 du/acre	0.44	15	Lower
Total		**1.96**	**29**	

Note: Realistic Potential Housing Units were calculated at 15 to70 percent of maximum density, depending on site constraints.
Source: Redwood City, 2014

Downtown Precise Plan

The Downtown Precise Plan provides new housing opportunities in Redwood City by encouraging compact, transit-accessible, pedestrian-oriented housing and mixed-use development Downtown. With no parcel-specific densities and a comprehensive Precise Plan framework streamlining development review, developers have had extensive new interest in building housing in Downtown Redwood City. A significant number of highly viable opportunity sites exist within the Downtown (Table H-58).

These sites have no specific individual limits on density, although there are height limitations on each parcel. In addition to the sites identified here, there are other sites Downtown that would be suitable for housing or mixed use; however, remaining capacity within the Downtown Precise Plan established limit is diminishing as projects continue to be constructed.

Underutilized sites in the Downtown were identified according to the following criteria:

- Developers and/or property owners have expressed interest in redeveloping the site.
- Sites can accommodate at least double the density of existing development and the land use policy does not include a maximum site density (although the Precise Plan area is limited to 2,500 new units).

- The area chosen is significantly underutilized and the surrounding area has experienced recent production of new housing.
- The specific sites do not have infrastructure constraints, environmental constraints, or other constraints that would prohibit or delay site development.
- The sites have appropriate General Plan or zoning designations in place and require minimal lot consolidation.

Table H-58: Downtown Opportunity Sites

Site #	Name	General Plan / Zoning	Assumed Residential Density	Maximum Stories	Acres	Parcels	Existing Housing Units	Potential Housing Units	Affordability Level
1	910 Marshall	Downtown PP	94	8	1.06	1	0	100	Lower
2	1833 Broadway	Downtown PP	61	3-5	1.63	2	0	100	Lower
3	Winslow Parking Lot	Downtown PP	110	12	0.91	1	0	100	Lower
4	James/California	Downtown PP	90	3-8	2.22	2	0	200	Lower
5	Jefferson/ Franklin	Downtown PP	79	8	1.27	7	15	100	Lower
6	204 Franklin	Downtown PP	91	8	0.66	2	0	60	Lower
7	Bradford Concept Plan	Downtown PP	75	3-8	0.8	5	0	60	Lower
8	Marshall/Hamilton	Downtown PP	130	3-12	1.38	2	0	180	Lower
9	Broadway/Jefferson	Downtown PP	116	3-12	0.86	2	0	100	Lower
10	1900 Broadway	Downtown PP	124	3-8	1.61	2	0	200	Lower
11	860 Walnut	Downtown PP	167	5	0.36	2	0	60	Lower
	Total:				**12.76**			**1,260**	

Potential housing units in the Downtown area are based on developer stated interest in redeveloping these sites, including estimates of unit counts. The existing underutilized nature of Downtown coupled with the incentives provided in the Downtown Precise Plan have been, and will continue to, foster development in the Downtown. Developer interest has maintained constant. As there is no density limit on the sites in Downtown, and presumed densities are between 61 and 200 units per acre, and the potential units are counted toward the lower-income categories for the RHNA consistent with State law and HCD guidelines. These density assumptions are conservative, considering the densities of the approved and under construction projects within the Downtown area.

Opportunity Areas outside of Downtown

In addition to the sites identified in Downtown, there are multiple opportunities for infill development in Redwood City, especially along major corridors. The potential for creation of residential units along major transit corridors is predicated on interest from developers, and will be encouraged by the success of recent projects. A number of projects have been completed along El Camino Real, including the Franklin Street Apartment project (45 units/acre), the Villa Montgomery project (97 units per acre), and The Lane on the Boulevard at 2580 El Camino Real (55.8 units per acre), which was under construction in 2014.

The Lane on the Boulevard, under construction in 2014, replaced an underutilized bowling alley on El Camino Real. Five median-income units will be provided as part of this project.

Projects such as Woodside Villas, constructed in 2010 at a density of 65 units per acre, and Radius at 640 Veterans (73 units per acre, including a density bonus) are excellent examples of higher-density development along two other major Redwood City corridors. With adoption of the new General Plan in 2010 allowing increased densities and encouraging mixed-use and residential development along these corridors, the feasibility of projects was substantially increased.

Consistent with the Built Environment Element, the City encourages residential uses in areas designated as Mixed Use to support a viable pedestrian experience along major corridors. Identified housing sites are located within higher-density residential areas, Mixed Use - Corridor areas, and Mixed Use - Neighborhood areas. The Mixed Use - Corridor designation allows up to 60 units per acre, with a maximum height of between four and six stories. This designation allows for the reinvention

of key corridors to support major transit and complementary commercial and residential uses. Development approaches allow for both horizontal and vertical mixed use, as well as stand-alone residential use. Implementing zoning for identified sites includes Mixed Use - Gateway Broadway, Mixed Use - Veterans Boulevard, and Mixed Use - Redwood Creek.

The Mixed Use - Neighborhood designation allows a maximum density of 40 units per acre and a maximum height of three to four stories for residential or mixed-use development. Moderate-scale mixed-use and stand-alone residential developments are envisioned throughout these areas, combining residential uses with neighborhood serving commercial storefronts. The Mixed Use - Neighborhood designation provides opportunities for commercial retail and services, in addition to new housing, for the immediate neighborhoods in a pedestrian-friendly environment.

Sites within Mixed Use designations with the potential combined capacity for 2,044 units are identified in Table H-59. Due to the density at which the Mixed Use sites are available, the potential units are counted toward the lower-income categories for the RHNA consistent with State law. The same methodology for identifying sites as discussed above for Downtown was used here. As such, underutilized Mixed Use sites were identified according to the following criteria:

- Location on a major corridor or within a district with access to transportation
- Sites can accommodate double the density of existing development and land use policy allows for at least 30 units per acre
- The sites are significantly underutilized and the surrounding area has seen significant development interest in the production of new housing
- The specific sites do not have infrastructure constraints, environmental constraints, or other constraints that would prohibit or delay site development
- The sites have appropriate General Plan and zoning designations in place and require minimal lot consolidation

Sites were determined to be significantly underutilized due to the presence of large surface parking lots, aging buildings, and/or marginal uses. A detailed discussion of specific site conditions is included in Appendix B.

Redwood City's General Plan provides the framework for the Mixed Use areas to develop with higher-density residential developments associated with complementary commercial uses. Currently, sites within the Mixed Use opportunity areas generally contain low-scale, aging commercial structures. The sites chosen are significantly underutilized given their size and location. In addition, new mixed-use development in Downtown and recent residential projects around town will serve as a catalyst for more intense development in surrounding areas. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the city can anticipate increased recycling of land, particularly in higher-density areas (designated Mixed Use) where economies of scale can be realized.

Table H-59: Mixed Use Opportunity Sites

Area	General Plan	Zoning	Maximum Residential Density	Acres	Parcels	Existing Housing Units	Potential Housing Units	Affordability Level
Site A	Mixed Use - Corridor	P (N. Main)	74 du/ac	3.14	3	0	209	Lower
Site B	Mixed Use - Corridor	MU - RC	60 du/ac	8.46	2	0	456	Lower
Site C	Mixed Use - Corridor	MU - VB	60 du/ac	2.52	1	0	136	Lower
Site D	Mixed Use - Corridor	MU - GB	60 du/ac	9.57	1	0	516	Lower
Site E	Mixed Use - Corridor	MU - GB	60 du/ac	12.17	8	0	657	Lower
Site F	Mixed Use - Neighborhood/ Residential - High	MUN & R-4-T	40 du/ac	1.96	2	0	70	Lower
Total				**39.93**			**2,044**	

Realistic Development Capacity

Consistent with HCD guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. The Housing Element sites inventory utilized recently constructed, approved, and proposed projects to develop estimates related to potential development by General Plan designation and zoning. Most recent projects have achieved densities very near actual maximum densities, and some have exceeded maximums due to the use of density bonuses in exchange for the provision of affordable housing. As a conservative estimate, 90 percent of maximum density was assumed for all Mixed Use sites. The General Plan, comprehensively

updated in 2010, increased densities in target areas to foster development interest.

Redwood City's Mixed Use designations allow projects that are 100 percent residential, 100 percent commercial, or a combination of these uses to facilitate flexibility and provide a diverse pedestrian experience. However, incentives are in place in the current Zoning Ordinance and General Plan to encourage the inclusion of residential uses. In 2001, the Zoning Ordinance was amended to include a floor to area (FAR) bonus incentive for projects to provide residential units in commercial projects on El Camino Real and Woodside Road. Along these corridors, a bonus of up to 30 percent may be added to the maximum FAR if a project includes a residential component. The FAR calculation includes only the commercial portion of the lot; residential density provides the maximum perimeters for the residential portion of the project. The General Plan and Zoning Ordinance include additional incentives for the provision of residential units in Mixed Use areas. If both commercial and residential are provided, the project would receive both an FAR bonus and a height bonus in many of the Mixed Use designations.

The Housing Element utilized 90 percent of maximum densities in calculating realistic capacity, consistent with recently approved and constructed projects. While commercial uses are allowed in mixed-use areas, the identified sites in this Housing Element total less than 40 acres. The General Plan includes approximately 375 acres of Mixed Use that allow more than 40 units per acre. Thus, the Housing Element identified less than 11 percent of available mixed-use areas for housing sites. Given that 1) development interest is highly leaning toward residential and mixed-use product (as evidenced by larger-scale projects recently submitted, approved, and constructed throughout Redwood City), 2) additional incentives are in place to encourage housing along Redwood City's major corridors and Downtown, and 3) there are at least another 335 acres of area designated Mixed Use available, Redwood City considers this assumption for realistic capacity accurate and appropriate.

Developer Interest

Redwood City makes every effort to support development that contributes to the city and facilitates a walkable, pedestrian-oriented community, consistent with land use policy. Developers continue bring forward new projects in Redwood City, due to the city's convenient location, available transit, maximum allowable densities, and livable community. Interest is especially high in areas identified in this Housing Element, including Downtown and Mixed Use areas. Over the past

decade, development interest has consistently leaned toward the residential and mixed-use product. The city has experienced very few commercial-only developments in areas that would allow residential development. As described above, Redwood City is experiencing a development boom, most largely centered on new residential development in Downtown and bayfront areas.

