Department of Housing and Community Development

Housing Policy Department
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ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Redwood City

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Reporting Period by Calendar Year: from 1/1/2012 to 12/31/2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City

Reporting Period 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Unit	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
640 Veterans Blvd.	5+	R	0	22	0	242	264	#	NA	DB	0
104 Cedar-Mental	5+	R	14	0	0	1	15	#	CDBG etc.	Covenant	0
510 Madison Ave	SU	R	0	1	0	0	1	1	NA	0	1
1811 Maddux Dr.	SU	R	0	1	0	0	1	1	NA	0	1
118 Winslow St.	SU	R	0	1	0	0	1	1	NA	0	1
125 Bonita	SU	R	0	1	0	0	1	1	NA	0	1
tal of **Moderate and Above Moderate** from Table A3 ► ► ► ►					35	466	501				
(10) Total by income Table A/A3 ► ►			15	26	35	708	784				
(11) Total **Extremely Low-Income** Units*			15								

Second units (SU) affordability is estimated as in the Housing Element, based on a survey of San Mateo jurisdictions: 60 percent of second units are affordable to very low-income, 10 percent to low-income, and 30 percent to moderate-income.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City

Reporting Period 1/1/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL	
(1) Rehabilitation Activity			4	4	Home Improvement Loan Program Loans: Housing rehab to preserve exisitng affordable housing (CDBG Program)
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	4	4	

* Note: This table does not include existing units that were given Deed Restrictions or rehab grants.

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	1	0	35	0	0	36	36
No. of Units Permitted for Above Moderate	15	0	693	0	0	708	708

* Note: This table pertains to new construction only and does not include existing units that were granted deed restrictions or rehab funds.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City

Reporting Period 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	422	58	0	8	0	0	14				80	340
	Non-deed restricted		2	0	0	0	0	0				2	
Low	Deed Restricted	304	0	0	0	0	4	22				26	222
	Non-deed restricted		0	0	1	0	51	4				56	
Moderate	Deed Restricted	358	0	0	0	6	5	35				46	286
	Non-deed restricted		3	9	5	8	0	1				26	
Above Moderate		772	3	19	9	107	97	709				944	0
Total RHNA by COG. Enter allocation number:		1,856											
Total Units ► ► ►			66	28	23	121	157	785				1,180	848
Remaining Need for RHNA Period ► ► ► ► ►													

This table pertains to new construction only and does not include existing units that were granted deed restrictions or rehab funds.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City

Reporting Period 1/1/2012 - 12/31/2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-1: Code Enforcement	Implement Code Enforcement program; refer households to Home Improvement Loan Program	Ongoing	In 2012 Redwood City Code Enforcement closed over 80% of cases within 30 days. Officers continue to refer eligible households to the Home Improvement Loan Program.
H-2: Preservation of At-Risk Rental Housing	Monitor affordability status of at-risk units, and perform outreach upon receipt of any notices of intent to convert to market rate. Maintain and update list of nonprofits.	Ongoing	In 2012 the City did not receive any notices of intent to convert to market rate and its list of nonprofits to contact in the event of a property being listed for sale is up-to-date.
H-3: Inclusionary Housing Ordinance	Consider drafting an inclusionary housing ordinance for review by the City Council.	Immediate	The HHCC has undertaken extensive research but an ordinance has not yet been vetted /approved as the City was waiting for SB184 outcome which did not pass.
H-4: Sustainable Building Practices and Energy and Water Conservation	Promote sustainable design.	Ongoing	Redwood City has a Green Bldg. Ord., Climate Action Plan, Gen. Plan & Dtwn Precise Plan that support SB375 & AB1358, Recycle Water & Water Conservation Plan, Green Business Program, and was Awarded Silver Level "Walk Friendly Communities" Designation
H-5: Adequate Sites to Meet Regional Fair Share of Housing Growth	Provide appropriate land use designations, maintain inventory, and adopt Downtown Precise Plan (DTPP)	Ongoing	DTPP (adopted 1/11) allows 2,500 units, MU-Corridor (adopted 6/11) 2,083 units, MU-Nbhd & MU-Live/Work (1st reading 3/13) will allow 573 units. Approx. 2,000+ units are now in construction or plan review. Also see H-8. Existing inventory is maintained.
H-6: Senior Housing Needs	Support shared housing arrangements and senior projects located close to transit. Identify assisted living facilities and support new construction.	Ongoing	The City supports shared HIP housing. A downtown, 114 bed, 5-story Skilled Nursing Facility (Lathrop PARC at 134 Maple) is also under construction (pending HUD funding). In addition, a 44 unit Assisted Living Facility (2808 El Camino) is schedlued for approval hearing in April 2013. Both projects are proximate to transit.
H-7: Density Bonus Ordinance	Develop educational brochure.	Immediate	City adopted State Density Bonus (DB) Ordinance, which is on City's (paperless) website. The Hsg. Div. incorporates DB Program data in its Annual Action Plan & affordable housing project RFPs & educates developers. 640 Veterans & 333 Main have DBs.
H-8: Development on Larger Lots in R2 Zone	Revise the Zoning Ordinance to codify the City's interpretation of density in the R-2 zone.	Immediate	In 6/2010 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 district (i.e. the new Kentfield Project has 22 units & Valota Project will have 5 units).
H-9: Plan for the Adequate Provision of Water	Require water conservation and require developers of large-scale projects to ensure adequate water supply for each new project.	Ongoing	In June 2011, City updated its adopted Urban Water Management Plan. The City has a recycle water program and one of the most aggressive water conservation programs in the region, requires new development to dual plumb for recycled water & monitors large development water use. Implementation & educational efforts are ongoing.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City

Reporting Period 1/1/2012 - 12/31/2012

H-10: Site Improvements and Fees	Exempt affordable housing from park impact fee. Consider an ordinance that exempts affordable housing from other impact fees. Offer an in-lieu fee for undergrounding of utilities.	Ongoing	The City offers park impact fee exemptions, reduced traffic impact fees & an in-lieu fee option for undergrounding of utilities to affordable housing developments. In addition, projects in the downtown & mixed use districts have reduced (& options for in lieu) parking & open space requirments that reduce project costs.
H-11: Permit Processing	Continue to evaluate and improve the streamlined processing system. Establish a protocol to prioritize affordable and special needs housing. Utilize CEQA exemptions for infill.	Ongoing	The City significantly streamlined its entitlement process by approving its Dwtn Precise Plan & EIR, General Plan & EIR, seven (7) new Mixed Use zoning districts & Precise Plans. The City also prioritizes affordable and special needs housing through its coordinated PRC plan review/ expedited permit processing procedure. As appropriate, CEQA exemptions are utilized for infill development.
H-12: Residential Care Facilities and Group Homes	Consider revising Zoning Ordinance to identify large residential care homes and family care homes. Develop inventory of group homes	Ongoing	The City complies with State law regarding residential care facilities and group homes. The City 's Zoning Ordinance was updated to include definitions of these facilities. Group home listings in SMCo, including Redwood City, are currently readily available on the internet.
H-13: Extremely Low-income and Special Needs Housing	Amend the Zoning Ordinance to allow emergency shelters by right and clarify provisions for transitional, supportive, and SRO housing. Complete construction of Cedar Street SROs. Consult with homeless groups.	Immediate	A Zoning Ordinance Amendment to allow emergency shelters by right w/in an area approx. 53 acres was presented to Council for the first reading on March 11, 2013 and should be approved in spring 2013. The City allows and has SROs in downtown and along El Camino Real. The Cedar St. Supportive Housing Project was finaled on 5/2012 & is now fully occupied. In 2011, the City completed the sale of a 7-unit apartment building to the Service League of San Mateo County. An affordability covenant was recorded at the time of sale, retaining 3 units for very low-income households and 4 units for low-income households. The City is also in contact with homeless service organizations and supports the Homeless Outreach Team efforts.
H-14: Revised Parking Standards.	Analyze parking needs and costs. Consider amending Zoning Ordinance to establish reduced parking standards for studios and one-bedroom apartments and affordable housing.	Immediate	The adopted Downtown Precise Plan (1/2011) allows reduced parking for all studios, 1 & 2 bdrm units & guest parking is not required. An in-lieu parking fee option is also available. The adopted Mixed Use Corridor Zoning Districts (6/2011) also reduce parking for 1 bdrms & studios. 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 car share vendor (i.e. City's Zip Car vendor) participate in the City's shuttle service &/or that unbundle parking while requiring 1 parking space per unit.
H-15: Fair Housing Services	Continue funding of fair housing services. Support equal opportunity lending programs. Provide educational information on fair housing.	Immediate	In 2012, the City allocated $20,453 in CDBG (FY 2012/13) to Project Sentinel to provide fair housing services & provides information on housing discrimination on the City's website & w/in pamphlets provided at City Hall.
H-16: Reasonable Accommodation.	Adopt a Reasonable Accommodation Ordinance. Continue to provide funding for home accessibility improvements. Provide information on reasonable accommodation to the public.	Immediate	The City has approved & streamlined several reasonable accommodation requests through planning & building permit approvals. The City also provided CDBG funds to CID to provide housing accessibility modifications. In 2013 the City will adopt a Zoning Amendment to specificlaly address reasonable accomodations.
H-17: Commercial Linkage Fee	Complete a commercial linkage fee study.	Immediate	The City has not initiated a commercial linkage fee study due to the economic downturn and sluggish economy.
H-18: Small Lot Duplex Development	Explore revised minimum lot size standards for duplexes. Complete a study to asses impacts.	Short Range	The City has not yet initiated a study on small lot duplex development. Instead the City has focused on rezonings to allow sustainable growth or higher density housing near transit, employment and services.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Reporting Period 1/1/2012 - 12/31/2012

H-19: Rehabilitation Programs	Provide loan and grant assistance to 25 rental and 20 owner occupied units per year.	Ongoing	In 2011-2012 City assisted in the rehab of 4 low-income owner units through the Home Improvement Loan Program, assisted 22 very low-income rental units with CDBG, and HOME funds & provided MidPen (81 unit rentals) w/ $100K & Casa de Redwood (136 unit rentals) w/ $50K for rental rehabs.
H-20: Affordable Housing Development	Provide subsidies to assist in the development of affordable housing units.	Ongoing	No subsidies provided in 2012 however the City did approve 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 moderated 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 & underserved.
H-21: First Time Homebuyer Program	Continue to provide homeownership assistance to eligible homeowners at Wyndham Place. Explore a new first-time homebuyer Move-Up program. Assist emergency personnel. Renew MCC.	Ongoing	In 2012 no Wyndham Place units have become available for sale. Other first-time homebuyer efforts are being explored but currently funds are suspended due to the elimination of the RDA.
H-22: Second Units	Consider revising development standards for second units. Establish a protocol and monitoring system for tracking second units. Establish protocol to preserve opportunities for future unit through plan check.	Immediate	The City has begun preliminary exploration of development standards for second units to allow carriage homes (units above detached garages) in R-4 & R-5 Districts but has primarily focused on rezonings 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 homeonwers during preliminary plan inquiry review about second unit opportunities.
H-23: Alternative Housing Models	Provide flexible zoning regulations. Encourage efficiency units. Consult with stakeholders regarding floating home communities and develop best practices.	Ongoing	The City's new General Plan & 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 & efficiency units (i.e. Hallmark, Montgomery Villa & Cedar St. Apts.). The adopted Dwtn Precise Plan also has innovative and flexible regulations such as no density cap, increased height limits (up to 12 stories) & reduced &/or in-lieu parking options. The City will continue to encourage these types of alternative housing models.
H-24: Workforce Housing/Community Land Trusts	Invite experts to present educational information on community land trusts	Immediate	This will be a future regional effort (involving multiple jurisdictions).
H-25: Outreach Plan	Implement ongoing housing outreach plan to provide information on affordable housing. Outreach to community regarding specific new developments.	Immediate	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 stake holders relevent to specific projects. The City HHCC's goal is to initiate a comprehensive outreach program in 2013.
H-26: Acquisition and Rehabilitation of Existing Housing	Contact housing providers regarding partnerships in acquisition of substandard rental properties.	Ongoing	In 2011, the City dispursed funds for site acquisition of a single family dwelling for seniors with developmental disabilities (Pete's Place). The City also acquired and rehabed a 23-unit substandard apartment building, transfered the property to a nonprofit organization and recorded affordability covenants. The City will continue to work with partners to provide affordable housing in the community.
H-27: Consult with Public Agencies	Consult with C/CAG, San Mateo County Environmental Health, and the RWQCB. Support regional efforts to address Article 34.	Ongoing	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.

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction	City of Redwood City		
Reporting Period	1/1/2012	-	12/31/2012

General Comments: Includes existing units that were rehabilitated and/have or will have deed restriction

In 2011, the City adopted the Downtown Precise Plan (DTPP) that allows 2,500 housing units and approved five Mixed-Use Corridor Zoning Districts that allow 2,083 housing units. In March 2013, at a first reading the City considered adoption of the Mixed-Use Neighborhood & Mixed Use-Live/Work Zoning Districts for an additional 573 housing units and a Zoning Amendment to allow emergency shelters by right. Final adoption is anticipated for May 2013. The DTPP and Zoning Amendments address: Policy H-3.1 which states:1) Identify adequate housing sites through appropriate land use, zoning, and precise plan designations to accommodate the City's share of regional housing need; and 2) Policy H-13 - to address extremely low-income and special needs housing.

While the residential listing below falls outside of the reporting period for this annual report, it is intended to provide the current status of all housing developments to date. Redwood City currently has a total of 2,380 housing units either under construciton, approved or in plan review. Approximately 1,533 housing units are located in and near the Downtown District (within walking distance to Caltrain) as follows:

- 201 Marshall - 116 rental units at 165 du/acre (under construction -framing stage)
- 145 Monroe - 305 rental units at 134 du/acre (approved)
- 525 Middlefield - 471 mixed use/rental units at 193 du/acre (in plan review)
- 490 Winslow St.- 66 rental *(4 low income)* units at 161 du/acre (in plan review)
- 333 Main Street -132 condo *(17 moderate income)* units at 60 du/acre (under construction- framing stage)
- Main/ Marshall St.-179 rental units at 179 units/acre (in plan review)
- 640 Veterans Boulevard - 264 rental *(22 low income)* units at 73 du/acre (under construction- framing stage)

Approximately 601 housing units are located on/ near the El Camino Real/ Grand Boulevard transit corridor and an additional 642 units are part of the Peninsula Park Precise Plan (located on/near Bair Island Rd.) as follows:

- 2580 El Camino Real - 141 rental *(5 median income)* units at 56 du/acre (under construction- underground parking completed)
- 2808 El Camino Real - 45 assisted living units at 45 du/acre (in plan review)
- 1230 Hopkins - 19 condo units at 12 du/acre (in plan review)
- 1 Uccelli Blvd. - 411 condo units at 30 du/acre (in plan review)
- One Marina - 231 condo *(12 moderate income)* units at 17 du/acre (under construction- framing stage)

Housing Element

Adoption: **October 11, 2010**

Amendments:

Resolution 1506: Adoption of the New General Plan (October 11, 2010)
Resolution 15088: Adoption of Downtown Precise Plan (January 24, 2011)
Ordinance 2011 1130-353: Adoption of five Mixed Use Corridor Districts (June 13, 2011)
Ordinance 13-056: First reading and introduction of ordinance to consider adoption of the Mixed-Use Neighborhood, Mixed-Use Live/Work and Emergency Shelter Combining Districts (March 11, 2013); Waived second reading and adopted an Ordinance amending the Zoning Ordinance to establish the Mixed-Use Neighborhood, Mixed-Use Live/Work Districts under Article 55 and established the Emergency Shelter Combining District under Article 25 (April 8, 2013, effective on May 8, 2013).

Summary: 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 reviewed by the California Department of Housing and Community Development (HCD). The adopted Housing Element was reviewed by HCD on December 13, 2010 and found to be in full compliance with State Housing Element Law. This Housing Element covers a period extending from 2007 to 2014.

The Housing Element includes 27 implementation programs, established to implement housing goals and policies. The specific status of each of these programs is included in HCD's annual Housing Element progress update form (refer to Attachment 1, Table C).

Housing Specific Projects Update: In HCD's December 13, 2010 letter to Redwood City, four Housing Element Programs were highlighted for their importance in implementation: Programs H-5, H-11, H-14, and BE-1. A brief status summary of these important programs follows. Refer to Attachment 1, Table C for the complete Housing Element Program update.

Program H-5: Adequate Sites to Meet Regional Fair Share of Housing Growth.
Program H-5 requires continued provision of appropriate land use designations to facilitate housing development consistent with the regional housing need, including the need for housing priced for all household income levels. Redwood City's adopted, award-winning General Plan and Downtown Precise Plan have identified additional areas for residential and mixed-use development. The Downtown Precise Plan allows up to 2,500 new housing units with no density cap and at heights that range from three to 12 stories. In addition, the five Mixed-Use Corridor District Zoning Amendments allow 2,083 housing unit opportunities along transit corridors at densities of 60 units/acre and heights of five stories. The adopted Plans and Zoning Amendments have resulted in approximately 950 new housing units in plan review or under construction in the Downtown, plus another 800 units near Downtown. By early spring 2013,

the City will also consider adopting the Mixed-Use Neighborhood and Mixed-Use Live-Work Zoning Districts for an additional 573 housing unit opportunities.

Redwood City's ability to provide affordable housing has been recently challenged by the: 1) elimination of its Redevelopment Agency (RDA), including the RDA's associated 15% affordable housing unit requirement; 2) reduction in State and Federal funding for affordable housing; and 3) passage of the 2009 *Palmer/Sixth Street Properties L.P. v. City of Los Angeles* legislation that invalidates Inclusionary Ordinances as they apply to rental housing. Redwood City nevertheless has worked with developers to obtain affordable units through Precise Plans (i.e. Woodside Villa Project), Development Agreements (i.e. Peninsula Park/One Marina Project), Density Bonuses (i.e. 640 Veterans Blvd. and 333 Main Street Projects) and through negotiations (2580 El Camino Real). The City has also worked collaboratively with San Mateo County, non-profits, the Town of Woodside and the school district to garner affordable units in the following housing developments: 104 Cedar Street, 490 Winslow Street and Cañada College faculty/teacher housing projects. Redwood City has also opted to take on the housing functions previously performed by the RDA and utilize City owned parcels for affordable housing development (i.e. Bradford Street senior housing site). In the years ahead Redwood City will continue to explore additional opportunities for housing development priced for all household income levels.

Program H-11: Permit Processing.

Program H-11 requires continued efforts to streamline and improve the permit processing system. In preparing the Environmental Impact Reports (EIRs) for the new General Plan and Downtown Precise Plan, Redwood City has significantly reduced the often costly and lengthy CEQA analysis processing time for developers. As appropriate and consistent with SB226, the City will also utilize CEQA exemptions for infill development. The Downtown Precise Plan, a form-based code, also provides greater development certainty due to the Plan's streamlined design and development review process. Redwood City also provides pre-application review and works closely with property owners and developers to effect projects that are consistent with the goals and standards of the General Plan and Downtown Precise Plan. The City also prioritizes housing projects, including affordable and special needs housing, through its coordinated Plan Review Committee (PRC) application review/ expedited permit processing procedure and its "One-Stop-Shop" plan review process whereby smaller projects are approved over the counter or within 24 hours. Redwood City also implements a continuous improvement program involving the reorganization of all City departments for improved efficiencies.

Program H-14: Revised Parking Standards.

Program H-14 recognizes the costs and development constraints associated with providing parking for new development. In consideration of this program, the adopted Downtown Precise Plan allows reduced parking for all studio, 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 Zoning Districts also reduced parking for all studio and one bedroom units. Guest parking may also be waived if appropriate findings can be made. For example, the City has reduced parking requirements for projects that are proximate to shopping and services, have adequate street

parking, unbundle parking to create a disincentive to having more than one car (whereby one parking space is provided/guaranteed per unit and second parking spaces are offered for lease), provide bicycle storage, ride share programs, and/or access to car share vendors (i.e. Zip Cars).

Program BE-1: Amend Zoning Ordinance and Map

Program BE-1, as discussed in the Built Environment Element review section above, requires updates to the Zoning Ordinance and Zoning Map to provide consistency with the new General Plan. The revisions to the Zoning Ordinance/Map will provide development opportunities for approximately 6,300 units identified on sites in the Housing Element. As previously described, on January 24, 2011, Redwood City adopted Zoning Ordinance/Map amendments for the Downtown Precise Plan, which allows 2,500 residential units with no density cap and allowed heights of up to 12 stories. On June 13, 2011, the City also adopted five Mixed Use Corridor District Zoning Amendments/Maps that provide an additional 2,083 housing unit opportunities along the City's major transportation corridors at 60 units/acre and allowed heights of five stories. By early spring 2013, the City will also consider adopting the Mixed-Use Neighborhood and Mixed-Use Live-Work Zoning Districts to allow an additional 573 housing unit opportunities and, consistent with SB2, will consider amending the Zoning Ordinance to allow emergency shelters by right.

Progress in meeting the regional housing needs

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 years 2007 to 2014 for the Association of Bay Area Governments (ABAG) region is 214,500 housing units. ABAG, in concert with Housing Methodology Committee (HMC) members (primarily elected officials and/or several senior level planning/housing staff from the 101 cities and towns of the San Francisco Bay region), allocated and administered the initial regional housing needs allocation (RHNA) comprised of very-low, low, moderate and above moderate income housing categories, to Bay Area jurisdictions. The County/City Association of Governments (C/CAG), in concert with "21 (Jurisdiction Housing) Elements" (elected officials and senior level planning/housing staff from San Mateo County's 21 jurisdictions), further refined/ administered the RHNA allocation at the San Mateo County jurisdictional level. As a result of the regional and county level planning processes described above, Redwood City's RHNA for the 2007-2014 Housing Element planning period is as follows (Table 1):

Table 1
Redwood City RHNA Allocation

Income Group	% of County Median Family Income	RHNA (Housing Units)	Percentage of Units
Very low	0-50%	422	23%
Low	51-80%	304	16%
Moderate	81 – 120%	358	19%
Above Moderate	120% +	772	42%
Total		1,856	100%

As indicated in Table 2 below there were few building permits issued for new housing unit construction from 2007-2009 likely due to the housing market crash and sluggish economy. Between 2010-2011, the housing market began to show some signs of recovery. In 2012, Building Permits were issued for four large-scale residential projects: 640 Veterans Boulevard (264 units), 2580 El Camino Real (141 units), 201 Marshall Street (116 units), and 333 Main Street (132 units). The first two projects are located in areas newly designated Mixed Use-Corridor by the new General Plan. The other two projects are located in and near the Downtown District. In addition, a 100% affordable (15 very-low income units), downtown housing project, 104 Cedar Street, also received final building permit approval in May 2012. The phased One Marina Precise Plan Project also continues to receive residential building permits. Refer to Attachment 1.

Table 2
Progress toward RHNA Allocation: Redwood City Building Permits Issued in 2012

Income Group	RHNA	2007-2009 Credits	Building Permits Issued for 2010-11	Building Permits Issued for 2012	Remaining Balance
Very low	422	68	0	14	340
Low	304	1	55	26	222
Moderate	358	17	19	36	286
Above Moderate	772	31	204	709	0
Total	1,856	117	278	785	848

In addition to the housing units that received building permits as provided above, Redwood City received a number of new housing development applications in the later part of 2012 and early 2013 that are in plan review and that will likely receive building permits in 2013 and/or 2014. These housing developments include: 145 Monroe Street (305 rental units), 525 Middlefield Road (471 rental units), 490 Winslow Street (66 rental units), 1240 Hopkins Avenue (19 condo units), 2808 El Camino Real (45 assisted living units), and 1 Uccelli Blvd. (411 condo units).