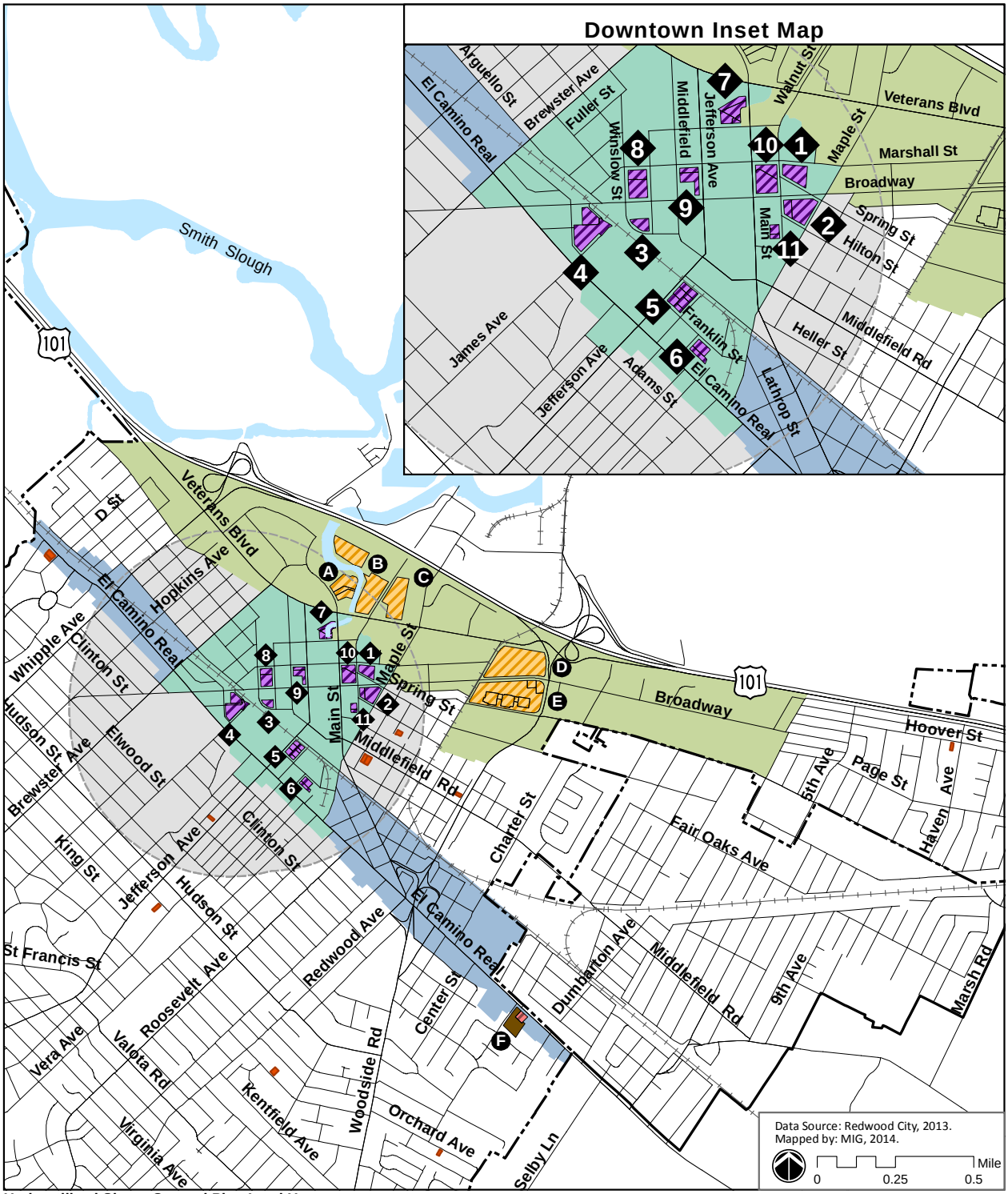
Comparison of Sites Inventory and RHNA

Combined, the vacant and underutilized sites identified in this Housing Element have the potential to accommodate 3,333 residential units. As Table H-58 indicates, these sites and the densities allowed will provide opportunities to achieve remaining RHNA goals for all income categories. In addition to the identified sites, credits from units already built or approved are also credited against the RHNA. Together, the credits and identified sites meet over 175 percent of the RHNA (Table H-60). This surplus ensures that even if some projects do not move forward, there is ample potential to meet the remaining identified need for the planning period.

Table H-60: Sites Summary

Income Category	RHNA	Credits from Units Approved and Built	Citywide		Downtown Precise Plan	Total Sites	Remaining RHNA
			Vacant Sites	Other Mixed Use Sites			
Very Low	706	12	4	511	315	**830**	0
Low	429	8	3	511	315	**829**	0
Moderate	502	5	7	511	315	**833**	0
Above Moderate	1,152	1,322	15	511	315	**841**	0
Total Units	2,789	1,347	29	2,044	1,260	**3,333**	0

The opportunity areas identified involve sites that can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for more affordable housing throughout the Bay Area, and 2) the availability of underutilized land in areas designated for Mixed Use with the potential for high-density residential development. Figure H-10 indicates the location of all vacant and underutilized sites, and a detailed listing of parcels is included in Appendix B.



Underutilized Sites - General Plan Land Use

- Residential - High (40 DU/AC Max.)
- Mixed Use - Neighborhood (40 DU/AC Max.)
- Mixed Use - Corridor (60 DU/AC Max.)
- Mixed Use - Downtown

Vacant Sites

- Vacant Sites
- Letters indicate Mixed Use Opportunity Sites
- Numbers indicate Downtown Opportunity Sites

Priority Development Areas

- Downtown
- El Camino Real Corridor
- Veterans/Broadway Corridor
- Downtown Transit Priority Area (1/2 Mile Buffer)

- City Boundary
- Sphere of Influence
- Major Roads
- Railroad
- Waterways

Figure H-10: Housing Sites

Availability of Infrastructure and Services

All residential and mixed-use sites identified in the inventory are located within urbanized areas, where infrastructure and public services are readily available. Most public services and facilities are available to adequately serve all of the potential housing sites. Any missing public improvements (e.g. curbs, gutters, sidewalks, etc.) along property frontages would also be constructed at that time.

Redwood City also has an added infrastructure constraint related to the availability of water. As discussed in the Constraints Chapter of this Housing Element and the Natural Resources Element, Redwood City's sole potable water supply is the Hetch Hetchy regional water system. The amount of water available through the Hetch Hetchy water system is limited by hydrology, physical facilities, and institutional parameters that allocate the water supply. However, through increased active water conservation efforts coupled with expanded recycled water deliveries, Redwood City intends to remain within its contractual allotment from Hetch Hetchy, and be able to supply water for new residential and commercial development in the city. (This issue is discussed in more detail in the Governmental Constraints section of this Housing Element.)

Sites identified in this Housing Element have the capacity to yield approximately 3,333 new housing units, representing a significant surplus of potential housing sites to address the regional housing needs assessment. The 2010 UWMP anticipates an increase of approximately 3,739 new residential units between 2014/2015 and 2024. Thus, the sites inventory is generally consistent with the assumptions contained in the 2010 UWMP.

The UWMP will be updated again in 2015. Consistent with recent conservation efforts, newer types of housing, dual plumbing required in new construction, as well as lower occupancy rates, the result could be a lower than previously predicted level of water use. The City's efforts at conservation and reuse of water have resulted in a measurable decrease in water demand. Additional housing in Redwood City beyond 3,739 units could require securing new sources of water, however without thorough research (which will be conducted as part of the 2015 UWMP), exact impacts are yet unknown. For the purposes of this Housing Element, the assumptions in the 2010 UWMP (3,739 new units) are sufficient to meet the sites identified (3,333 new units). Redwood City has identified more than adequate sites in order to identify housing opportunities in the most appropriate locations in the city, consistent with land use policy in the General Plan.

Administrative and Financial Resources

One of the major factors to consider in formulating programs to preserve affordable housing is whether sufficient resources exist. Specifically, it is important to examine the availability and adequacy of the financial and institutional resources to support such programs. The following section provides an overview of financial and administrative resources available for preserving and creating new assisted multi-family housing.

Financial Resources

Most projects that are exclusively affordable housing (especially for extremely low- and very low-income households) cannot be developed without financing and other subsidies required to write down the cost of land or other development incentives necessary to reduce construction costs. Funding sources include U.S. Department of Housing and Urban Development (HUD) funds, Tax Credits, and other loans and grants.

HUD Grants

Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for a wide range of community development activities. These funds can be used for the acquisition or construction of affordable housing units, rehabilitation through a nonprofit organization for housing, development of infrastructure and facilities, and public service activities. Fifty percent of the City's annual CDBG entitlement funds are targeted for affordable housing. Redwood City received $692,372 in CDBG funds in 2014, which equates to $346,186 annually from CDBG funds for land and site acquisition and rehabilitation activities to subsidize new affordable housing units annually.

Another source of HUD funds is available under the HOME Investment Partnerships Program (HOME). These funds can be used to assist tenants or homeowners through acquisition, construction, reconstruction, or the rehabilitation of affordable housing. A federal priority for use of these funds is preservation of the at-risk housing stock. Ninety percent of the annual HOME entitlements are targeted for housing activities. In 2014, Redwood City received $241,324 in HOME funds for the purpose of supporting low- and very low-income housing retention and production.

Redevelopment Housing Set-Aside

Redevelopment Agency (RDA) housing set-aside funds, which used to be a primary local funding source for affordable housing, are no longer available to assist in new affordable housing development or acquisition/rehabilitation of existing units for conversion into affordable housing. This loss is associated with the Governor's 2011 state budget revisions and subsequent court cases, and as a result, funding sources for affordable housing are significantly more constrained. A small portion of the former tax increment funds come back to local jurisdictions – these have been referred to as "Boomerang Funds." Boomerang funds include two streams of revenue: (1) one-time swept funds that were available in Low and Moderate Income Housing Fund accounts unencumbered at the time of Redevelopment dissolution and (2) the ongoing 20 percent of property tax revenue that used to be set aside for affordable homes. The City received $200,000 in one-time boomerang funds and has pledged that money to affordable housing.

Some Redevelopment funds remain embroiled in pending litigation. In 2014, Redwood City is appealing a trial court decision that $10 million of affordable housing funds, set aside under a 1990 agreement with the Legal Aid Society, should instead be paid to taxing entities. More than 180 lawsuits have been filed regarding the legislation dissolving redevelopment agencies, more than 100 of which are actively being pursued at the trial and appellate court levels. The vast majority of these suits challenge determinations made by the Department of Finance, including several involving affordable housing projects and agreements. However, once these remaining funds under question are litigated, no new funding sources associated with Redevelopment law remain, resulting in a significant loss of affordable housing funding.

Housing Choice Voucher Program

The Housing Authority of the County of San Mateo administers the Section 8 Housing Choice Voucher Program for Redwood City residents. The program provides rental subsidies to low-income families who spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. The voucher allows a tenant to choose housing that may cost above the payment standard but the tenant must pay the extra cost.

San Mateo County Housing Endowment and Regional Trust (HEART)

HEART was formed in 2003 as a public/private partnership among the San Mateo cities and county, and the business, nonprofit, education, and labor communities. HEART raises funds from public and private sources to meet critical housing needs in San Mateo County. As of 2012, HEART invested $7.8 million in affordable rental housing construction to create 784 homes. Redwood City is a member of HEART.

Low Income Housing Tax Credits (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used in combination with City and other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a 10-year period, provided that the housing meets the following minimum low-income occupancy requirements: 20 percent of the units must be affordable to households at 50 percent of AMI or 40 percent of the units must be affordable to those at 60 percent of AMI. The total credit over the 10-year period has a present value equal to 70 percent of the qualified construction and rehabilitation expenditure. The tax credit is typically sold to large investors at a syndication value.