Progress in Removal of Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the community. Land use controls, fees, and building codes, while necessary, can all potentially constrain housing development. Redwood City strives to reduce governmental constraints, and provided significant new development opportunities with the adoption of the new General Plan, which allows mixed-use development in a variety of locations throughout the City and increases allowable residential densities. To implement the new General Plan, Redwood City is almost completely replacing its existing zoning with new and innovative land use controls. By so doing, the City is "jump starting" the implementation of several new housing programs with the objective of creating more housing in and near the Downtown District/Caltrain Station, along and near major transportation corridors and in eastern Redwood City on/near Bair Island Road.

As previously described, the primary accomplishments related to residential zoning changes have been adoption of the Downtown Precise Plan and Mixed-Use Corridor Zoning Districts and the first reading for the Mixed-Use Neighborhood Zoning District, Mixed-Use Live/Work Zoning District and Emergency Shelter Combining Districts. The Downtown Precise Plan establishes a contemporary vision for the Downtown and sets forth the specific land use parameters, development standards, architectural guidelines, and urban design criteria in order to create a unique, attractive and vibrant downtown. The innovative Downtown Precise Plan does not regulate density on a parcel basis and therefore allows significant flexibility for developers. In addition, projects in the downtown & mixed use districts described above have reduced (&/or options for in lieu) parking & open space requirements that reduce project costs. The City also offers park impact fee exemptions, reduced traffic impact fees & an in-lieu fee option for undergrounding of utilities to affordable housing developments.

The City has also significantly streamlined its entitlement process by preparing and approving its Downtown Precise Plan/ Environmental Impact Report (EIR) and new General Plan /EIR. The City also prioritizes affordable and special needs housing through its coordinated Plan Review Committee (PRC) expedited permit processing procedure. As appropriate, the City also utilizes CEQA exemptions to streamline the plan review process for infill development.

REPORT

To the Honorable Mayor and City Council
From the City Manager

Housing Policy Department
Received on:
MAY 09 2013

April 22, 2013

SUBJECT
Redwood City General Plan 2012 Annual Report

RECOMMENDATION
Accept the Redwood City General Plan 2012 Annual Report and direct staff to forward the document to the State of California Department of Housing and Community Development and the Governor's Office of Planning and Research.

BACKGROUND
The General Plan Annual Report is intended to meet the reporting requirements of Government Code 65400(a)(2) and be consistent with the General Plan Annual Progress Report Guidance provided by the Governor's Office of Planning and Research (OPR).

Government Code Section 65400(a)(2) requires jurisdictions to file an annual report addressing the status of their General Plan and progress made toward implementation of General Plan goals, policies, and programs, including progress in meeting its share of regional housing needs and efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

As such, the City is completing this 2012 General Plan Annual Report consistent with State law (Attachment 1).

Pursuant to California Government Code Section 65400(a)(2) and Guidelines prepared by OPR, General Plan Annual Progress Report Guidance, the Annual Report must be submitted to the City's legislative body for review and acceptance. A copy of the annual report is required to be provided to the OPR and the Department of Housing and Community Development (HCD) by April 1 of each year (with a 60 day grace period).

ANALYSIS
The General Plan Annual Report is organized around major accomplishments to track progress on implementation programs for each General Plan Element: Built Environment, Housing, Building Community, Public Safety, and Natural Resources. This is accomplished through a narrative in the Annual Report and a comprehensive table (Attachment 2) that lists each implementation program, and the progress achieved thus far on that program. Redwood City continues to make progress on meeting its General Plan goals, policies, and implementation programs since the New General Plan was adopted in 2010.

Staff will continue to update the Zoning Ordinance to implement General Plan policy. Implementation programs related to the Built Environment, Housing, Building Community, Public Safety, and Natural Resources will continue to be completed, tracked, and recorded.

The Annual Report for the Housing Element has additional requirements. Government Code Section 65400 requires jurisdictions to complete the Annual Report as related to the Housing Element using forms and definitions adopted by the California Department of Housing and Community Development (Attachment 3). These documents include information on Redwood City's progress in addressing the regional housing need allocation, including the number of housing units permitted by income level, the status of programs in the Housing Element and efforts to remove governmental constraints. In addition, submittal of an annual report to the State is one of the threshold requirements to qualifying for some State funds, including Housing Related Parks (HRP) Program funds. Opportunities for additional housing will become available through the implementation of the Downtown Precise Plan, designation of mixed use corridors, and other housing goals and implementation programs. The Housing Element was reviewed by the City Council and received public input at the April 8, 2013 Council meeting, so no further public comment is required.

ALTERNATIVES

Do not accept the Annual Report and direct staff to revise the report before sending it to HCD and OPR.

FISCAL IMPACT

There are no fiscal impacts associated with this action.

ENVIRONMENTAL REVIEW

The actions proposed in this report do not constitute a project under the California Environmental Quality Act Guidelines.

Michelle Littlefield

MICHELLE LITTLEFIELD
ASSOCIATE PLANNER

BILL EKERN
COMMUNITY DEVELOPMENT DIRECTOR

ROBERT B. BELL
CITY MANAGER

ATTACHMENTS

1. Redwood City General Plan 2012 Annual Report
2. Annual General Plan Progress Report (Progress Report on Redwood City General Plan Implementation—all Elements—for Calendar Year 2012)
3. Annual Element Progress Report: Housing Element Implementation (Status and Progress on Redwood City's Housing Element for Calendar Year 2012 Using Forms Adopted by the Department of Housing and Community Development)

Redwood City General Plan 2012 Annual Report

April 22, 2013

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Table of Contents

Introduction 1

Completed General Plan Amendments to Date 1

Pending General Plan Amendments 2

General Plan Element Progress Review 2

Built Environment Element 3

Housing Element 5

Building Community Element 9

Public Safety Element 10

Natural Resources Element 10

Introduction

On October 11, 2010, the City Council of Redwood City adopted a comprehensive revision to the General Plan. The updated General Plan established new policies, goals, and implementation programs for the long-term physical development of the community, constituting the blueprint for how the City will look, how development will occur, and providing a framework for the provision of City programs and services. It is a response to new State laws and addresses housing, urban form, circulation, atmosphere and climate, water resources, child care, seniors, health, historic resources, economic development, safety, and sustainability initiatives in the City.

This 2012 General Plan Annual Report is intended to meet the reporting requirements of Government Code 65400(a)(2) and be consistent with the General Plan Annual Progress Report Guidance provided by the Governor's Office of Planning and Research (OPR). This report assesses progress from January 1, 2012 through December 31, 2012. Additionally, the status of major projects to date is provided for informational purposes only, the updates for which will be provided in the next reporting cycle.

Date of Presentation and Acceptance by Local Legislative Body

This 2012 General Plan Annual Report was reviewed by the Planning Commission on April 2, 2013, and reviewed by the City Council on April 22, 2013.

Completed General Plan Amendments to Date

Resolution 15060: Adoption of the New General Plan	On October 11, 2010, the City Council adopted a General Plan Amendment to approve a comprehensive update to the Redwood City General Plan.
Resolution 15088: Amend the General Plan Land Use Map and Mixed Use - Downtown General Plan land use designation definition and allowable intensity.	On January 24, 2011, the City Council adopted a General Plan Amendment related to adoption of the Downtown Precise Plan (DTPP). The DTPP establishes a contemporary vision and sets forth the specific land use parameters, development standards, architectural guidelines, and urban design criteria in order to create a unique and vibrant downtown. The General Plan Amendment was required to be consistent with the boundaries of the Precise Plan, and accordingly revised the land use designation of certain properties generally located immediately outside and south of the DTPP area from "Mixed Use - Downtown" to "Residential - High Density" (6.37 acres) and "Residential - Medium Density" (0.49 acres) and "Hospital" (0.68 acres). The General Plan Mixed Use - Downtown land use designation was also revised to allow for an additional 114,000 square feet of nonresidential development capacity.

Pending General Plan Amendments

On May 19, 2009, Redwood City received an application for a large-scale development project, the proposed Saltworks project on the Cargill property located east of Highway 101 and immediately south of Seaport Boulevard. The application, consisting of a General Plan Amendment, an Environmental Assessment, and a Zoning Map Amendment, outlines development plans for the 1,436-acre property. According to the application, the proposed Saltworks project would develop approximately half of the property with housing, retail, and other commercial uses; half of the property would be dedicated for habitat restoration, parks, a sports field complex, multi-use open space, and waterways. On May 4, 2012, the applicant withdrew the Saltworks 50/50 Balanced Plan Project application to focus on a revised plan that would encompass a much smaller footprint, approximately half of the acreage of the 2009 proposal, and to explore the related review process with federal agencies.

In 2012, the City initiated the rezoning process for a minor General Plan Amendment for a property located at the corner of El Camino Real and Oakwood Drive. This property had two land use designations; the majority of the lot, fronting El Camino Real, was designated "Mixed Use – Neighborhood" while the remainder was designated "Residential – High Density." This was caused by the General Plan Land use Map being based on the County Assessor's parcel information; the two portions of the lot area assessed for property taxes separately by the County, even though there is only one legal lot at this location. This General Plan amendment would designate the entire lot as "Mixed Use – Neighborhood." On March 11, 2013, as part of the Comprehensive 2013 Zoning Ordinance and General Plan Land Use Designation, the City Council considered said amendment, which is anticipated for final adoption in May 2013.

Compliance with General Plan Guidelines

Section 65400 of the California Government Code regulates the implementation of the General Plan and completion of a General Plan annual report. This section requires jurisdictions to include the degree to which the approved General Plan complies with the State of California General Plan Guidelines. As noted above, Redwood City recently prepared a new General Plan that meets all State requirements, including certification and approval of the Housing Element by the State Department of Housing and Community Development, environmental justice considerations, and required consultation with Native American tribes. The General Plan Guidelines were consulted and adhered to in preparation of the new General Plan.

General Plan Element Progress Review

The General Plan contains the seven State-required elements (land use, circulation, housing, conservation, open space, noise and safety). The State General Plan Guidelines allow the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Redwood City's General Plan contains the following five elements, which incorporate the seven State-required elements, along with several others:

Element	Date of Adoption or Major Revision
Built Environment Element (Land Use, Circulation, Economic Development, Historic Resources, and Infrastructure)	10/11/10
Housing Element	10/11/10
Building Community Element	10/11/10
Public Safety Element (Atmosphere and Climate, Hazards Management, Noise)	10/11/10
Natural Resources Element (Water Resources, Energy Conservation, Natural Habitat and Open Space, and Urban Forest	10/11/10

A review of progress in implementation of each element is provided below.

Built Environment Element

Adoption: October 11, 2010

Amendments:

Resolution 15060: Adoption of the New General Plan (October 11, 2010)
Resolution 15088: Adoption of the Downtown Precise Plan (January 24, 2011)
Ordinance 2011 1130-353: Adoption of Mixed Use Corridor (June 13, 2011)
Resolution 15209: Adoption of an Amendment to the Downtown Precise Plan (September 10, 2012)
Ordinance 13-056: First reading and introduction of a new ordinance to consider adoption of the Mixed Use Neighborhood, Mixed Use Live/Work, and Light Industrial Incubator Districts, the establishment of the Emergency Shelter Combining District and repeal of the Pedestrian Shopping Combining District, modifications to the Commercial Park District, the repeal of Article 16A in its entirety, modifications to the Commercial Office District, amendments to the Zoning Map to designate the boundaries of the newly established districts, and corresponding revisions to Articles 2, 3, 30, 31, 53 (March 11, 2013)

Summary: The Built Environment Element sets forth the policy framework to shape the physical environment of Redwood City through comprehensive guidance on urban form and land use, circulation, economic development, historic resources, and infrastructure. Each of these topic areas are represented in Chapters of the Built Environment Element. These chapters include 146 programs to implement related goals and policies. The specific status of each of these programs is included in Attachment 2, which summarizes Implementation Program progress.

Specific Projects Update: The first implementation program of the Built Environment is to complete zoning ordinance and zoning map amendments to implement General Plan policy. City staff initiated the process to draft amendments as required by the General Plan immediately following adoption of the General Plan. Program BE-1 requires a phased approach for quick implementation to ensure that priority development areas are provided with implementing zoning

expeditiously. The General Plan prioritized Zoning Ordinance Amendments for the Mixed Use - Downtown General Plan land use designation, followed by the Mixed Use - Corridor General Plan land use designation and other mixed use land use designations. These two land use designations allow for the most intensive development in the City. These areas are envisioned to contribute to a more compact pattern of development, allow for more housing, and help encourage use of alternative forms of transportation.

The Mixed Use - Downtown General Plan land use designation is implemented through the recently adopted Downtown Precise Plan (adopted on January 24, 2011). Following adoption of the Downtown Precise Plan, the City then proceeded with the drafting of a Zoning Ordinance Amendment to implement the Mixed Use - Corridor General Plan land use designation. Areas designated Mixed Use - Corridor by the General Plan are envisioned to contribute to a more compact pattern of development, allow for more housing, and help encourage use of alternative forms of transportation.

On March 11, 2013, the City Council considered the establishment of the Mixed Use Neighborhood District under Article 54, the Mixed Use Live/Work Zoning District under Article 55, the Light Industrial Incubator District under Article 17A, the Emergency Shelter Combining District and the repeal of the Pedestrian Shopping Combining District under Article 25, modification of the Commercial Park District under Article 16, the repeal of Article 16A in its entirety, modification of the Commercial Park District under Article 29, amendment of the Zoning Map to designate the boundaries of the newly established districts, and make corresponding revisions to Articles 2, 3, 30, 31, and 53. Final adoption is anticipated for May 2013, and will be reported in the next reporting cycle.

Planning Applications Processed: In 2012, Redwood City processed 248 Planning permits. These permits included architectural permits (30 percent), sign permits (16 percent), use permits (19 percent), variances (0.8 percent), planned development permits and amendments (2 percent), zoning verification letters (19 percent) and other permits including parcel maps, lot line adjustments, environmental assessments and planned community permits (13 percent).

In addition, applications for several major development projects were received by the City. These applications are not considered in the Housing Element progress report because the projects are/were still in preliminary phases and had not been approved during the reporting period:

(1) Permit application for a residential development of 305 units on 145 Monroe Street.
(2) Permit application for a residential development of 66 rental (4 low income) units on 490 Winslow Street.
(3) Permit application for a residential development of 471 mixed use/rental units on 525 Middlefield Road.
(4) Permit application for a mixed use office/retail development totaling 333,000 square feet and 1,000 parking stalls on 950 Middlefield Road.
(5) Permit application for a residential development of 18 for sale, detached single family units on 735 Brewster Avenue.

Housing Element

Adoption: October 11, 2010

Amendments:

Resolution 1506: Adoption of the New General Plan (October 11, 2010)
Resolution 15088: Adoption of Downtown Precise Plan (January 24, 2011)
Ordinance 2011 1130-353: Adoption of five Mixed Use Corridor Districts (June 13, 2011)
Ordinance 13-056: First reading and introduction of ordinance to consider adoption of the Mixed Use Neighborhood, Mixed Use Live/Work and Emergency Shelter Combining Districts (March 11, 2013)

Summary: 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 reviewed by the California Department of Housing and Community Development (HCD). The adopted Housing Element was reviewed by HCD on December 13, 2010 and found to be in full compliance with State Housing Element Law. This Housing Element covers a period extending from 2007 to 2014.

The Housing Element includes 27 implementation programs, established to implement housing goals and policies. The specific status of each of these programs is included in HCD's annual Housing Element progress update form (refer to the 2012 Annual Housing Progress Report).

Housing Specific Projects Update: In HCD's December 13, 2010 letter to Redwood City, four Housing element Programs were highlighted for their importance in implementation: Programs H-5, H-11, H-14, and BE-1. A status summary of these important programs follows. Refer to the 2012 Annual Housing Progress Report, Table C for the complete Housing Element Program update.

Program H-5: Adequate Sites to Meet Regional Fair Share of Housing Growth

Program H-5 requires continued provision of appropriate land use designations to facilitate housing development consistent with the regional housing need, including the need for housing priced for all household income levels. Redwood City's adopted, award-winning General Plan and Downtown Precise Plan have identified additional areas for residential and mixed use development. The Downtown Precise Plan allows up to 2,500 new housing units with no density cap and at heights that range from three to 12 stories. In addition, the five Mixed Use Corridor District Zoning Amendments allow 2,083 housing unit opportunities along transit corridors at densities of 60 units/acre and heights of five stories. The adopted Plans and Zoning Amendments have resulted in approximately 950 new housing units in plan review or under construction in the Downtown, plus another 800 units near Downtown. On March 11, 2013, the City Council considered the adoption of the Mixed Use Neighborhood and Mixed Use Live-Work Zoning Districts for an additional 573 housing unit opportunities. Final adoption is anticipated for May 2013, and will be reported in the next reporting cycle.

Redwood City's ability to provide affordable housing has been recently challenged by the: 1) elimination of its Redevelopment Agency (RDA), including the RDA's associated 15%

affordable housing unit requirement; 2) reduction in State and Federal funding for affordable housing; and 3) passage of the 2009 *Palmer/Sixth Street Properties L.P. v. City of Los Angeles* legislation that invalidates Inclusionary Ordinances as they apply to rental housing. Redwood City nevertheless has worked with developers to obtain affordable units through Precise Plans (i.e. Woodside Villa Project), Development Agreements (i.e. Peninsula Park/One Marina Project), Density Bonuses (i.e. 640 Veterans Blvd. and 333 Main Street Projects) and through negotiations (2580 El Camino Real). The City has also worked collaboratively with San Mateo County, non-profits, the Town of Woodside and the school district to garner affordable units in the following housing developments: 104 Cedar Street, 490 Winslow Street and Cañada College faculty/teacher housing projects. Redwood City has also opted to take on the housing functions previously performed by the RDA and utilize City owned parcels for affordable housing development (i.e. Bradford Street senior housing site). In the years ahead Redwood City will continue to explore additional opportunities for housing development priced for all household income levels.

Program H-11: Permit Processing

Program H-11 requires continued efforts to streamline and improve the permit processing system. In preparing the Environmental Impact Reports (EIRs) for the new General Plan and Downtown Precise Plan, Redwood City has significantly reduced the often costly and lengthy CEQA analysis processing time for developers. As appropriate and consistent with SB226, the City will also utilize CEQA exemptions for infill development. The Downtown Precise Plan, a form-based code, also provides greater development certainty due to the Plan's streamlined design and development review process. Redwood City also provides pre-application review and works closely with property owners and developers to effect projects that are consistent with the goals and standards of the General Plan and Downtown Precise Plan. The City also prioritizes housing projects, including affordable and special needs housing, through its coordinated Plan Review Committee (PRC) application review/ expedited permit processing procedure and its "One-Stop-Shop" plan review process whereby smaller projects are approved over the counter or within 24 hours. Redwood City also implements a continuous improvement program involving the reorganization of all City departments for improved efficiencies.

Program H-14: Revised Parking Standards

Program H-14 recognizes the costs and development constraints associated with providing parking for new development. In consideration of this program, the adopted Downtown Precise Plan allows reduced parking for all studio, 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 Zoning Districts also reduced parking for all studio and one bedroom units. Guest parking may also be waived if appropriate findings can be made. For example, the City has reduced parking requirements for projects that are proximate to shopping and services, have adequate street parking, unbundle parking to create a disincentive to having more than one car (whereby one parking space is provided/guaranteed per unit and second parking spaces are offered for lease), provide bicycle storage, ride share programs, and/or access to car share vendors (i.e. Zip Cars).

Program BE-1: Amend Zoning Ordinance and Map

Program BE-1, as discussed in the Built Environment Element review section above, requires updates to the Zoning Ordinance and Zoning Map to provide consistency with the new General Plan. The revisions to the Zoning Ordinance/Map will provide development opportunities for

approximately 6,300 units identified on sites in the Housing Element. As previously described, on January 24, 2011, Redwood City adopted Zoning Ordinance/Map amendments for the Downtown Precise Plan, which allows 2,500 residential units with no density cap and allowed heights of up to 12 stories. On June 13, 2011, the City also adopted five Mixed Use Corridor District Zoning Amendments/Maps that provide an additional 2,083 housing unit opportunities along the City's major transportation corridors at 60 units/acre and allowed heights of five stories. On March 11, 2013, the City Council considered adoption of the Mixed Use Neighborhood and Mixed Use Live-Work Zoning Districts to allow an additional 573 housing unit opportunities and, consistent with SB2, considered an amendment to the Zoning Ordinance to allow emergency shelters by right. Final adoption is anticipated for May 2013, and will be reported in the next reporting cycle.

Progress in Meeting the Regional Housing Needs

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 years 2007 to 2014 for the Association of Bay Area Governments (ABAG) region is 214,500 housing units. ABAG, in concert with Housing Methodology Committee (HMC) members (primarily elected officials and/or several senior level planning/housing staff from the 101 cities and towns of the San Francisco Bay region), allocated and administered the initial regional housing needs allocation (RHNA) comprised of very-low, low, moderate and above moderate income housing categories, to Bay Area jurisdictions. The County/City Association of Governments (C/CAG), in concert with "21 (Jurisdiction Housing) Elements" (elected officials and senior level planning/housing staff from San Mateo County's 21 jurisdictions), further refined/ administered the RHNA allocation at the San Mateo County jurisdictional level. As a result of the regional and county level planning processes described above, Redwood City's RHNA for the 2007-2014 Housing Element planning period is as follows (Table 1):

Table 1
Redwood City RHNA Allocation

Income Group	% of County Median Family Income	RHNA (Housing Units)	Percentage of Units
Very low	0-50%	422	23%
Low	51-80%	304	16%
Moderate	81 – 120%	358	19%
Above Moderate	120% +	772	42%
Total		1,856	100%

As indicated in Table 2 below there were few building permits issued for new housing unit construction from 2007-2009 likely due to the housing market crash and sluggish economy. Between 2010 and 2011, the housing market began to show some signs of recovery. In 2012, Building Permits were issued for four large-scale residential projects: 640 Veterans Boulevard (264 units), 2580 El Camino Real (141 units), 201 Marshall Street (116 units), and 333 Main Street (132 units). The first two projects are located in areas newly designated Mixed Use-Corridor by the new General Plan. The other two projects are located in and near the Downtown

District. In addition, a 100% affordable (15 very-low income units), downtown housing project, 104 Cedar Street, also received final building permit approval in May 2012. The phased One Marina Precise Plan Project also continues to receive residential building permits.

Table 2
Progress toward RHNA Allocation: Redwood City Building Permits Issued in 2012

Income Group	RHNA	2007-2009 Credits	Building Permits Issued for 2010-11	Building Permits Issued for 2012	Remaining Balance
Very low	422	68	0	14	340
Low	304	1	55	26	222
Moderate	358	17	19	36	286
Above Moderate	772	31	204	709	0
Total	1,856	117	278	785	848

In addition to the housing units that received building permits as provided above, Redwood City received a number of new housing development applications in the later part of 2012 and early 2013 that are in plan review and that will likely receive building permits in 2013 and/or 2014. These housing developments include: 145 Monroe Street (305 rental units), 525 Middlefield Road (471 rental units), 490 Winslow Street (66 rental units), 1230 Hopkins Avenue (19 condo units), 2808 El Camino Real (45 assisted living units), and 1 Uccelli Blvd. (411 condo units).