Administrative Resources

The following agencies and organizations contribute to the goal of preserving and increasing affordable housing in Redwood City. Both government agencies and partnerships with nonprofit agencies and for-profit developers are necessary to implement many housing programs.

Redwood City Community Development

Redwood City Community Development core services are in five primary areas: planning, housing, building, engineering, and transportation. Redwood City Community Development drafts and implements powerful community-supported plans and programs and brings together the critical functions of government related to building and improving the physical and economic elements of the City; ensuring that growth and change will protect, nurture and enhance every Redwood City neighborhood. The vision of the Community Development Department is to continuously improve customer service, enabling

approved development to enhance the quality of life for our entire community.

Redwood City Community Development promotes the livability of the community by ensuring that new development meets community standards. Actions range from individual approvals that affect only one house to large projects that impact the entire city, as well as strategic planning. In addition to processing applications for permits, Community Development staff provides quick, accurate, one-stop service for most inquiries.

Partnerships

Creative approaches and partnerships are often necessary in order to finance and build affordable housing. Redwood City works with a number of nonprofit and for-profit organizations to provide housing, including affordable housing, and a wide range of supportive services for residents with special housing needs. Partners also help manage homeownership programs and assist in other housing and community development activities.

Affordable townhomes, constructed in 2009 by Peninsula Habitat for Humanity

HIP Housing: Human Investment Project is a nonprofit organization that supports home sharing, self-sufficiency, and property development in San Mateo County. The organization's home sharing program, one of the largest in the nation, facilitates a living arrangement in which two or more unrelated people share a home or apartment. The Self-Sufficiency program provides housing help and supportive services to low-income families transitioning to self-reliance. Through HIP's Property Development program, the organization acquires and rehabilitates existing housing to expand the pool of affordable housing for low-income persons and families in San Mateo County.

Peninsula Habitat for Humanity and Redwood City have partnered multiple times over the past decade. Peninsula Habitat has built 51 affordable ownership homes in Redwood City, including 36 condominium homes at Rolison Road, eight townhomes on Lincoln Avenue, and two single-family homes.

First Community Housing designs, develops and manages affordable housing. In Redwood City, First Community Housing developed and manages the Villa Montgomery Apartments, a 58-unit development that is centrally located on El Camino Real within walking distance of neighborhood retail and the Caltrain station.

MidPen Housing and **the Raiser Organization**, in partnership with Redwood City, developed and continue to manage the City Center Plaza in Downtown Redwood City. City Center Plaza combines 81 affordable housing units, commercial, educational, and child care uses in an architectural style that complements the new library in an historic building and City Hall nearby.

Redwood City has also partnered with for-profit developers to provide affordable units in larger-scale projects. Partnerships with for-profit developers for a portion of affordable units include the Franklin Street Apartments (Irvine Apartment Communities), and density bonuses for projects at Radius Apartments at 640 Veterans Boulevard (22 low-income units) and Township Apartments at 333 Main Street (17 moderate-income units).

Radius Apartments, constructed in 2014 on Veterans Boulevard, include 22 low-income units in exchange for a density bonus.

The Housing Element Goals, Policies, and Implementation Programs outline the City's plan to continue to work with a network of nonprofit and for-profit organizations to build affordable housing, rehabilitate and preserve housing, and provide an extensive menu of supportive services to Redwood City residents, families, and persons with special needs. Moreover, the Housing Element sets forth policies and programs to

continue to facilitate the development and maintenance of housing, remove constraints to housing development and housing access, and to form partnerships to meet housing needs.

Climate Change

Redwood City recognizes its long-term obligations to protect the environment for the enjoyment of future generations, and has embraced sustainable, "green" principles that help conserve natural resources and minimize climate change. A guiding principle for the General Plan is to plan for sustainability within our finite resources, including but not limited to open space, water, energy, and air quality. Redwood City's General Plan weaves sustainability principles throughout the document: walkable communities and transit-oriented development, natural resources protection, and providing new transportation options. As an implementation action of the General Plan, Redwood City adopted a Climate Action Plan to address climate change in 2013. The plan includes actions in the areas of renewable energy, smart growth development, residential, commercial, and City energy efficiency programs, solid waste diversion, water conservation, parking management policies, among others. As part of implementation of the Climate Action Plan, City staff will monitor community greenhouse gas emissions, complete greenhouse gas inventories, evaluate progress, and identify new measures as necessary to ensure significant reductions in greenhouse gas emissions are being achieved in accordance with the targets established in the Climate Action Plan.

Transportation and Land Use

Transportation is responsible for the most greenhouse gas emissions in Redwood City, followed closely by buildings and more distantly by waste. Within the building sector, residential uses have the most energy consumption per capita, but industrial and commercial buildings combined use more energy per capita than residential buildings. Addressing the connections between land use and transportation is vital to reducing transportation emissions and fostering a sustainable city. Redwood City embraces transit-oriented and mixed-use development that encourages walking and the use of transit. The General Plan focuses higher-density residential and mixed-use activity near transit and along major corridors with bus routes, which experts contend will contribute greatly to reductions in greenhouse gas emissions. As substantiated by recent studies, transportation costs for lower-income households in urban areas are often the second largest household expense, second only to housing costs. Thus, locating new housing that

provides access to the most cost-effective transportation modes (e.g. walking, cycling, and transit) further supports housing affordability.

Energy Conservation Opportunities

Title 24 of the California Administrative Code of Regulations mandates uniform energy conservation standards for new construction. In 2011, California added the California Green Building Standards Code (CALGreen) to the state's official building code. CALGreen is a new set of building codes, some mandatory, and some voluntary, for all new buildings and renovations. It is the first state level "green" building code to be implemented in the US. Minimum energy conservation standards implemented through CALGreen may incrementally increase initial construction costs, but reduce operating expenses and expenditure of natural resources over the long run. As of 2009, there is one LEED-certified commercial building and one 58-unit LEED Gold-certified residential development in the city.

Pacific Gas & Electric (PG&E) provides a variety of energy conservation services for residents. For example, PG&E provides customers with information about their energy usage through programs like the Home and Business Area Network (HAN) and the Smart-Rate Add-on. These programs are designed to identify peak energy use times and unnecessarily energy-consuming appliances to assist consumers in making energy-saving and money-saving decisions. Through Energy Upgrade California, PG&E also offers homeowners up to $4,500 in rebates for implementing energy-saving home improvements. PG&E also has launched the Zero Net Energy Pilot Program (ZNE) to move towards a goal that all new residential construction involves zero net energy by 2020, and all commercial construction by 2030.

PG&E also participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters, conserve energy and control electricity costs. These include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program. The CARE Program provides 15 percent monthly discounts on gas and electric rates to income qualified households, certain non-profit organizations, facilities housing agricultural employees, homeless shelters, hospices, and other qualified non-profit group living facilities.

Redwood City also adopted a Community Climate Action Plan in April 2013, to help meet greenhouse gas emission reduction targets established by the state in the Global Warming Solutions Act of 2006

(AB32). The Climate Action Plan includes actions in the areas of renewable energy, smart growth development, residential, commercial, and City energy efficiency programs, solid waste diversion, water conservation, parking management policies, among others.

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Evaluation of Accomplishments of 2009-2014 Housing Element

State housing element law requires communities to assess their achievements under adopted housing programs as part of the update of an existing housing element. These results should be quantified where possible (e.g. rehabilitation results), but may be qualitative where necessary (e.g. mitigation of governmental constraints). Past accomplishments are compared with what was projected or planned as part of the earlier housing element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

This evaluation helps Redwood City identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

The 2009-2014 Housing Element contains a series of Implementation Programs. Table H-61 provides a program-by-program review considering progress to date in implementation of these program actions, and the continued appropriateness of identified programs. The results of this analysis form the basis for developing the comprehensive housing program strategy presented in the General Plan Housing Element.

Redwood City made great strides in removing constraints to housing development, including adoption of an award-winning General Plan and Downtown Precise Plan, which have sparked a residential construction boom in Redwood City. Redwood City continues to support land use and development standards that facilitate housing, and especially affordable housing. Regulatory and financial incentives have been provided for a number of projects to encourage affordable housing. Redwood City is a leader on the Peninsula for supporting a variety of housing types, and furthering affordable housing.