Progress in Removal of Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the community. Land use controls, fees, and building codes, while necessary, can all potentially constrain housing development. Redwood City strives to reduce governmental constraints, and provided significant new development opportunities with the adoption of the new General Plan, which allows mixed use development in a variety of locations throughout the City and increases allowable residential densities. To implement the new General Plan, Redwood City is almost completely replacing its existing zoning with new and innovative land use controls. By so doing, the City is "jump starting" the implementation of several new housing programs with the objective of creating more housing in and near the Downtown District/Caltrain Station, along and near major transportation corridors and in eastern Redwood City on/near Bair Island Road.

As previously described, the primary accomplishments related to residential zoning changes have been adoption of the Downtown Precise Plan, Mixed Use Corridor Zoning Districts and the first reading for the Mixed Use Neighborhood Zoning District and Mixed Use Live/Work Zoning District and Emergency Shelter Combining Districts. The Downtown Precise Plan establishes a contemporary vision for the Downtown and sets forth the specific land use parameters, development standards, architectural guidelines, and urban design criteria in order to create a unique, attractive and vibrant downtown. The innovative Downtown Precise Plan does not regulate density on a parcel basis and therefore allows significant flexibility for developers. In addition, projects in the downtown and mixed use districts described above have reduced (and/or

options for in lieu) parking and open space requirements that reduce project costs. The City also offers park impact fee exemptions, reduced traffic impact fees and an in-lieu fee option for undergrounding of utilities to affordable housing developments.

The City has also significantly streamlined its entitlement process by preparing and approving its Downtown Precise Plan/ Environmental Impact Report (EIR) and new General Plan /EIR. The City also prioritizes affordable and special needs housing through its coordinated Plan Review Committee (PRC) expedited permit processing procedure. As appropriate, the City also utilizes CEQA exemptions to streamline the plan review process for infill development.

Building Community Element

Adoption: October 11, 2010

Amendments:

Resolution 1506: Adoption of the New General Plan (October 11, 2010)

Summary: The Building Community Element recognizes Redwood City's history of focus on improving the quality of life for all. The Building Community Element contains the following Chapters: Public Places; Urban and Natural Trail Connections; Recreation and Human Services; Health; Lifelong Learning, Libraries, and Schools; and Childcare. Multiple Building Community Implementation Measures are ongoing. Zoning Ordinance amendments that will encourage healthy lifestyles (such as the Mixed Use Corridor Zoning Ordinance Amendment) were adopted in 2011.

Highlights of accomplishments include:

- Six Farmers' Markets were held in 2012 in Redwood City, encouraging access to healthy foods.
- The Library has 8,000 literacy story times and youth programs annually, including intensive parent/baby education classes.
- The City has implemented new technology to enhance the City's operation. Key accomplishments include expansion of our internal and public facing Geographic Information System, electronic staff report preparation for internal use, materials handling upgrade at libraries, upgrade of key fiber connections to enhance data storage backup and business resumption capabilities, online utility bill presentment and payment, and the integration of our fire permitting software with accounts receivable. The pilot project using virtual terminals replacing standalone public PCs at the Main Library will be expanding into other libraries as well as non-library staff.

Specific status for each implementation program is included in the 2012 Annual General Plan Progress Report.

Public Safety Element

Adoption: October 11, 2010

Amendments:
Resolution 1506: Adoption of the New General Plan (October 11, 2010)

Summary: The Public Safety Element addresses public safety issues that affect Redwood City, and promotes prevention, public education, and emergency preparedness as the approaches that will allow the community to minimize risks to life and property in the event of a disaster. The Public Safety Element contains the following Chapters: Atmosphere and Climate, Hazards Management, and Noise. With regard to Atmosphere and Climate, the City is actively working with BAAQMD to properly identify sensitive receptors and mitigation measures. As discussed under the Natural Resources Element below, the City has adopted and implemented a Green Building Ordinance, which reduces building energy use and related greenhouse gas emissions.

With regard to flooding hazards and stormwater improvements, a Redwood Creek wall repair project is under design and approximately 75 percent complete. Multiple additional implementation measures are ongoing, as outlined in the 2012 Annual General Plan Progress Report.

There are several highlighted accomplishments to the Public Safety Element: 1) New technologies have been explored and implemented with regard to Atmosphere and Climate by purchasing hybrid fleet vehicles and implemented electric Vehicle Charging Stations at various locations throughout the City with more planned in the future. 2) The City has been utilizing the latest GIS information in order to evaluate geological hazard areas and updating flood information and maps for existing and new development with regard to Hazards Management. 3) The City's Police Department has assigned School Resource Officers to the High schools and middle schools, expanded the Truancy Abatement Program and stepped up its gang awareness and prevention classes.

Natural Resources Element

Adoption: October 11, 2010

Amendments:
Resolution 1506: Adoption of the New General Plan (October 11, 2010)

Summary: The Natural Resources Element focuses on preserving, protecting, conserving, re-using, and efficiently using Redwood City's natural resources. The Natural Resources Element contains the following Chapters: Water Resources, Energy Conservation, Natural Habitat and Open Space, and Urban Forest.

One of the primary accomplishments with regard to Natural Resources was the adoption and implementation of a Green Building Ordinance. Redwood City's Green Building Ordinance

(Redwood City Ordinance 2348) became effective May 2010 and is currently being implemented. All new residential projects must demonstrate compliance with LEED or GreenPoint minimum standards. All new nonresidential projects and additions of 1,000 square feet or greater must submit a LEED-NC checklist prepared by a LEED AP demonstrating that the project meets minimum level. In addition, the State of California's Title 24 Energy Code requirements also came into effect on January 1, 2011. No building permits are issued to any applicable project in Redwood City unless the application can demonstrate continued compliance with the California Building Energy Efficiency Standards (Title 24, Part 6) of the California Building Code.

There are several highlighted accomplishments to the Natural Resources Element: 1) The Redwood Creek Trail is underway with the first segment being constructed as part of the 333 Main Street apartment complex. The second segment under Hwy 101, connecting the Inner Harbor Area with Downtown, is in the design phase. Both segments should begin construction later this year. 2) The City has amended Chapter 35, Tree Preservation, which incorporates new findings supporting tree preservation on public and private property and clarifies that abutting property owners are responsible for care of trees in the City right-of-way. 3) The City has consolidated the tree permitting process into Planning and Housing in order to streamline and better enforce tree preservation.

ANNUAL GENERAL PLAN PROGRESS REPORT

Calendar Year 2012 - All General Plan Elements

General Plan Implementation Status

Program Number	Program Description	Status	Date Completed	2012 Update
BUILT ENVIRONMENT ELEMENT				
URBAN FORM AND LAND USE				
Program BE-1	Amend Zoning Ordinance and Map	I/A		In 2012, the City initiated a rezoning process leading to the March 11, 2013 City Council consideration of the establishment of the Mixed Use Neighborhood District under Article 54, the Mixed Use Live/Work Zoning District under Article 55, the Light Industrial Incubator District under Article 17A, the Emergency Shelter Combining District and the repeal of the Pedestrian Shopping Combining District under Article 25, modification of the Commercial Park District under Article 16, the repeal of Article 16A in its entirety, modification of the Commercial Park District under Article 29, amendment of the Zoning Map to designate the boundaries of the newly established districts, and make corresponding revisions to Articles 2, 3, 30, 31, and 53. Final adoption is anticipated for May 2013, and will be reported in the next reporting cycle.
Program BE-2	Environmental Review	I/O		The City requires environmental review of individual development applications. With the implementation of SB 226, the City will establish guidelines to streamline infill projects.
Program BE-3	Floodplain Annual Review	I/O		The City has met with FEMA representatives to review floodplain, but not on an annual basis.
Program BE-4	Neighborhood Maintenance	I/O		The City continues to process code enforcement cases throughout all areas of the City on an as needed basis.
Program BE-5	Context Sensitivity in Historic Influence High Density Neighborhoods	I/O		The City has and continues to evaluate new project proposals, with the assistance of the Architectural Advisory Committee and/or the Historic Resource Advisory Committee for context sensitivity in Historic Influence High Density Neighborhoods.
Program BE-6	Variety in Master Planned Neighborhoods	I/O		The City continues to evaluate master planned neighborhood development proposals with careful consideration to avoid repetitive design elements.
Program BE-7	Access to Residential Waterfront Neighborhoods	I/O		The City has developed an infrastructure financing plan to help fund the construction of a U.S. 101 undercrossing, adjacent to Redwood Creek, which would provide pedestrian and bike access to residential waterfront neighborhoods from Downtown.
Program BE-8	Transit Amenities	I/O		The City's Community Development Department continues to look for opportunities to provide transit-oriented design features into both public and private development projects.
Program BE-9	Priority Development Areas	I/O		The City is working with regional planning agencies as part of the sustainable Communities Strategy per SB 375 modeled in the Initial Vision Scenario numbers. Future meetings and revised projections are anticipated.
Program BE-10	Revitalize Targeted Sites	I/O		Work continues along El Camino Real, in particular, to revitalize this historic retail strip and to also address outdated lodging facilities as opportunities arise.
Program BE-11:	Shade Analysis Downtown	C/A	1/24/2011	Implemented in the New Downtown Precise Plan. Approved on January 24, 2011.
Program BE-12:	Shade Analysis within Mixed Use - Corridor and Mixed Use - Neighborhood	I/O		Recent proposals for residential development within the Mixed Use Corridor have included the necessary analysis.
Program BE-13:	Shade Analysis within Mixed-Use Waterfront Neighborhood	I/O		Currently this is being implemented as a project specific requirement, on a project-by-project basis.

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Program BE-14:	Shade Analysis within Public Facility, Schools, and Commercial - Neighborhood	TBI		
Program BE-15:	Title 24 Lighting Zone	I/O		The Community Development Department reviews for compliance with Title 24 as part of Building Permit issuance. Key accomplishment: actual application and review of Title 24 requirements to projects.
Program BE-16	Redwood City/Sphere Compatibility	I/O		The City has provided comments to the County of San Mateo regarding their North Fair Oaks planning efforts and continues to look for opportunities to discuss infrastructure improvements, design, and land use policy.
Program BE-17	Design Guidelines	I/O		The City has engaged a consulting firm and is designing a community engagement process to help shape the residential design guideline process.
Program BE-18	Redwood Creek/Harbor Master Plan	I/O		Community Development staff has conducted preliminary evaluation of the study area, including working with the architecture and urban design graduate students of The Design School at Arizona State University to provide preliminary design analysis for the areas surrounding Redwood Creek, linking the harbor area, Redwood Creek, and Downtown Redwood City.
Program BE-19	Port Area Master Plan	I/O		The last piling out of 113 total piling was driven on Dec. 13 for the new Wharves 1 & 2 project. The pilings were 24 inch-octagonal concrete pilings and were 120 feet long. This phase of the project was completed approximately two weeks ahead of schedule. The next major phase of construction will be to install the pre-stressed concrete wharf deck. The new wharf will be 426 feet long and 70-78 feet wide and will be connected to shore by two concrete truck ramps. The $16 million project is scheduled to be completed and in operation by December 2013.
Program BE-20	Jobs: Housing Balance	I/O		Staff tracks residential development and new commercial development through the Building Permit tracking system.
Program BE-21	Gateways	I/O		Staff is currently designing updated gateway structures along El Camino Real that will display the City's service clubs and organizations emblems and icons. These structures will be located in and/or around the north and south entries into the City.
Program BE-22	Land Use/Neighborhood Transitions	TBI		Draft design guidelines for the Waterfront Neighborhoods need to be developed.
Program BE-23	Enhance the Pedestrian Experience	I/O		Increased development has allowed for enhanced streetscape improvements for the downtown area.
Program BE-24	Design Guidelines for Middlefield	I/A		Streetscape projects will consist of street lighting, sidewalk improvements, curb extension and striping, bus stops, street trees and improvements to the Middlefield/Woodside Road intersection and gateway. Applied for grant funding ($1,752,000) from two sources to finance project implementation.
Program BE-25	Grand Boulevard Initiative	I/A		The City will continue to participate in the Grand Boulevard Initiative to ensure that El Camino Real achieves its full potential. Key accomplishments: (a) Streetscape project, including median refuge area, landscaping, improved lighting and street frontage improvements, approved by City Council on March 7, 2011; (b) Mixed Use Corridor Zoning Ordinance adopted June 13, 2011; and (c) Mixed Use Neighborhood Zoning Ordinance presented to City Council in March 2013.
Program BE-26	Green Building Program	I/A		The Community Development Department has applied the Green Building Ordinance to new projects. Key Accomplishment: Adoption of the Green Building Ordinance October 27, 2009.
Program BE-27	New Development and Available Water Resources Tracking	I/O		Staff tracks the developments for water resources, and adopted the 2010 Urban Water Management Plan.
Program BE-28	Fiscal Impact Analysis	TBI		