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Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
Procedures, Permits, Agreements, and Ordinances				
H-1	**Code Enforcement** **Timing:** Ongoing **Responsibility:** Building, Infrastructure and Transportation Department	Continue to implement the Code Enforcement program and to refer eligible households to the Home Improvement Loan Program.	Code enforcement staff coordinates with Police and social service organizations to ensure complete analysis of each situation and provide the appropriate response to complaints.	This program is an important and effective component of the City's strategy toward maintaining and improving housing conditions. The City coordinates code enforcement in cooperation with available rehabilitation assistance to assist eligible homeowners in maintaining safe and adequate housing. This program is continued in the 2015-2023 Housing Element.
H-2	**Preservation of At-Risk Rental Housing** **Timing:** Ongoing; Update list by 2011 **Responsibility:** Housing, Economic Development Divisions	Annually monitor the affordability status of Redwood City Commons. Pursue strategies to preserve the affordability of these units including: maintaining a list of nonprofits to contact about possible ownership, providing assistance in exchange for long-term affordability restrictions, holding public hearings in the case of a Notice of Intent to Sell or Convert to Market Rate Housing, and developing 60 new units of affordable senior housing (Bradford site conceptual plan) in the event that units are converted to market-rate.	The City continues to monitor affordability status of at-risk units and has updated its list of nonprofits to contact in the event of a property being listed for sale. Currently the City has not received any notices of intent to convert to market rate.	Preservation of affordable housing is paramount to meeting the City's housing needs. This program is continued in the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
H-3	**Inclusionary Housing Ordinance** **Timing:** Seek policy direction from City Council by 2010 **Responsibility:** Planning, Housing, Economic Development Divisions	Research, draft, and consider adopting an Inclusionary Housing Ordinance to require up to 15% of units in new developments to be price-restricted for lower- and moderate-income households.	The Housing and Human Concerns Committee (HHCC) has undertaken extensive research on the topic of inclusionary housing. However, a 2009 court-case (*Palmer vs. the City of Los Angeles*) resulted in uncertainty throughout California about the legality of certain components of inclusionary housing ordinances. After the Governor vetoed AB 1229 (also known as the Palmer "fix"), the uncertainty continues. The City is also participating in Countywide Nexus Study to consider appropriate affordable housing impact fees, commercial linkage fees, or potential nexus for an inclusionary housing requirement. This study is expected to conclude in early 2015.	The City continues to make progress towards consideration of an inclusionary housing ordinance. This program is revised and updated to reflect recent work on the Countywide Nexus Study and is included in the updated Housing Element.
H-4	**Sustainable Building Practices and Energy and Water Conservation** **Timing:** Ongoing **Responsibility:** Building, Infrastructure and Transportation Department, Planning and Housing Divisions	Promote sustainable design, encourage water and energy conservation and retrofits of existing buildings, publicize conservation programs, and model good practices.	Redwood City has implemented the following standards and programs to promote sustainable design: Green Building Ordinance, Climate Action Plan, General Plan and Downtown Precise Plan that support SB375 and AB1358, Recycled Water and Water Conservation Plan, Green Business Program, and was Awarded Silver Level "Walk Friendly Communities" Designation. Utilities staff has begun Phase 2 of the City's recycled water program, which will extend the recycled water distribution system to central Redwood City, west of Highway 101. Engineering and Environmental Review are underway.	This program is addressed through the Built Environment Element; implementation of these standards and programs is an everyday City function. This program has been removed from the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
H-5	**Adequate Sites to Meet Regional Fair Share of Housing Growth** **Timing:** Ongoing; Adopt DTPP environmental review by 2010 **Responsibility:** Planning, Housing, Economic Development Divisions	Provide appropriate land use designations for mixed-use and infill development near transit and other amenities; maintain inventory of suitable sites; construct 200 new affordable housing units; publicize affordable incentives and facilitate land assembly for affordable housing; and pursue adoption and implementation of the Downtown Precise Plan (DTPP).	The Downtown Precise Plan (adopted 2011) allows 2,500 units, MU-Corridor (adopted 2011) allows 2,083 units, and MU-Neighborhood and MU-Live/Work (adopted 2013) allow 573 units. More than 2,000 units are in construction or plan review as of 2014. Existing inventory is maintained.	Most of the work under this program is complete. With the ongoing work of the Inner Harbor Specific Plan, the final step of implementing the Mixed Use Waterfront land use designation will be completed in 2014-2015. This program will be revised to reflect the identified sites and associated efforts to meet the 2014-2022 RHNA and included in the updated Housing Element.
H-6	**Senior Housing Needs** **Timing:** Ongoing **Responsibility:** Planning, Economic Development Divisions	Support shared housing arrangements and senior housing projects located near transit. Revise the Zoning Ordinance to provide development standards and permissible locations for assisted living facilities. Identify assisted living facilities and support new construction by applying a 15% set-aside requirement.	The City supports shared housing. The City amended the Zoning Ordinance in 2013 to clarify that nursing homes, rest homes, residential care facilities, senior/assisted living facilities, and skilled nursing facilities are considered commercial for the purposes of determining building intensity, and subject to applicable FAR limits rather than density maximums.	Consistent with nationwide trends, Redwood City can expect to see a dramatic increase in the number of seniors as the baby boomer generation ages. A key challenge in the coming years will be identifying ways to accommodate the needs of aging residents. This program will be revised to remove completed components and focus on building new approaches to meeting senior housing needs and included in the 2015-2023 Housing Element.
H-7	**Density Bonus Ordinance** **Timing:** By 2010 **Responsibility:** Planning, Housing Divisions	Develop an educational brochure to inform developers about the program and other incentives for constructing affordable housing.	Redwood City adopted a Density Bonus Ordinance. The Housing Division incorporates density bonus data in its Annual Action Plan and affordable housing project RFPs, and educates developers on this topic. 640 Veterans and 333 Main (two projects under construction in 2014) include density bonuses.	This program is complete and has been removed from the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
H-8	**Development on Larger Lots in R2 Zone** **Timing:** 2010 **Responsibility:** Planning Division	Revise the Zoning Ordinance to codify the City's interpretation of density in the R-2 zone.	In June 2010, Redwood City adopted Ordinance No. 1130.349. This zoning ordinance amendment clarifies that multi-family housing (and not just duplexes and triplexes) is allowed to be constructed on lots of sufficient size in the R-2 zoning district.	This program is complete and has been removed from the 2015-2023 Housing Element.
H-9	**Plan for the Adequate Provision of Water** **Timing:** Ongoing; Housing Element provided within one month of adoption **Responsibility:** Planning Division, Public Works Services Department	Continue to require water conservation in new developments and City facilities. Require developers of large-scale projects to ensure adequate water supply for each new project. Encourage water conservation measures to meet requirements of the Green Building Ordinances. Ensure that sewer and water service providers in the city receive a copy of the Housing Element.	Following Housing Element adoption in October 2010, the Housing Element was forwarded to sewer and water providers serving Redwood City. In June 2011, City updated its adopted Urban Water Management Plan. The City has a recycled water program and one of the most aggressive water conservation programs in the region, requires new development to dual plumb for recycled water, and monitors large development water use. Implementation and educational efforts are ongoing.	This plan is complete, and a new Urban Water Management Plan is expected to begin revision in 2014. These efforts are standard City practice and are clearly outlined in other sections of the General Plan; as such, this program has been removed from the 2015-2023 Housing Element.
H-10	**Site Improvements and Fees** **Timing:** Ongoing; Create brochure by 2010 **Responsibility:** Planning, Housing Divisions	Continue to exempt affordable housing from the park impact fee. Consider an ordinance that exempts affordable housing from other impact fees. Continue to offer and develop a brochure about the in-lieu fee for undergrounding of utilities.	The City offers park impact fee exemptions, reduced traffic impact fees, and an in-lieu fee option for undergrounding of utilities to affordable housing developments. In addition, the City has developed standards for the Downtown and Mixed Use zoning districts with reduced (and options for in-lieu) parking and open space requirements, which reduce project costs.	Finding practical ways to encourage affordable housing is paramount to meeting housing needs. This program is continued in the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
H-11	**Permit Processing** **Timing:** Ongoing **Responsibility:** Planning Division	Continue to evaluate and improve the streamlined processing system for housing development. Establish a protocol to prioritize affordable and special needs housing permit processing. Utilize CEQA exemptions to reduce review time for infill development.	The City significantly streamlined its entitlement process by approving its Downtown Precise Plan and EIR, General Plan and EIR, and seven new Mixed Use zoning districts and Precise Plans. The City also prioritizes affordable and special needs housing through the coordinated plan review/ expedited permit processing procedure. As appropriate, CEQA exemptions are utilized for infill development.	The City has served as a leader in achieving streamlined and efficient planning review. This program is continued in the 2015-2023 Housing Element.
H-12	**Residential Care Facilities and Group Homes** **Timing:** 2011 **Responsibility:** Planning Division	Consider revising the Zoning Ordinance to provide development and use standards and permissible locations for large residential care homes and family care homes. Amend the zoning code to define family care homes consistently with State law. Inventory, assist in the creation of, and foster community support for group homes.	The City complies with State law regarding residential care facilities and group homes. The Zoning Ordinance was updated to include definitions of these facilities. Group home listings in San Mateo County, including Redwood City, are currently readily available on the internet.	The City has updated the Zoning Code incrementally over the years, resulting in multiple different names for similar uses, including group homes. To provide the utmost in clarity, this program is revised to review the Zoning Ordinance for definitions and references related to residential care uses, to ensure consistency and ease in use of the Zoning Ordinance, and continued in the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
H-13	**Extremely Low-income and Special Needs Housing** **Timing:** Zoning amendments within one year of Housing Element adoption **Responsibility:** Planning Division	Amend the Zoning Ordinance to create an overlay district that allows emergency shelters by right. Clarify provisions for transitional, supportive, and SRO housing to ensure consistency with State law. Fund and encourage development of housing for extremely low-income households. Complete construction of Cedar Street SRO, seek opportunities for additional SRO development, and identify sites for SROs and transitional housing. Consult with and support outreach to homeless groups.	• A Zoning Ordinance Amendment to allow emergency shelters by right within an area of approximately 53 acres was approved in 2013. • A Zoning Ordinance Amendment allowing transitional and supportive housing by right was approved in January 2014. • The City allows and has SROs in downtown and along El Camino Real. • The Cedar Street Supportive Housing Project (14 units) was finalized in May 2012 and is now fully occupied. • In 2011, the City completed the sale of a seven-unit apartment building to the Service League of San Mateo County. An affordability covenant was recorded at the time of sale, retaining three units for very low-income households and four units for low-income households. The City supports multiple organizations that provide services to prevent homelessness and provide homeless support services through its federal CDBG grant program. The City also has an active Homeless Outreach Team that works to address the needs of the homeless and the City is a member of the San Mateo County Continuum of Care, a regional group that works to coordinate ending homelessness.	The City completed the emergency shelter overlay zoning district, as well as the provisions for transitional, supportive and SRO housing to comply with State law. Consultation with homeless outreach groups, as well as identification of funding for extremely-low-income housing, is ongoing. This effective program also is supported by the CDBG and HOME grants. This program will be continued in the 2015-2023 Housing Element, with revisions to remove completed aspects and focus on encouraging development of housing and services for Extremely Low-Income households.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
H-14	**Revised Parking Standards** **Timing:** Analysis in 2010; zoning amendments in 2011 **Responsibility:** Planning Division	Analyze parking needs and costs. Consider amending the zoning ordinance to establish reduced parking standards for studios, one-bedroom apartments, and affordable housing.	• The adopted Downtown Precise Plan allows reduced parking for all studios, one- and two-bedroom units and guest parking is not required. An in-lieu parking fee option is also available. • The adopted Mixed Use Corridor and Mixed Use Neighborhood Zoning Districts also reduce parking for one-bedroom and studio units. Guest parking can also be waived if appropriate findings can be made. • Reduced parking has been approved for projects that provide bike storage, ride share program via a tenant web portal to facilitate carpool matching, use a car share vendor (i.e. City's Zip Car vendor), participate in the City's shuttle service, and/or that unbundle parking while requiring one parking space per unit.	The City has made significant progress towards improving parking standards in the Downtown, as well as the Mixed Use Zoning Districts. Parking standards for single-family homes, accessory dwelling units and duplex and triplex properties are evaluated in the 2015-2023 Housing Element; this program is modified to this effect in the updated Housing Element.
H-15	**Fair Housing Services** **Timing:** Ongoing **Responsibility:** Housing, Economic Development Divisions	Continue funding fair housing services, supporting equal opportunity lending programs, ensuring non-discriminatory selection of residents for housing programs, and providing educational information on fair housing.	Each year the City allocates CDBG funds to support Project Sentinel to provide fair housing services to the community, and provides information and referrals on fair housing and housing discrimination on the City's website and within pamphlets provided at City Hall.	Providing fair housing resources is an important and effective goal for the City. Fair housing services are also a requirement of the City as a CDBG and HOME entitlement recipient, with services supported by the CDBG funds. This program is included in the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
H-16	**Reasonable Accommodation** **Timing:** 2011 **Responsibility:** Planning, Housing Divisions	Adopt a Reasonable Accommodation Ordinance. Continue to provide funding for home accessibility improvements. Provide information on reasonable accommodation to the public.	In January 2014, the City Council adopted a Reasonable Accommodation Ordinance, an amendment to the Zoning Ordinance.	The City completed the adoption of a Reasonable Accommodation ordinance. This information is available on the City's website and at public counters. The City will continue to provide funding for home accessibility improvements; this component will be consolidated within the Rehabilitation Program to ensure continued funding to meet this important need.
Plans and Studies				
H-17	**Commercial Linkage Fee** **Timing:** 2011 **Responsibility:** Planning, Housing Divisions	Study the possibility of a commercial linkage fee to fund affordable housing, reviewing and assessing California precedents and seeking public and stakeholder input.	The City is participating in a Countywide Nexus Study that will examine potential commercial linkage fees for Redwood City as well as other jurisdictions in the County. This study is scheduled for completion in early 2015.	The City continues to make progress towards consideration of a commercial linkage fee. This program is revised and updated to reflect recent work on the Countywide Nexus Study and will be included in the 2015-2023 Housing Element.
H-18	**Small Lot Duplex Development** **Timing:** 2012 **Responsibility:** Planning, Housing Divisions	Explore revised minimum lot size standards to promote duplex development and study potential impacts.	The City has not yet initiated a study on small lot duplex development. Instead, the City has focused on rezoning to allow sustainable growth or higher density housing near transit, employment, and services.	This program remains a valuable tool for achieving additional compatible housing in existing neighborhoods. This program is retained for the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
Special Programs and Projects				
H-19	**Rehabilitation Programs** **Timing:** Ongoing **Responsibility:** Housing Division	Provide loan and grant assistance to rehabilitate 25 rental and 20 owner-occupied units per year. Continue to publicize rehabilitation assistance programs and to allocate funds for future rehabilitation. Encourage energy and water conservation as part of rehabilitation.	The City has provided multiple low-interest housing rehabilitation loans to single-family owner-occupied units and provided several grants to nonprofit organizations to provide various minor housing rehabilitations, energy efficiency improvements, and housing accessibility modifications through its CDBG and HOME entitlement grants.	This is an extremely effective and appropriate program that has exceeded its annual goals. The programs are fully supported by the federal CDBG and HOME programs and do not utilize the General Fund. The program preserves existing affordable and workforce housing, and improves energy efficiency of existing housing and neighborhood beautification. This program is continued in the 2015-2023 Housing Element.
H-20	**Affordable Housing Development** **Timing:** Ongoing **Responsibility:** Housing, Economic Development Divisions	Continue to provide subsidies toward affordable housing development and to allocate CDBG (50%), HOME (75%), and Redevelopment Set-Aside funds for site acquisition. Prioritize affordable housing development in Downtown and along major Corridors.	In 2012 and 2013, the City provided its CDBG and HOME entitlement grants to organizations to support the development of affordable housing, including $400,000 to Mental Health Association of San Mateo County to acquire a site for housing development, $450,000 to Kainos to acquire an existing single-family home to provide permanent supportive housing for six adults with special needs, and over $92,000 to HIP Housing to complete the rehabilitation of an existing 12-unit multi-family housing project they acquired. In addition, the City approved three Affordable Housing Covenants for a total of 44 affordable units in three multi-family residential projects: 1) 22 low-income units (640 Veterans Blvd. Apts.); 2) 17 moderate-income units (333 Main St. condos); and 3) five median-income units (2580 El Camino Real Apts.). In 2012, the City also approved $1.1 million in funds to local programs to help the homeless, needy, and underserved.	This continues to be an effective and appropriate program and goal for the City and is primarily supported through the CDBG and HOME entitlement funds, which help to leverage other resources to complete development. This program is continued in the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
H-21	**First Time Homebuyer Program** **Timing:** Ongoing **Responsibility:** Housing, Economic Development Divisions	Continue to provide homeownership assistance to eligible first-time homebuyers at Wyndham Place. Explore creating new first-time homebuyer programs for purchase of inclusionary housing set-aside units, assisting households to "Move Up" into market rate housing, as well as to assist emergency personnel to buy homes. Renew the Mortgage Credit Certificates agreement with the County.	No Wyndham Place units became available for sale between 2010 and 2013. At least one Redwood City single-family unit developed by Habitat for Humanity (Habitat) with the past financial assistance from the federal CDBG funds was resold to a First Time Home Buyer (FTHB) in 2013. Since the loss of Redevelopment funds, the City utilizes its federal entitlement funds to support homeownership programs and continues to monitor all first-time home buyer units at Wyndham for resale opportunities to preserve these BMR units. The City also continues to monitor other regional programs, resources and financing available to assist first- time homebuyers. The City also supports First Time Homebuyer readiness classes with community organizations.	This program is still an effective and appropriate program objective, and the City will continue to support Wyndham Place BMR resale opportunities with its federal HOME funds. This program is continued in the 2015-2023 Housing Element.
H-22	**Second Units** **Timing:** 2011 **Responsibility:** Building, Planning, Housing, Economic Development Divisions	Consider revising development standards to encourage the development of second units while ensuring compatibility with existing neighborhoods, completing a study of potential impacts. Establish a monitoring system for tracking second units. Establish protocol to preserve opportunities for future second units through plan check.	The City has begun preliminary exploration of development standards for second units to allow carriage homes (units above detached garages) in the R-4 & R-5 Districts, but has primarily focused on rezoning to allow sustainable growth or higher density housing near transit, employment, and services. Second units are monitored through the City's Trakit reports. Planners are trained to educate homeowners during preliminary plan inquiry review about second unit opportunities. The City is in the process of preparing zoning code amendments to both streamline and offer incentives for the production of accessory dwelling units.	Ongoing consideration of development standards for second units continues to have value for the City; this program will be included in the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
H-23	**Alternative Housing Models** **Timing:** Ongoing **Responsibility:** Planning, Economic Development Divisions	Provide flexible zoning regulations to facilitate innovation in meeting affordable housing needs. Specifically, encourage the development of efficiency units and floating home communities.	New General Plan and Zoning Districts have introduced alternative housing models not previously identified such as live/work housing, houseboats & live-aboards (i.e., 42 approved West Pt. Marina live-aboards), and SROs and efficiency units (i.e., Hallmark, Villa Montgomery & Cedar St. Apts.). The adopted Downtown Precise Plan also has innovative and flexible regulations such as no density cap, increased height limits (up to 12 stories) and reduced and/or in-lieu parking options. The City will continue to encourage these types of alternative housing models.	The City continues to look for innovative ways to facilitate a variety of housing. Through the Inner Harbor Specific Plan process, the City is continuing to evaluate ways to facilitate a floating home community. As emerging housing types continue to meet the growing housing needs in the region, this program will continue to have value and will be included in the 2015-2023 Housing Element.
H-24	**Workforce Housing/ Community Land Trusts** **Timing:** Ongoing **Responsibility:** Planning, Housing, Economic Development Divisions	Invite experts to present educational information on community land trusts in order to facilitate homeownership opportunities for moderate-income and workforce residents.	The City has worked cooperatively with the 21 Elements group and all jurisdictions within San Mateo County to receive input on affordable housing issues and trends. Emerging housing types and trends will be a future regional effort (involving multiple jurisdictions).	The City continues to look for innovative ways to facilitate a variety of housing types and affordable housing. This program will be combined with Alternative Housing Models Program discussed above, and included in the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
Outreach and Education				
H-25	**Outreach Plan** **Timing:** 2011 **Responsibility:** Planning, Housing Divisions	Conduct outreach and public education to encourage community support for new housing development, increased housing density, and affordable housing.	Information on affordable housing is on the City's Housing website. City staff also reaches out to neighborhood associations and groups with presentations, workshops, and affordable housing listing handouts, and encourages developers to seek input from local stakeholders relevant to specific projects. The Housing and Human Concerns Committee has established a goal to initiate an outreach program.	Educational outreach is an important component in the production of affordable and workforce housing and preservation of existing affordable housing (through City rehabilitation programs). Educational outreach is integrated into specific programs for the 2015-2023 Housing Element for a comprehensive outreach approach.
Inter-Agency and Other Organizations Consultation				
H-26	**Acquisition and Rehabilitation of Existing Housing** **Timing:** Ongoing **Responsibility:** Housing, Economic Development Divisions	Assist nonprofit housing providers in acquiring and rehabilitating substandard and foreclosed multi-family properties to provide housing for lower income households, seniors, and those with special needs.	Between 2011 and 2013, hundreds of existing multi-family housing units were rehabilitated through the provision of home accessibility and repair grants, preserving access and affordability for low-income Redwood City households. In 2011, the City dispersed funds for site acquisition of a single family dwelling for seniors with developmental disabilities (Pete's Place). The City also acquired and rehabilitated a 23-unit substandard apartment building for future transfer of the property to a nonprofit organization with affordability covenants. The City will continue to work with partners to provide affordable housing in the community.	This is an extremely effective program and objective that has exceeded annual goals, at no expense to the General Fund. The primary source of funds used to assist organizations with the acquisition and rehabilitation or existing housing are provided through its federal CDBG and HOME entitlement grant programs. This program is continued in the 2015-2023 Housing Element.