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Program BE-29	Jobs: Housing Balance Definition	TBI		
Program BE-30	Public Amenities in Corridors	I/O		City staff is updating streetscape guidelines to improve lighting quality, especially in retail and commercial zones. As appropriate, benches and other amenities are included. New development projects provide new infrastructure in support of this program. Projects in the Downtown Precise Plan area included requirements to provide pedestrian scale lighting, street trees and street furniture.
Program BE-31	Streetscape Plans and Improvements	I/A		Updates to the Downtown Precise Plan and increased development are providing an opportunity to rebuild and enhance the streetscape environment.
Program BE-32	Active Pedestrian Environment Streetscape Improvements	I/O		New increased housing and office development throughout the Downtown Area will activate pedestrian movement and enhance the streetscape environment as these projects come on line.
Program BE-33	Public Outreach	I/O		The City continues to host neighborhood outreach meetings, provide informational workshops, and attend community meetings in an effort to encourage public involvement, which includes the use of services provided by the Peninsula Conflict Resolution Center (PCRC).
Program BE-34	Automobile Sales and Related Uses Consolidation	I/O		Staff has regular conversations with the automobile dealerships regarding appropriate location and site improvements.
Program BE-35	Green Building Outreach	I/O		Staff continues to provide information and raise public awareness on green building best practices. Key Accomplishments: adoption of Green Building Ordinance and preparation of handouts.
Program BE-36	Participate with Local, Regional, State, and Federal Agencies and Other Organizations	I/A		Staff continues to meet with local and regional agencies. Key accomplishments: meetings with San Mateo County LAFCO and C/CAG regarding compatibility with adjoining land use and meetings with Bay Area Air Quality Control District to discuss guidelines and programs.
Program BE-37	Annexation	I/A		The City has worked with San Mateo County to outreach unincorporated areas. Although this may not result in annexation, a recent accomplishment exemplifying cooperation between the City and San Mateo County is working closely with the County on the North Fair Oaks Land Use Plan.
CIRCULATION				
Program BE-38	Transportation Impact Fee	I/A		The City, with the assistance of transportation consultants, updated a Transportation Impact Mitigation Fee report. The updated program will be presented to Council for approval as part of the budget meetings in 2013.
Program BE-39	Transportation Funding Prioritization	I/O		Projects are funded and prioritized through the City's Capital Improvement Program.
Program BE-40	Complete Streets Coordinator	I/O		Projects are being reviewed to ensure that appropriate pedestrian and bicycle improvements are included.
Program BE-41	Pedestrian and Bicycle Facilities Maintenance	I/O		No funding sources have been identified for maintenance specific to pedestrian and bicycle facilities.
Program BE-42	Pedestrian Connectivity	I/O		The City completed the design of an improved crossing of Massachusetts and installed two speed feedback signs to serve Henry Ford Elementary School.
Program BE-43	Bicycle Detection Devices	I/O		Through the Capital Improvement Program, bicycle detection devices have been installed at various locations throughout the City. Additional devices are included in the funded North-South Bicycle Improvement Project.
Program BE-44	Off-Street Bicycle and Electrical Bicycle/Scooter Parking and Storage Requirements	I/O		Bicycle storage facilities have been located near the Caltrain Station and adjacent to public facility buildings (e.g. City Hall and the Library). The City has established a Bicycle/Pedestrian Enhancement Program to design and construct various bicycle and pedestrian enhancements. The City is currently developing a bike share program to help improve access to and the availability of bicycles and bicycle parking.

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Program BE-45	Bus Facilities Funding	I/O		Recent development proposals along major transportation corridors have been evaluated for and designed to accommodate improvements to the bus facilities.
Program BE-46	New Development Shuttle Service	I/A		The City has established shuttle bus services (Climate Best Express) running between Caltrain, downtown, and several businesses. There are also other privately sponsored shuttles to Stanford Medical Outpatient Center, Kaiser Hospital, Pacific Shores and other major employers (Midpoint Technology Park shuttle).
Program BE-47	Neighborhood Traffic Management Program	I/O		The City continues to respond to requests for traffic calming measures in residential neighborhoods. The City has Installed permanent speed humps on Vera Avenue next to Roosevelt Elementary School and pilot speed humps on Fernside.
Program BE-48	Smaller Street Blocks	I/A		As part of the development review process, staff has been reviewing new development encouraging larger blocks into smaller blocks separated by narrow short streets. Key accomplishment: approval of the Downtown Precise Plan which reflects this approach.
Program BE-49	US101/Woodside Road Redesign	I/O		The City applied for and received an $8.9M grant to fund the environmental and design phases of the project.
Program BE-50	Off-Street Loading Requirements	I/O		As part of the development review process, staff has been reviewing new development to ensure that adequate off-street loading areas are provided.
Program BE-51	Parking Standards Update	I/O		In 2012, staff commenced the efforts to update the City's parking standards as part of the Zoning Ordinance and General Plan Land Use Designation Amendments, which in March 2013, the City Council reviewed as part of Ordinance 13-056 and which is anticipated for final adoption in May 2013.
Program BE-52	Parking Demand Analysis	I/O		As part of the development review process, staff has been reviewing parking demand analyses inclusive of Transportation Demand Management (TDM) programs.
Program BE-53	New Development Roadway Consistency	I/O		As part of the development review process, staff has been reviewing new developments to ensure consistency with the adopted street typologies in the General Plan.
Program BE-54	Street Standards	I/O		As part of the development review process, staff has been reviewing new development to that street standards are met. Staff is in the process of reviewing the City's engineering standards for public and private streets.
Program BE-55	Level of Service Policy Evaluation	I/O		In the development review process, projects in the Downtown are excluded from the requirement to maintain LOS D or better for motor vehicles.
Program BE-56	Multi-Modal Level of Service Standards	I/O		Staff is considering adoption of the Highway Capacity Manual 2010 standards which are based on a multi-modal level of service. C/CAG declined to adopt this standard in their most recent update to the County Congestion Management Program.
Program BE-57	Pedestrian Enhanced Design (PED) Criteria	I/O		Farm Hill Boulevard was evaluated for PED in 2012 and staff facilitated a community process to develop a preferred design alternative which was presented to Council in October 2012.
Program BE-58	Complete Streets Master Plan	I/O		Staff has been evaluating potential grant funding sources to finance the development of a complete streets master plan.
Program BE-59	Capital Improvement Program	I/O		Bicycle/Pedestrian Enhancement Program is described in the 2011 Capital Improvement Program (Account Nos. 263-70325 and 285-70254).
Program BE-60	On-site Pedestrian, Bicycle and Electric Bicycle/Scooter Facilities	I/O		As part of the development review process, staff has been reviewing new development to ensure the accommodation of on-site bike and pedestrian facilities.
Program BE-61	Pedestrian, Bicycle, and Electric Bicycle/Scooter Counts and Survey	I/O		Staff completed a couple of bicycle counts at representative locations around downtown in October 2012. Staff is working to standardize the regular inclusion of pedestrians and bicycles in traffic counts.
Program BE-62	Street Modification Procedures	I/O		The City has been working with an informal bicycle /pedestrian working group to review street modification plans to enhance the facilities for people walking and biking.

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Program BE-63	Streetcar Route	TBI		No work to date, but funding for an economic feasibility analysis was included as a project in the new Transportation Impact Mitigation fee program.
Program BE-64	Community Shuttle Study	I/O		The City has been coordinating with staff from the Traffic Congestion Relief Alliance on ways to improve service provided by our existing shuttles and whether there is demand for additional service.
Program BE-65	High-Speed Rail Adjacent Land Use	I/O		No decision has been made by the California High-Speed Rail Authority on whether there will be a station located in Redwood City, but staff continues to work closely with Caltrain staff to ensure that the community's needs are being addressed in the planning process for high-speed trains.
Program BE-66	Intelligent Transportation System	I/O		Staff received a grant to initiate a 3-month pilot of real-time parking availability information for Downtown. Staff is also coordinating on regional projects to use ITS to manage traffic congestion. The County of San Mateo is implementing 'Smart Corridor' to accommodate diverged freeway traffic in case of freeway closures.
Program BE-67	Grade Separation Removal Study	TBI		
Program BE-68	Blomquist Street Extension	I/O		The Blomquist Street Extension is included in the draft Transportation Impact Mitigation Fee report.
Program BE-69	Skyway Extension	TBI		
Program BE-70	Transportation Impact Fee Reduction	I/O		The City, with the assistance of transportation consultants, drafted a Transportation Impact Mitigation Fee report. The bulk of the updated fees are lower than current levels.
Program BE-71	Pedestrian, Bicycle, and Electric Bicycle/Scooter Safety Programs	I/O		The City continues to work with the San Mateo County Traffic Congestion Relief Alliance to provide bicycle safety training. In partnership with Redwood City 2020, the City's Safe Routes to School program will also increase opportunities to educate our youth about safe walking and bicycling.
Program BE-72	Collision Data Evaluation	I/O		Staff regularly reviews collision data in response to specific traffic-related requests. Staff received a grant from the Office of Traffic Safety to purchase a comprehensive collision analysis program which will facilitate the regular evaluation of collision data to identify any hot spots for crashes involving people walking and biking.
Program BE-73	Truck Route Designation Review	I/O		Truck routes are reviewed in conjunction with the new development review process.
Program BE-74	TDM Programs and Monitoring	I/O		TDM programs are reviewed in conjunction with the new development review process. As part of a Climate Initiatives Program grant, Redwood City staff, residents, and visitors will be able to participate in pilot bike sharing and car sharing programs. City employees are also eligible to participate in an expanded vanpool program that is coordinated through Traffic Congestion Relief Alliance.
Program BE-75	Shared Parking Incentive	I/O		The City has adopted a parking ordinance allowing shared parking and payment of in-lieu parking fees within the downtown.
Program BE-76	Parking Benefit District	I/O		Staff initiated a Downtown Parking Study to evaluate the parking program's operations, management and financial structure. The parking fund is currently running a deficit, but modifications to the program are being considered that could result in net revenues that could be used to benefit a parking district.
Program BE-77	Streets Typologies	I/O		The increased level of housing and office development in downtown is providing an opportunity to implement street typologies in accordance with revised standards and Precise Plans.
Program BE-78	Bus Route Street Improvements and Pavement Requirements	I/O		The City continues to evaluate projects within the Capital Improvement Program to further improve bus routes and pavement requirements.