Table H-61: Redwood City Previous Housing Element Accomplishments (2009-2014)

Program		Program Objectives	Accomplishments	Effectiveness and Appropriateness
H-27	**Consult with Public Agencies** **Timing:** Ongoing **Responsibility:** Housing, Infrastructure, Planning, Building Divisions	Partner with C/CAG, San Mateo County Environmental Health, the RWQCB, and other agencies to encourage efficient review of affordable housing projects. Support regional efforts to address Article 34.	The City actively participates on the Housing Methodology Committee with other Bay Area jurisdictions and "21 Elements" with CCAG at the County level to address RHNA, SB375 (Sustainable Community Strategy), and AB1358 (Complete Streets legislation). The City continues to support regional efforts to address Article 34.	The City actively supports regional collaboration on land use and affordable housing planning efforts. In particular, the City will be actively participating in the upcoming San Carlos Airport Land Use Compatibility Plan Update. This program is revised to address this goal, and is continued in the 2015-2023 Housing Element through a consolidation of programs.

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Key Housing Considerations

- By the year 2030, nearly one out of four San Mateo County residents will be over the age of 65. We must prepare for the aging baby boomer population by supporting healthy aging. Communities can support healthy older adults by placing neighborhood services near housing to allow for an easy walk between destinations, and viable public transit. Housing options for seniors can include senior housing with a variety of levels of services provided, assisted living facilities (a growing trend), and aging in place. Universal design can assist with aging in place. (Universal design is a set of building and design standards that make it easy for someone of any age to occupy a housing unit.) Shared housing arrangements (i.e., renting a room in an existing home) can also help meet senior needs.

- Preserving the existing housing stock in Redwood City is a high priority. Continued maintenance of the existing housing stock helps provide lower-cost housing and ensures high-quality neighborhoods. Housing activities that help achieve these goals include rehabilitation of single- and multi-family housing, code enforcement, and preservation of assisted housing units that may be at risk of converting to market-rate housing. Through code enforcement, neighborhood, and home improvement programs, the City maintains a safe and healthy condition of existing housing units.

- Providing affordable housing is essential for a healthy and balanced community. In addition to a diverse mix of housing types, it is necessary to make housing available for residents of all income levels. Throughout the Bay Area, residents face increasing challenges in finding affordable housing due to high housing demand at all levels. High demand and short supply have driven property values to levels that have shut many families and individuals out of the ownership market as well affordable rental housing. Lower-income families in particular find it difficult to secure decent, safe housing. Redwood City actively works with both nonprofit and for-profit developers to assist in the production of affordable for-sale and rental housing. Seeking funding from varied sources increases opportunities for the development of affordable housing.

- Meeting the housing needs of all residents of the community requires the identification of adequate sites for all types of

housing. By capitalizing on the variety of options available through the General Plan and Downtown Precise Plan and continuing to maintain an inventory of potential sites, the City will ensure that adequate residentially zoned and mixed-use sites are available to facilitate the development of a variety of housing types.

- Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. Redwood City is committed to removing governmental constraints that might hinder the production of housing. In addition to the density bonuses and flexible development standards already in place, the City proposes revisions to the Zoning Ordinance to encourage a variety of housing types.

- To fully meet the community's housing needs, the City must ensure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability.

Housing Goals and Policies

Redwood City's long-term housing goal is to facilitate and encourage housing that fulfills the diverse needs of the community. The Housing Element identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are implemented through a series of housing programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action.

The goals, policies, and programs build upon the identified housing needs in the community, constraints confronting the city, and resources available to address the housing needs. This Housing Element will guide Redwood City housing policy through the 2015-2023 planning period. Redwood City's housing goals, policies, and programs address the six major housing needs identified by State law:

- Maintain and preserve the existing affordable housing stock
- Assist in the development of affordable housing
- Identify adequate sites to achieve a variety and diversity of housing
- Remove constraints to housing development
- Promote equal housing opportunity

Sustainability Focus

The *Sequoia sempervirens* seed cone is the Redwood City General Plan sustainability icon. This symbol indicates that a policy includes specific attention to reducing greenhouse gases and conserving natural resources.

- Provide programs to meet other identified housing needs

The City's Housing and Human Concerns Committee provides guidance on housing policies and programs. The Committee's goal is to advocate the improvement for needs of lower income citizens and their quality of life for Redwood City citizens and to ensure that housing and human considerations, as set forth in the City's 5-year Consolidated Plan, are given adequate consideration in physical and economic decision making. The Committee encourages social responsiveness in legislation, zoning, police powers, and recreation programs. The city is fortunate to have such a dedicated committee that provides valuable feedback, research, and policy advice.

Redwood City takes a comprehensive approach to housing planning. Housing, land use, economic development, and transportation policies work together to address the total housing need in Redwood City. The General Plan Implementation Plan illustrates the interconnectedness of planning for each of these categories.

See the Built Environment Element - Historic Resources Chapter for specific policies on preservation of historic buildings and neighborhoods (Goals BE-36 through BE-39). For specific policies on energy conservation and sustainable development, see the Built Environment Element - Urban Form and Land Use Chapter (Goal B-24).

Redwood City's housing goals are reflected in the following General Plan Guiding Principles:

- ***Ensure that change harmonizes with existing development to preserve our historic and neighborhood character.***
- ***Strengthen economic vitality to provide jobs, services, housing, revenues, and opportunities.***
- ***Partner with and embrace our neighborhoods to improve the health, safety, and well being for all in our community.***
- ***Continue to make community participation an important part of achieving a greater city.***

GOAL H-1: Protect the existing supply of affordable housing, and continue to enhance the quality of our residential neighborhoods.

Policy H-1.1: Through partnerships with stakeholders and neighborhood groups, promote increased awareness among property owners and residents of the importance of property maintenance to long-term affordable housing.

Policy H-1.2: Encourage resident involvement and engage stakeholders and neighborhood organizations in identifying and addressing housing and neighborhood needs in partnership with the City.

Policy H-1.3: Support the acquisition, rehabilitation, and maintenance of aging housing stock.

Policy H-1.4: Cultivate neighborhoods that are healthy and safe environments to live.

Policy H-1.5: Work to preserve existing affordable housing that is considered at risk of converting to market level rents.

GOAL H-2: Promote, encourage, and assist in the development of housing that meets the needs of all socio-economic segments of the community.

Policy H-2.1: Pursue and maximize the use of State, federal, local, and private funding for the development, preservation, and rehabilitation of housing affordable to very low-, low-, and moderate-income households.

Policy H-2.2: Support collaborative partnerships with nonprofit organizations, developers, neighborhoods, and State and federal agencies to develop, rehabilitate, preserve, and retain affordable housing.

Policy H-2.3: Continue to promote homeownership assistance programs as a means of enhancing neighborhood stability. Support efforts to create options to help residents move from rental housing, to affordable ownership housing, and finally to market-rate housing.

Policy H-2.4: Facilitate a variety of housing choices so that people can both live and work in Redwood City.

Policy H-2.5: Consider various avenues to ensure the provision or construction of affordable housing and other community benefits.

Policy H-2.6: Increase awareness regarding the need for housing for all affordability levels.

GOAL H-3: Encourage and provide opportunities for a variety of housing types.

Policy H-3.1: Ensure adequate housing sites through appropriate land use, zoning, and precise plan designations to accommodate the city's share of regional housing needs.

Policy H-3.2: Facilitate a variety of housing choices, offering diversity in types, ownership, and sizes, including options for mixed-use housing, transit-oriented developments, and live-work housing.

Policy H-3.3: Encourage and provide opportunities for housing for special needs groups, including large families, single-parent headed households, the elderly, the disabled, and those in need of emergency shelter and supportive and transitional housing.

Policy H-3.4: Consult with major employers within Redwood City and nonprofit organizations to support the development of workforce housing opportunities.

Policy H-3.5: Promote the development of higher-density housing proximate to jobs, shopping, services, schools, transportation, and recreation opportunities.

Sustainability Focus

Policy H-3.6: Provide zoning provisions that further facilitate the development of second units, while considering and retaining neighborhood character.

GOAL H-4: Remove potential constraints to housing production and affordability.

Policy H-4.1: Periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with State law.

Policy H-4.2: Continue to monitor and evaluate policies of applicable public agencies, such as C/CAG Airport Land Use Commission the Regional Water Quality Control Board, to ensure minimal constraints to the development of affordable housing in Redwood City.

Policy H-4.3: Promote innovative solutions to increase housing affordability, such as the HIP Housing Home Sharing Program, reduced parking standards, and streamlined permitting processes.

Policy H-4.4: Support community-based organizations in the provision of supportive services and service-enriched housing for persons

with special needs, such as seniors, families, disabled persons, homeless persons, and veterans.

Policy H-4.5: Provide appropriate development standards to facilitate the development of housing for extremely low-income and special needs persons.

GOAL H-5: Promote equal housing opportunity for all residents.

Policy H-5.1: Continue to enforce fair housing laws, and support efforts to prevent housing discrimination on the basis of race, ethnicity, ancestry, national origin, religion, sex, sexual orientation, age, marital status, children, disability, or any other arbitrary factor.

Policy H-5.2: Support organizations that provide fair housing services to Redwood City residents, and seek to eliminate housing discrimination.

Policy H-5.3: Promote greater awareness of tenant and landlord rights and obligations.

Policy H-5.4: Ensure that housing programs maximize choice and avoid unlawful discrimination.

Policy H-5.5: Encourage housing construction or alteration to meet the needs of residents with special needs such as the elderly and disabled.

Implementation Programs

Procedures, Permits, Agreements, Ordinances

The lead department responsible for implementation is indicated in **bold** font.

Program H-1: **Code Enforcement.** Redwood City encourages the maintenance and improvement of housing for all income levels through its Code Enforcement Program. The goal of code enforcement is to minimize deferred maintenance and eliminate health and safety problems and blighted conditions in neighborhoods. Properties that are cited for serious violations and are occupied by low-income households are referred to the Home Improvement Loan Program for assistance (see Program H-15).

Objective:

- Continue to implement the Code Enforcement Program to bring substandard housing units into compliance with City

building and property maintenance codes. Continue to refer eligible households to the Home Improvement Loan Program. Continue to evaluate staffing and funding to ensure adequate resources for the Code Enforcement Program.

Timeframe: Ongoing
Responsible Party: **Community Development**
Funding Sources: General Fund, CDBG, HOME

Program H-2: **Preservation of At-Risk Rental Housing**. Retention of assisted housing is a critical part of maintaining the supply of affordable housing in Redwood City. While there are a number of assisted housing units in the city, one development, Redwood City Commons, is considered at-risk of conversion to market rate during the planning period. Redwood City Commons is a 58-unit affordable development for elderly residents, operated by a for-profit company and subsidized with Section 8 funds.

Redwood City will continue to monitor Section 8 legislation and Redwood City Commons, and make efforts to assist the property owner in maintaining the affordability of these units.

Objectives:

- Annually monitor the affordability status of Redwood City Commons.
- Maintain and update the City's list of nonprofit and community-based organizations to contact regarding possible ownership and management of the units at Redwood City Commons if they are in imminent risk of conversion.
- In the event a project becomes at risk of converting to market-rate housing, work with property owners or other interested non-profit housing providers to preserve the units as affordable housing.

Timeframe: Ongoing
Responsible Party: **Community Development**; City Manager Office/Economic Development
Funding Sources: General Fund, CDBG, HOME

Program H-3: **Countywide Nexus Study.** Redwood City supports efforts to increase the development of affordable housing and has considered a variety of avenues to meet this need. Redwood

City is in the process of developing a community benefits program called "Partnership RWC" (See Program H-14). The goal of this program is to have a menu of benefits for the Redwood City community associated with new development in the City. These benefits may come in the form of housing stock for all income levels, infrastructure improvements, recreational and social services, or other services needed in the Redwood City community. In the meantime, the City is also participating in the countywide nexus study to consider appropriate affordable housing impact fees, commercial linkage fees, and determine a nexus for an affordable housing requirement. The nexus study will help identify the needs and inform the new Partnership RWC program.

Objective:

- Participate in the countywide nexus study to determine a nexus and appropriate fees. Invite the public to attend public meetings to discuss the results of the nexus study. Consider results of the study in development of the new Partnership RWC program.

Timeframe: Complete nexus study by 2015 and adopt related policies, as appropriate, by 2016 (Immediate)
Responsible Party: **Community Development**; City Manager Office
Funding Sources: General Fund

Program H-4: **Adequate Sites to Meet Regional Fair Share of Housing Growth.** The General Plan Built Environment Element allows a variety of housing types, with densities ranging from one to seven units per acre in low-density residential areas, up to 60 units per acre in some mixed-use areas, and even above that in Downtown. In support of this Housing Element update, the City developed a parcel-specific inventory of sites suitable for future residential development under the General Plan.

The majority of sites identified allow higher-density residential and mixed-use development, located near transit stops, in Precise Plan areas, or on key commercial and transportation corridors. Transportation costs are often the second highest household cost, after housing costs. Thus, locating new housing in areas that provide access to the most cost-effective transportation modes (e.g. walking, cycling, and transit) further supports housing affordability. In addition to sites identified, some potential also exists in higher-density neighborhoods for

smaller-scale infill development. The residential sites analysis, combined with projects underway, demonstrates the availability to meet the RHNA of 2,789 new dwelling units.