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Program BE-79	"Complete Streets" Advisory Committee	I/O		Staff works with an informal bicycle and pedestrian working group to provide input on complete streets projects.
Program BE-80	Participate with Local, Regional, State, and Federal Agencies and Other Organizations	I/O		The City actively participates with inter-agency and other organizations to ensure and maintain a transportation network that encourages non-automobile travel.
ECONOMIC DEVELOPMENT				
Program BE-81	Commercial Sites Identification	I/O		The City has been evaluating properties within the downtown, along the transportation corridors, and other key location to identify viable commercial sites.
Program BE-82	Large Industrial Uses Site Identification	TBI		
Program BE-83	Entitlement Processing	I/O		The City continues to evaluate the entitlement process in an effort to be more efficient, transparent, and predictable. An example of this is the adoption of the Downtown Precise Plan.
Program BE-84	Infrastructure Investment Funding	I/O		Since the loss of Redevelopment Agency funding, City staff has been exploring tools to facilitate public/private partnerships to address infrastructure investment needs.
Program BE-85	Local Resident Hiring	I/O		Developers associated with recent housing proposals have been encouraged to hire local labor.
Program BE-86	Zoning Implementation	I/A		The Downtown Precise Plan, adopted January 2011, provides for the integration of land uses, variety of densities, and transit oriented development for Downtown. The Mixed Use Corridor Zoning Ordinance, adopted June 2011, provides a means to achieve the same goals. In March 2013, the City Council was presented with the proposed Mixed Use Neighborhood, Mixed Use Live/Work and Emergency Shelter Combining Districts, which is anticipated for final adoption in May 2013.
Program BE-87	Service Infrastructure Impacts Benchmarks	TBI		
Program BE-88	Public Investment Cost Recovery	TBI		
Program BE-89	Freeway Visibility	TBI		
Program BE-90	Caltrain-Employment Zones Transit Connection	I/O		Shuttle services now exist between Stanford Medical Complex, the downtown and other employment centers to achieve stronger transit connections.
Program BE-91	Grand Boulevard Initiative	I/A		The City's newly hired Landscape Architect continues to represent the City on the GBI's Working Committee and to attend Task Force Committee meetings.
Program BE-92	Business-to-Business Sales Tax Study	I/O		City staff has been meeting quarterly with the City's sales tax consultant to monitor business-to business sales tax generators. Business outreach visits have included major employers, sales tax generators and large businesses to provide market intelligence to the City.
Program BE-93	Small-Scale Strategic Plans	I/O		Based on the Economic Development Action plan, economic development staff have initiated conversations with representatives of all business and employment districts within the city. Based on this input, staff has been engaged in the implementation of actions to address concerns expressed by businesses. Strategically, staff has participated in supporting the development of tools such as a business improvement district.

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Program BE-94	Economic Development Strategy	I/O		The Economic Development Action Plan was presented to the City Council Economic Development Committee in April 2011 and a presentation was made to City Council in January 2012 to provide information on the plan and implementation of actions. The City is continuing in its efforts to implement the plan and measure its success through benchmarks established such as desired occupancy rates as district sales tax data.
Program BE-95	Downtown Marketing and Branding Events	I/O		Staff has been engaged with the Downtown Business Group to support events in the downtown that attract the public and leverage downtown visibility. With the loss of RDA funds, staff has worked with the DBG to fund some of the Friday Night concerts, identify opportunities to market downtown sites and businesses and developed a marketing packet for prospective businesses. Following outreach to downtown businesses, ED staff made recommendations about ways in which certain events could be re-oriented to maximize benefits to local merchants.The City will also be issuing an RFP in the Spring related to a attracting a consultant to provide professional branding and marketing services. With a professional consultant on board, it is hoped that the City will a achieve a universal marketing plan.
Program BE-96	Residents' Education/Skill Study	I/O		Efforts have been initiated to share information on local business, business revenues and the importance of economic vitality to local residents. An "economic development indicators dashboard" has been completed and posted to the City's website. This tool provides information and data on local business and revenues that will be easy to navigate and provide quick facts for local residents and site selectors looking at Redwood City as location.
Program BE-97	Job Training	I/O		Economic development staff is engaged with the San Mateo County Workforce Investment Board and are exploring opportunities to collaborate on resources for Redwood City residents and businesses. In demand occupations are being identified through business outreach and programs will be designed by the WIB to fill these gaps for the benefit of local residents and companies.
Program BE-98	Nonprofit and Private Organizations Consultation	TBI		
Program BE-99	Port of Redwood City Consultation	TBI		
Program BE-100	Industry Leaders Consultation	I/O		The Economic Development Manager holds focus groups with industry representatives, maintains communications with industry contacts, and attends various industry events related to office, retail, and residential projects, as well as and other land uses.
Program BE-101	Child Care Consultation	I/O		The Economic Development Manager has been working collaboratively with the Child Care Coordinator to reach out to local business districts. Staff has initiated conversations with several large employers who are interested in the development of market rate child care that will be an employee attraction asset.
Program BE-102	Small Businesses Assistance	I/O		Small business assistance is being provided on a one-to-one basis with individuals who contact the City. In addition, resources for business are provided during business outreach meetings and meetings to larger groups. Staff has participated in Small Business Administration events, International Council of Shopping Center events and regional events to make additional information available to local businesses.
Program BE-103	High-Speed Rail Planning	I/O		The City continues to work with Caltrain and CHSRA staff to study the potential impacts of high-speed rail service along the Peninsula Corridor and participates in the San Mateo Rail Corridor Partnership.
HISTORIC RESOURCES				
Program BE-104	Historic Preservation Ordinance	I/O		The City continues to work with the Historic Resource Advisory Committee to make recommendations regarding historic resources.
Program BE-105	Funding Resources	I/O		The City continues to process Mills Act contracts in an effort to promote historic preservation.
Program BE-106	Low-Interest Loans	I/O		The Programmatic Agreement is in effect and historic properties are eligible for customized loan programs.

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Program BE-107	Secretary of the Interior's Standards	I/O		As part of the development review process, staff has been reviewing new development to ensure projects affecting historic resources use architectural standards from the Secretary of the Interior Standards.
Program BE-108	Review Process	TBI		
Program BE-109	Cultural Resources Management Plan	I/O		The City continues to utilize and implement the Cultural Resources Management Plan as applicable.
Program BE-110	Redwood City Downtown Precise Plan	I/O		The Downtown Precise Plan was adopted in January 2011. Since that time several buildings have been constructed or modified per the historic resource section in the Downtown Precise Plan.
Program BE-111	California Historical Building Code	I/O		As part of the development review process, staff has been reviewing new development to ensure consistency with the California Historical Building Code.
Program BE-112	Additions/New Construction in Neighborhoods	TBI		
Program BE-113	Certified Local Government	I/O		The City has and continues to maintain its status as a Certified Local Government.
Program BE-114	Sign Ordinance	I/O		As part of the development review process, staff has been reviewing new development to ensure continued application of the Sign Ordinance to identify and protect historic signs. The most recent example of this was the development proposal at 2580 El Camino Real.
Program BE-115	Maintenance and Repair Guidelines	TBI		
Program BE-116	Historic Context Statements	TBI		
Program BE-117	Historic Inventory	C	10/11/2010	An historic inventory was approved as part of the General Plan.
Program BE-118	Historic Resource Survey Prioritization	TBI		
Program BE-119	Historic Resources Collection	I/O		As resources become available the City makes an effort to promote, preserve, and expand the collection of literature, photographs, and information.
Program BE-120	Historic Resource Recognition	I/O		The City has issued certificates of appreciation as part of its recognition program. Downtown Precise Plan also recognizes historic resources.
Program BE-121	Continuing Education on Historic Resources	I/O		The City has conducted walking tours and workshops regarding continuing education on Historic Resources
Program BE-122	Non-Government Landmark Preservation	TBI		
Program BE-123	Preserve America	I/A		This program has been initiated. Key Accomplishment: On March 15, 2011 the Planning Commission recommended to the City Council that it support an application to participate in "Preserve America" Program application.
Program BE-124	Historical Significance of Redwood Creek	I/O		The City has installed a path of history plaque adjacent to Redwood Creek.

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Program BE-125	Consultation with Historic, Preservation, or Heritage Organizations and Agencies	I/O		Consultation with the Sate Office of Historic Preservation is on-going; HRAC and liaison participate in training programs offered by the California Preservation Foundation; City participates in National Trust for Historic Preservation program "Preservation Month" on a yearly basis.
INFRASTRUCTURE				
Program BE-126	Funding for Water System Maintenance and Upgrades	I/A		The project is initiated and on-going. Key Accomplishment: Capital Improvements for water system maintenance and upgrades is funded by Water Enterprise Fund as outlined in the Capital Improvement Program.
Program BE-127	Wastewater System Maintenance	I/A		The project is initiated and on-going. Key Accomplishment: Capital Improvements for storm drain system maintenance and upgrades is funded by Sanitary Sewer Enterprise Fund as outlined in the Capital Improvement Program.
Program BE-128	Future Wastewater Collection Agreements	TBI		
Program BE-129	Utility Project Review	I/O		As part of the development review process, staff has been reviewing new development to ensure new utility project are safe, environmentally sound and compatible with surrounding land uses.
Program BE-130	Underground Utilities	I/O		The Middlefield Road Underground Utility District has been created to facilitate the undergrounding of utility from Main Street to the south city limits.
Program BE-131	Telecommunications Infrastructure Review	I/O		As part of the development review process, staff has been reviewing new development to ensure the installation of new communications infrastructure is compatible with surrounding land uses.
Program BE-132	Expand Public Access to Wireless Internet	TBI		
Program BE-133	Require Technology Installation in Large-Scale Projects	TBI		
Program BE-134	Green Building Ordinance	C	5/5/2010	Green Building Ordinance became effective on May 5, 2010.
Program BE-135	Recycling Collection Facilities in New Development	TBI		
Program BE-136	Alternative Energy/Building Performance Initiatives	I/A		The City is currently applying building efficiency technology and standards through Building Permit Review.
Program BE-137	Solar Power Agreements	TBI		
Program BE-138	Water Master Plan	I/A		The City adopted the Water Master Plan on June 13, 2011. The City continues to assess paramenters and assumptions in Attachment Q, and utilize water demand assumptions from future UWMP's and the General Plan to adjust Attachment Q as appropriate.
Program BE-139	Expand Recycled Water Use	I/A		Key Accomplishments: Portions of recycled water pipes have been constructed and completed for only area East of Highway 101 (Phase I). Expansion feasibility will require more studies to assess costs. Efforts has started on the conceptual design and environmental analysis for Phase 2 of the program.
Program BE-140	Sewer Master Plan	I/A		The Sewer Master Plan was adopted in 2008. City staff continues to evaluate recommendations on improving this plan.
Program BE-141	Support Recycling Industries	I/O		The City continues to have discussion with the Port and other industrial land uses that support the recycling and salvage businesses in the area.