Objectives:

- Continue to provide appropriate land use designations consistent with regional housing needs for mixed-use and infill development near transit and other amenities.
- Maintain an inventory of potential sites to provide to developers in conjunction with information on development incentives for affordable units.
- As part of the Housing Element annual reporting process, evaluate project development against the sites inventory to ensure compliance with Government Code Section 65863.
- Identify development opportunities and allocate financial resources in a timeframe consistent with the City's Consolidated Plan; with a goal of producing approximately 100 new units of affordable housing over a five-year period.
- Continue to pursue implementation of the award-winning General Plan through completion and adoption of implementing zoning regulations and specific plans.

Timeframe: Ongoing, adopt Inner Harbor Specific Plan in 2015 (Immediate) and assess remaining zoning/General Plan map inconsistencies in 2016 (Short Range)
Responsible Party: **Community Development**
Funding Sources: General Fund, CDBG, HOME

Program H-5: **Senior Housing Needs.** The changing needs of the aging baby boomer population include new housing needs and preferences, housing affordability, walkable communities, and access to public transportation, in addition to housing design features that meet the needs of older adults. Redwood City recognizes the changing housing needs of its population, including aging seniors in need of supportive services. To meet such needs, the City encourages the provision of more innovative housing types that may be suitable for the community, including shared-housing arrangements, community care facilities, supportive housing, and assisted living for seniors.

Objectives:

- Continue to support organizations that facilitate shared housing arrangements.
- Support senior housing projects that are located near public transit.
- Continue to encourage new senior housing options, including assisted living facilities located in close proximity to services and transit.
- Consider enacting a "universal design" ordinance that aims at providing greater accessibility and adaptability to housing, to facilitate housing accommodations for residents who desire to age in place.

Timeframe: Ongoing, consider/adopt as appropriate universal design ordinance by 2020 (Mid Range)
Responsible Party: **Community Development**; City Manager Office
Funding Sources: General Fund

Program H-6: **Site Improvements and Fees.** In order to enhance neighborhood character, a number of onsite improvements are required, including the undergrounding of utilities and upgrading of infrastructure such as sidewalks and alleyways. These requirements can add substantial additional cost to affordable housing projects.

Objectives:

- Continue to exempt affordable housing projects from the City's park impact fee.
- Consider developing an ordinance that exempts affordable housing projects from specific site improvements and other impact fees, including the undergrounding of utilities. Explore options such as fee deferrals to discover the quantitative benefits to affordable housing and specific costs to the City.
- Continue to offer an in-lieu fee for the undergrounding of utilities to projects that qualify. Ensure that affordable housing developers and appropriate City departments are aware of the in-lieu fee option through the plan review process; consider exempting affordable housing developments from this fee.

Timeframe: Ongoing, consider/adopt as appropriate affordable housing site improvement exemption ordinance by 2020 (Mid Range)

Responsible Party: **Community Development**
Funding Sources: General Fund

Program H-7: **Permit Processing.** Lengthy review periods associated with permit processing are perceived as one of the major constraints to housing development in any city, with delays in project development increasing the holding cost of developments. Complicated procedures related to various fund sources may also discourage new development especially by affordable and special needs housing developers. To facilitate residential development, the City provides development pre-application review and offers a streamlined processing system that simplifies and expedites development processing.

Objectives:

- Continue to evaluate and improve the streamlined processing system to facilitate residential development.
- Establish a protocol that prioritizes affordable and special needs housing for processing.
- Utilize CEQA exemptions for infill development sites to shorten entitlement review time.

Timeframe: Ongoing
Responsible Party: **Community Development**
Funding Sources: General Fund

Program H-8: **Residential Care Facilities and Group Homes.** Redwood City encourages the development of residential care facilities and group homes. Consistent with State law, the City permits group homes with six or fewer residents in all residential zoning districts by right. In addition, the City permits these and other residential care facilities in many zoning districts throughout the city as quasi-public uses. However, the City's Zoning Ordinance has a multitude of terms and definitions for these types of uses, some of which conflict with each other. As part of a comprehensive effort, the City will review the Zoning Ordinance to identify inconsistencies in definitions and ensure compliance with State law. Upon completion of this analysis, the City will update the Zoning Ordinance to facilitate clarity in the approval process for these uses.

Objectives:

- Revise the Zoning Ordinance to simplify and clarify definitions, permitted uses, and processing procedures for residential care facilities and group homes, including modification of the definition of and standards for "family care homes" to be consistent with State law.
- Facilitate discussions with neighborhoods and adjacent uses so that good neighbor relationships are fostered and impacts to adjacent uses are mitigated.
- Seek opportunities to assist nonprofit housing providers to acquire and/or rehabilitate residential housing for group homes.

Timeframe: By 2016 (Short Range)
Responsible Party: **Community Development**
Funding Sources: General Fund, CDBG, HOME

Program H-9: **Extremely Low-Income and Special Needs Housing.** Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include supportive housing, single-room occupancy (SRO) units, emergency shelters, and transitional housing. There are eight existing emergency and transitional shelters within the city. Redwood City encourages the development of these housing types to meet the needs of extremely low-income and special needs households.

Objectives:

- Seek opportunities to develop new housing for extremely-low income households, including SROs, with the goal of completing at least one project during the planning period.
- Prioritize a portion of CDBG and HOME funding to assist in the development of housing affordable to extremely low-income households.
- Continue to consult with the San Mateo County Center on Homelessness to further efforts of the Housing Our People Effectively (HOPE) Homelessness Plan.
- Continue to support the City's Homeless Outreach Team (HOT) in their efforts to reach out to existing homeless in Redwood City and locate and acquire sites for supportive housing.
- Continue to allow the establishment of transitional and supportive housing options that function as residential uses, consistent with similar residential uses.

Timeframe: Ongoing
Responsible Party: **Community Development**
Funding Sources: General Fund

Program H-10:

Sustainability Focus

Revised Parking Standards. The cost of constructing parking can be a constraint to new housing development. Redwood City is a leader in providing innovative parking standards; our Downtown Parking Zone includes reduced parking standards, as well as a required maximum number of spaces per unit. The Zoning Ordinance also allows for shared parking, with all shared parking spaces counting as two parking spaces toward the fulfillment of the minimum requirement. In addition, multi-family residential developments within the city's major Mixed Use corridors also have reduced parking standards.

Objectives:

- Analyze and consider parking needs and costs of constructing parking for affordable housing projects, especially housing for extremely low income and housing for persons with disabilities, and permit parking reductions.
- Analyze existing parking standards for single-family, duplex, triplex, and second units, including requirements precluding parking from any front or side yard setback area. Based on this analysis, consider modifications to the Zoning Ordinance to better encourage infill development.

Timeframe: Analyze parking standards and complete zoning text amendments in 2016 (Short Range)
Responsible Party: **Community Development**
Funding Sources: General Fund

Program H-11:

Small Lot Duplex, Triplex, and Multi-Family Development. Duplexes, triplexes, and smaller multi-family developments can provide affordable housing options to renters and owners, increasing the supply of housing and assisting Redwood City in meeting its regional share of housing growth. The City currently allows duplexes and triplexes in the R-2, R-G, R-3, R-4, and R-5 zoning districts, with a minimum lot size of 7,500 square feet.

Objective:

- Explore revised development standards for duplexes, triplexes, and other small multi-family developments. Complete a study that assesses parcels affected, potential housing units produced, and potential impacts.

- In particular, analyze and consider revisions to the Zoning Ordinance to reduce minimum lot size and minimum lot width requirements for duplex, triplex, and multi-family dwellings to better encourage this type of infill development.
- Based on the study performed, consider other revisions to zoning standards that would facilitate this type of development while preserving neighborhood character.

Timeframe: Complete small lot development study and adopt zoning text revisions as appropriate by 2017 (Short Range)
Responsible Party: **Community Development**
Funding Sources: General Fund

Program H-12: **Second Units**. Second units offer an additional source of affordable housing to homeowners and the community. Redwood City's Zoning Ordinance establishes development standards for second units on lots in residential areas with an existing single-family use. The development of this important housing type should be facilitated, while ensuring compatibility with and limited impact on existing neighborhoods.

Objectives:

- Review and consider revising development standards for second units to facilitate the development of more second units, including: 1) allowing units to be built over detached garages, 2) increasing maximum unit size, 3) reduced setback requirements, 4) considering waivers to allow accessory unit parking within required setbacks or tandem parking, and 5) allowing owner to occupy either the second unit or main unit. Also explore form-based approval options. Strategies to encourage second units may differ slightly between low-density and higher-density neighborhoods, to ensure neighborhood compatibility. Based on this analysis, consider modifications to the Zoning Ordinance to better encourage development of second units. Adopt modifications as appropriate.
- Review development and impact fees for second units. Based on this study, consider modifying or exempting second units from certain fees to further facilitate this type of housing, and adopt policies to implement these changes as appropriate.
- Establish a protocol and monitoring system to accurately track the number of second units constructed in the city, including second units that are attached, or built at the

same time as the primary house. These two types of units are currently not identifiable under the City's current building permit tracking system.

- Establish a protocol (through plan check) to ensure that new construction and additions to single-family properties are aware of site plan requirements that would preserve options for a future second unit.

Timeframe: Complete study on impact of revised standards, and consider/adopt Zoning Ordinance Revisions as appropriate by 2016 (Short Range); finalize tracking system for new second units and develop protocol to inform property owners about second unit standards by 2018 (Long Range)
Responsible Party: **Community Development**; City Manager Office
Funding Sources: General Fund

Program H-13: **Downtown Precise Plan.** The Downtown Precise Plan was established to bring a renewed vitality to Downtown Redwood City. This innovative, flexible planning document has spurred a development boom in our Downtown. As of 2014, projects proposing a combined total of 1,259 units have been proposed within Downtown. However, the plan only permits a total of 2,500 new housing units.

Objective:

- Evaluate development allowances permitted within the Downtown Precise Plan area. Upon completion of this study, revise the Downtown Precise Plan and complete environmental review to increase allowed development and continue to foster revitalization of this critical area.

Timeframe: 2016 (Short Range)
Responsible Party: **Community Development**; City Manager Office
Funding Sources: General Fund, Development Fees

Program H-14: **Community Benefits Ordinance: Partnership RWC.** Redwood City has experienced renewed development interest in recent years. To ensure that the City obtains appropriate community benefits relative to the value added by approved planning entitlements for private property owners and/or applicants, Redwood City is considering a community benefits program called Partnership RWC.

Objective:

- Initiate a study to consider a Community Benefits Ordinance (Partnership RWC). As part of the study, assess the types of benefits desired by the community, such as housing stock for all income levels (including affordable housing), infrastructure improvements, recreational and social services, or other services needed in the Redwood City community. In addition, consider the economic realities and effects of whether and how to provide incentives or require such benefits, the advantages and disadvantages of such a program, and the mechanisms (and obstacles) to implement it. Upon completion of the Partnership RWC study, consider and adopt, as appropriate, related policies and/or ordinances to implement findings.

Timeframe: 2015 (Immediate)
Responsible Party: **Community Development**; City Manager Office
Funding Sources: General Fund

Special Programs and Projects

Program H-15:
Sustainability Focus

Rehabilitation Programs. To maintain the quality and affordability of older neighborhoods and housing stock, the City offers a number of home improvement and rehabilitation programs. The Home Improvement Loan Program provides low-interest loans and grants from CDBG and HOME funds to low--income households for the rehabilitation of owner-occupied residences. Eligible improvements include room additions, replacement of roofs, heaters, windows, insulation, lead-based paint hazard reduction, as well as many other health and safety items.

The payments from these loans support a revolving fund for future rehabilitation projects. Revolving fund programs are self-supporting and administrative costs are paid from annual CDBG entitlements and program income funds, operating on an ongoing basis.

Objectives:

- Provide loan and grant assistance to facilitate the rehabilitation of 20 owner-occupied units per year.

- Continue to provide funding to facilitate home accessibility modifications for disabled persons, with a goal of completing home accessibility modifications for 30 households per year.
- Promote the use of energy and water conservation measures as part of this program.
- Continue to allocate payments from the rehabilitation loan revolving fund program to assist future rehabilitation projects.
- Continue to affirmatively market loan programs using numerous media and outreach techniques to inform residents about the availability of these programs.

Timeframe: Ongoing
Responsible Party: **Community Development**
Funding Sources: CDBG, HOME, Revolving Funds, and Dedicated Program Income

Program H-16: **Affordable Housing Development.** The development of new affordable housing generally requires subsidies from federal, State, and local sources. The demand for affordable housing throughout the Bay Area is steadily increasing, as housing costs have accelerated beyond the capacity of many households. Land write-downs and financial incentives can be significant contributions to meet this demand and create new affordable housing. Redwood City (especially through the now dissolved Redevelopment Authority) has an active history of providing land write-downs for the acquisition and disposition of housing sites and/or surplus properties for the construction or rehabilitation of affordable housing units. However, the dissolution of Redevelopment in California has significantly hindered the City's ability to support land write-downs or provide financial incentives. However, some funding remains available through CDBG and HOME grants. As opportunities become available, the City will continue to endeavor to acquire sites for affordable housing. The City's Consolidated Plan prioritizes the expansion and preservation of affordable housing, and commits to spending the majority of CDBG funds and HOME funds toward this purpose.

Objectives:

- Continue to provide subsidies, as funds are available, to assist in the development of affordable housing units.
- Continue to allocate funds for site acquisition to directly facilitate the development and continuation of affordable

housing opportunities, including CDBG and HOME funds. Prioritize resources toward affordable residential development in Downtown and along major corridors.

- Seek opportunities to assist in the acquisition of land for the construction of new affordable rental and ownership housing.
- Consider dedicating future "boomerang" redevelopment funds for affordable housing.
- Update the City's tax point map, which scores various opportunity areas in the City for Low Income Housing Tax Credit (LIHTC) eligibility, with the new sites identified in the Housing Element. Make the map available on the City's online Community GIS.

Timeframe: Ongoing
Responsible Party: **Community Development**; City Manager Office
Funding Sources: CDBG, HOME, HEART

Program H-17: **First-Time Homebuyer Program.** The City is committed to expanding homeownership opportunities for lower- and moderate-income households to increase the percentage of homeowners in the community and assist with the stabilization of residential neighborhoods. As funds are available, Redwood City currently assists with homeownership opportunities through a Resale Program. The City's Resale Program provides secondary financing and down payment assistance to eligible homebuyers who purchase resale units at Wyndham Place. The program also sets forth terms and conditions for resale of ownership units developed by the City or (now dissolved) Redevelopment Agency. This program ensures that the City has first right of refusal for resale units, that turnover units are made available to eligible qualified buyers, and that the resale units remain affordable for the longest period of time (30 to 40 years).

The City Council has expressed an interest in seeing a continuum of programs that encourage residents to "move up" from one level of housing to another. Program elements that encourage and assist homebuyers to move from rental housing to affordable ownership housing to conventional market rate housing, including individual deposit accounts, could help many residents to achieve this goal. The "homebuyer ready" concept promotes homeownership and consumer counseling to increase the success of first-time homebuyers. Additionally, unit

turnover provides ownership opportunities to a larger number of people. Each time a unit would be resold, a new 30-year affordability period would begin, thus sustaining the unit as affordable. As more affordable ownership units come online, Redwood City will establish a program to foster homeownership through these concepts.

As a means of further leveraging homeownership assistance, the City also participates with San Mateo County in the implementation of a Mortgage Credit Certificate (MCC) Program. An MCC is a certificate awarded by the County authorizing the holder to take a federal income tax credit. A qualified applicant awarded an MCC may take an annual credit against federal income taxes of up to 20 percent of the annual interest paid on the applicant's mortgage. This provides more available income to qualify for a mortgage loan and to make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding.

Objectives:

- Continue to provide homeownership assistance to eligible first-time homebuyers at Wyndham Place.
- Explore creating a "Move Up" program that will provide a support structure to first-time homebuyers.
- Prioritize first-time homebuyer assistance for income-eligible emergency personnel that work in Redwood City and are being priced out of the market to live in Redwood City.
- Continue to renew a cooperative agreement with San Mateo County to administer Mortgage Credit Certificates for low- and moderate-income Redwood City residents, and provide information to interested residents at City Hall and on the City's website.

Timeframe: Ongoing
Responsible Party: **Community Development**; City Manager Office
Funding Sources: CDBG, HOME, HEART

Program H-18: **Alternative Housing Models.** There are a variety of alternative housing models that help support affordable housing choice. Efficiency units provide an affordable option for singles and seniors, and should be encouraged. In addition, Redwood City

has bayfront areas that may accommodate floating communities.

Objectives:

- Facilitate the development of alternative housing models suited to the community through the provision of flexible zoning regulations.
- Encourage efficiency units in rental housing to accommodate seniors and individuals who work in Redwood City.
- Consult with stakeholders regarding existing floating communities in Redwood City. Through the Inner Harbor Specific Plan process, continue to evaluate ways to facilitate floating homes.
- Proactively update the Zoning Ordinance to accommodate emerging housing types as new innovative projects are proposed.

Timeframe: Ongoing
Responsible Party: **Community Development**; City Manager Office
Funding Sources: General Fund

Outreach, Education

Program H-19: **Fair Housing Services.** The City affirmatively furthers fair housing and supports fair housing organizations that seek to eliminate housing discrimination, and refers all alleged cases of housing discrimination to housing rights organizations. An important tool of the City's Fair Housing efforts is providing education to landlords and tenants to help them both meet their obligations under the law and to support clean, safe, sanitary housing in Redwood City.

Objectives:

- Continue to assist households with fair housing services through the support of fair housing services.
- Continue to support equal opportunity lending programs and ensure that non-discriminatory practices will be followed in the selection of residents for participation in housing programs.
- Continue to provide information on housing discrimination and the resources available to victims of discrimination, in

both English and Spanish, at City Hall, the public library, and on the City's website.

- Review the Reasonable Accommodation Ordinance, and adopt amendments as necessary, to ensure compliance with State and federal fair housing laws.

Timeframe: Ongoing; review (and revise as necessary) the Reasonable Accommodation Ordinance by 2015 (Immediate)
Responsible Party: **Community Development**; City Manager Office
Funding Sources: General Fund, CDBG

Program H-20: **Outreach Plan.** Achieving consensus on housing policy and proposed housing developments can be a difficult process. Through active and continued dialogue with stakeholders and neighborhood groups, the likelihood of achieving neighborhood consensus for new developments is increased significantly. Redwood City supports efforts to help residents be more informed about housing facts, which will help them provide sound direction on housing solutions. Redwood City's Housing and Human Concerns Committee has an Ad Hoc Committee that can help facilitate this outreach plan. Efforts will include exploring avenues to help residents understand development tradeoffs, the benefits of affordable housing, and measures necessary to implement Redwood City's vision for a vibrant and lively community.

Objectives:

- Partner with housing advocates to provide information to the community on housing density and affordable housing. Reach out to the community regarding these topics in general, as well as with regard to specific new developments.
- Complete an annual report of Housing Element progress. Notify and invite interested community members to attend and discuss housing production progress at a public hearing.

Timeframe: Ongoing
Responsible Party: **Community Development**
Funding Sources: General Fund

Inter-Agency and Other Organizations Consultation

Program H-21:

Sustainability Focus

Acquisition and Rehabilitation of Existing Housing. The acquisition and rehabilitation of existing duplexes and apartment complexes can work to guard against neighborhood deterioration and provide affordable housing of reasonable quality to lower-income households. Under this program, the City assists nonprofit organizations in the acquisition of multi-family housing for lower-income families, individuals, veterans, and seniors, and other special needs populations.

Objective:

- Contact nonprofit housing providers regarding the City's interest in establishing partnerships in the acquisition and rehabilitation of substandard rental properties, with the goal of completing at least one project during the planning period.

Timeframe: Ongoing
Responsible Party: **Community Development**; City Manager Office
Funding Sources: CDBG, HOME

Program H-22:

Consult with Public Agencies. The City actively supports regional collaboration on land use and affordable housing planning efforts.

Objectives:

- Support regional efforts to address housing issues, including the 21 Elements group and participate in countywide housing studies.
- Continue to participate in regional studies and consider policies or programs to address the displacement of lower income residents due to new development.
- Support the San Mateo County Housing Authority's outreach efforts to property owners related to acceptance of Housing Choice Vouchers.
- Consult with C/CAG regarding the upcoming San Carlos Airport Land Use Compatibility Plan update to ensure that revisions do not pose constraints on housing development in Redwood City.

Timeframe: Ongoing
Responsible Party: **Community Development**
Funding Sources: General Fund

Summary of Quantified Objectives

Table H-62 summarizes Redwood City's quantified objectives for the 2015-2023 planning period by income group.

- Construction of 2,789 new housing units, representing the RHNA of 706 units for very low-income households, 429 units for low-income households, 502 units for moderate-income households, and 1,152 market-rate units
- Rehabilitation of 160 existing units and accessibility enhancements for 240 households
- Conservation of 58 units at risk of converting to market rate

Table H-62: Summary of 2015-2023 Quantified Objectives

	Income Level					Total
	Extremely Low[1]	Very Low	Low	Moderate	Above Moderate	
RHNA (construction objective)	386	320	429	502	1,152	2,789
Housing Rehabilitation – Single Family	142		98	--	--	240
Housing Rehabilitation – Multi-Family	328		72	--	--	400
Accessibility Modifications	114		46	--	--	160
At-Risk Housing Units to Be Conserved	58		--	--	--	58

[1] 2000 Census data indicates that 48.6 percent of the City's very low-income population qualifies as extremely low-income, earning less than 30 percent of the MFI. This correlates to a regional housing need of 205 housing units for households of extremely low-income.

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