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Program BE-142	Accommodate Alternative Energy Infrastructure	I/O		As part of the development review process, staff has been reviewing new development to determine if alternative energy infrastructure can be accommodated. Furthermore, in public facilities the City has been installing plug-in stations for electric vehicles.
Program BE-143	Waste Diversion	I/O		A draft ordinance relating to construction and demolition debris (C & D) will be brought to the Utilities Committee. In May 2012, the City Council adopted an ordinance which prohibits the use of food service ware made of polystyrene (Styrofoam), effective on January 1, 2013. In March 2013, the City Council adopted a reusable bag ordinance, which bans distribution of single-use carryout plastic bags by all retailers except restaurants and nonprofits (not including protective bags for produce or meat, dry-cleaning, and newspapers, among other exemptions), and requires retailers to charge a minimum of 10¢ per paper bag used (25¢ as of 2015). The City will continue to work with the SBWMA to develop programs and policies in support of the statewide diversion goal of 75% waste reduction by 2020.
Program BE-144	Recycling and Composting Education and Incentive	I/O		The City continues to work with Recycleworks, Rethink Waste (SBWMA), and Recology to provide information, resources, and educational programs on recycling and composting.
Program BE-145	Water System Agency Consultation	TBI		
Program BE-146	Renewable and Low-Emission Power	I/O		Staff meets quarterly with the PG&E account representative to discuss and evaluate utility energy programs, including renewable purchasing and offset programs. The State's Renewable Portfolio Standard (RPS) program requires investor-owned utilities to increase procurement from eligible renewable energy resources to 33% of total procurement by 2020, and the City's updated Climate Action Plan includes a measure for future action on enrolling in utility offset programs as they are offered.
HOUSING ELEMENT				
HOUSING (See also Table C in Attachment 1)				
Program H-1	Code Enforcement	I/A		In 2012 Redwood City Code Enforcement closed over 80% of cases within 30 days. Code enforcement officers continue to refer eligible households to the Home Improvement Loan Program.
Program H-2	Preservation of At-Risk Rental Housing	I/A		In 2012 the City continued 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.
Program H-3	Inclusionary Housing Ordinance	I/A		The Housing and Human Concerns Committee (HHCC) has undertaken extensive Inclusionary Housing Ordinance research but an Ordinance has not been vetted nor considered for approval as the City was waiting for the outcome of SB184 (Palmer), which did not pass.
Program H-4	Sustainable Building Practices and Energy and Water Conservation	I/A		Redwood City has a Green Building Ordinance that was adopted in 2009, a Climate Action Plan, General Plan adopted 10/2010, and the Downtown Precise Plan adopted 1/2011 that support SB375 and AB1358, the Recycle Water and Water Conservation Plan (6/2011), the Green Business Program, and was Awarded Silver Level "Walk Friendly Communities" Designation.
Program H-5	Adequate Sites to Meet Regional Fair Share of Housing Growth	I/A		On 1/24/11 the City adopted the Downtown Precise Plan (allows 2,500 units) and on 6/27/11 adopted 5 Mixed Use (MU) Corridor District rezonings (allows 2,083 units) that have resulted in approximately 2,000 units under construction or in plan review. On 3/11/13, the City considered adoption of the MU-Neighborhood (410 units), MU-Live-Work (163 units), and Emergency Shelter by right re-zonings, all of which are anticipated for final adoption in May 2013. Existing inventory is maintained.
Program H-6	Senior Housing Needs	I/A		A new 5-story, 114 bed, skilled nursing facility (Lathrop PARC at 134 Maple Street and 1190 Main Street) is under construction (and pending HUD funding). A 45-unit Assisted Living Facility located on a transit corridor (2808 El Camino Real) will be considered for approval in spring 2013.
Program H-7	Density Bonus Ordinance	I/A		In 10/2003, the City updated its adopted State Density Bonus (DB) Ordinance as part of the Zoning Ordinance which is posted on the City's website. In 2012 the City approved density bonus covenants for the 640 Veterans Blvd. and 333 Main St residential projects which are now under construction. The Housing Division incorporates DB data in its Annual Action Plan and affordable housing project RFPs and educates developers about DB opportunities.
Program H-8	Development on Larger Lots in R2 Zone	I/A		In 6/2010 the 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 District (i.e. the new Kentfield Project has 22 units and the Valota Project will have 5 units).

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Program H-9	Plan for the Adequate Provision of Water	I/A		In June 2011, the City updated its adopted Urban Water Management Plan. The City has one of the most aggressive water conservation programs in the region, requires large developments to dual plumbing for recycled water, and monitors water use of large development. Implementation and education efforts are ongoing.
Program H-10	Site Improvements and Fees	I/A		The City offers park impact fee exemptions, reduced traffic impact fees, and an in-lieu fee option for the undergrounding of utilities to affordable housing developments. In addition, projects in the downtown and mixed use districts have reduced parking and open space requirments that reduce project costs.
Program H-11	Permit Processing	I/A		The City significantly streamlined its entitlement process by approving its Downtown Precise Plan and EIR (1/2011), General Plan and EIR (10/2010), and seven (7) new Mixed Use Zoning Districts (6/2011 and 3/2013). The City also prioritizes affordable and special needs housing through its coordinated PRC plan review/expedited permit processing procedure. As appropriate, CEQA exemptions are utilized for infill development.
Program H-12	Residential Care Facilities and Group Homes	C/A	6/27/2011	The City has always complied with State law regarding residential care facilities and group homes. These facilities are now defined in the City's Zoning Ordinance (6/2011). An inventory of facilities within San Mateo County is available online.
Program H-13	Extremely Low Income and Special Needs Housing	I/A		A Zoning Ordinance Amendment to allow emergency shelters by right (53 acres) was considered for adoption on March 11, 2013. The City permits and has SROs in downtown and along El Camino Real. The Cedar St. Supportive Housing Project was finaled on 5/2012 and is now fully occupied. In 2011, the City also completed the sale of a 7-unit apartment building to the Service League of San Mateo County. An affordability covenant was recorded at the time of sale, retaining 3 units for very low-income households and 4 units for low-income households. The City is also in contact with homeless service organizations and supports the Homeless Outreach Team efforts.
Program H-14	Revised Parking Standards	C/A		The adopted Downtown Precise Plan (1/2011) allows reduced parking for all studios, 1- and 2-bedroom units and guest parking is not required. An in-lieu parking fee option is also available. The adopted Mixed Use Corridor Zoning Districts (6/2011) also reduce parking for 1-bedrooms and studios. 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 car share vendor (i.e. City's Zip Car vendor), participate in the City's shuttle service, and/or unbundle parking while requiring 1 parking space per unit.
Program H-15	Fair Housing Services	C/A		In 2012, the City allocated $20,453.00 in CDBG (FY 2012/13) to Project Sentinel to provide fair housing services and provides information on housing discrimination on the City's website and within pamphlets provided at City Hall.
Program H-16	Reasonable Accommodation	I/A		The City has approved several reasonable accommodation requests either through land use and zoning decisions or through building provisions. The City also provided CDBG funds to CID for housing accessibility modification. In spring 2013, the City will revise the Zoning Ordinance to specifically address reasonable accomodation.
Program H-17	Commercial Linkage Fee	TBI		The City has not initiated a commercial linkage fee study due to the economic downturn and sluggish economy.
Program H-18	Small Lot Duplex Development	TBI		The City has not yet initiated a study on small lot duplex development. Instead, the City has focused on rezonings to allow sustainable growth or higher density housing near transit, employment and services in Downtown District and along transit corridors.
Program H-19	Rehabilitation Programs	I/A		In 2011-2012, the City assisted in the rehabilitation of 4 low-income owner units through the Home Improvement Loan Program, assisted 22 very low-income rental units with CDBG and HOME funds and provided MidPen (81 unit rentals) with $100K and Casa de Redwood (136 unit rentals) with $50K for rental rehabilitation.
Program H-20	Affordable Housing Development	I/A		No subsidies were provided in 2012, however the City did approve 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 moderated 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.
Program H-21	First-Time Homebuyer Program	I/O		In 2012 no Wyndham Place units have become available for sale. Other first-time homebuyer efforts are being explored but currently funds are suspended due to the elimination of the RDA.
Program H-22	Second Units	I/A		The City has begun preliminary exploration of development standards for second units to allow carriage homes (units above detached garages) in the R-4 and R-5 Districts. Second units are monitored through the City's Trakit reports. Planners are trained to educate homeonwers during preliminary plan inquiry review about second unit opportunities. In 2012 City focused more on rezonings for high density housing in and around downtown and along transit corridors per SB 375.

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Program H-23	Alternative Housing Models	I/A		The City's new General Plan and Zoning Districts have introduced alternative housing models not previously identified such as live/work housing, houseboats and live-aboards (i.e. 42 approved West Pt. Marina live-aboards), and SROs and efficiency units (i.e. Hallmark, Montgomery Villa and 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.
Program H-24	Workforce Housing/Community Land Trusts	TBI		This will be a regional (multi-jurisdictional) effort in 2013.
Program H-25	Outreach Plan	I/A		In 2012, City staff continued to reach out to neighborhood associations with project workshops and presentations and encourages developers to seek input from local stake holders. The City's HHCC's goal is to initiate a comprehensive outreach program in 2013.
Program H-26	Acquisition and Rehabilitation of Existing Housing	I/A		In 2011, the City dispursed funds for site acquisition of a single-family dwelling for seniors with developmental disabilities (Pete's Place). The City also acquired and rehabbed a 23-unit substandard apartment building, transfered the property to a nonprofit organization and recorded affordability covenants. The City will continue to work with partners to provide affordable housing in the community.
Program H-27	Consult with Public Agencies	I/A		In 2012, the City continues to be actively involved in regional and local jurisdiction coordination, especially as pertaining to the implementation of SB375/Sustainable Community Strategy. The City also plays an active role in 21 (Housing) Elements, a consortium of San Mateo County jurisdictions, and continues to support regional efforts to address Article 34.
BUILDING COMMUNITY ELEMENT				
PUBLIC PLACES				
Program BC-1	Redwood City Parks and Facilities Needs Assessment	I/A		The City completed the renovation of Marlin Park Playground, and is finalizing design plans for transforming Main Street Park into a dog exercise area. Began Mezes Park renovation project. Completed the design phase of Jardin de Ninos Park renovation. Submitted an application to SFPUC for the use of the Hetch-Hetchy right-of-way for a trail system. Began work on the Fair Oaks School Athletic Field re-turfing project.
Program BC-2	Transit and Public Places Integration	I/O		In the conversation stage with SFPUC for the future use of pipeline 3 and 4 for a future trail system.
Program BC-3	Land Dedication and In-Lieu Fees	I/O		Park in-lieu fees from housing projects are being submitted to the City. First projects for use of funds are targeted from the restoration of Linden Park and the transformation of Main Street Park.
Program BC-4	Urban Beautification	I/A		Several projects have helped the City iniate this Program: 1)The City has amended Chapter 35 of the Municipal Code and the Tree Preservation Ordinance, incorporating new findings that support tree preservation. 2) The Middlefield Utility Underground Project is in the design phase and will implement improvements that enhance urban beautification. 3) The Woodside Road Clean-up Project is underway and is enhancing the beautification of this roadway between Veterans Blvd and Cypress Street.
Program BC-5	Park and Public Facility Impact Fee	TBI		
Program BC-6	Public Use of Private and Quasi-Private Properties Liability Issues	TBI		
Program BC-7	Creative Parkland Options	I/O		The City has been pursuing alternative park land options including, but not limited to the establishment of dog parks, redesign of aging parks, looking for waterfront park opportunities, etc. A grant was submitted to the National Fish and Wildlife Foundation from the Cosco Busan settlement. The City has received preliminary approval for building a new public dock in partnership with the Bair Island Aquatic Center.
URBAN AND NATURAL TRAIL CONNECTIONS				
Program BC-8	Hetch Hetchy Easement Trail Plan	I/O		The City submitted a full application and site plan to the SFPUC for the use of Pipeline 3 and 4 for a future trail system. The application is currently under review by the SFPUC.

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Program BC-9	Redwood Creek Boat Access	TBI		
Program BC-10	Bay Trail Interagency Consultation	I/O		The City continues to look for opportunities to connect the Bay Trail, specifically when discussing private development opportunities.
RECREATION AND HUMAN SERVICES				
Program BC-11	Recreation and Human Services Program and Staff Expansion	I/O		The City's Human Services Manager has been working with a number of foundations to support/sustain Information and Referral Services. New grant approvals allowed for Public Allies interns to work for the Human Services Unit.
Program BC-12	Parks, Recreation, and Community Services Annual Reports and Strategic Plans	I/O		The PRCS Department completed the City's Annual Report Monthly Reporting and Annual Reports have been produced. The PRCS Director is working with the PRCS Commission subcommittee on strategic planning. A communications plan is under review.
Program BC-13	Accessible Recreation Activities Program	I/O		PRCS is working with "AFAR" (Advocates For Accessible Recreation) at the Veterans Memorial Senior Center to increase recreation programming for people with disabilities. AFAR also is a nonprofit organization and is giving money to the program to support activities and staffing needs.
Program BC-14	Positive Teen Activities	I/O		City staff is partnering with Sequoia High School's "S.A.F.E." After School Program (health and recreational activities). Expanded "Leaders In Training" (LIT) for Teens assisting youth development staff during the summer Library opened a Teen Center that serves 1,000 unduplicated teens annually and Project READ expanded the teen tutoring/mentoring program.
Program BC-15	Volunteer Opportunities	I/O		Working with Acterra on assigning park volunteers at Stulsaft Park to remove evasive plant species and fix trails. Senior Volunteer program continues at the VMSC. Leaders in Training volunteers (teens) to support camp programs and aquatics lessons during the summer. Downtown Events Volunteers 5. Library has 1,400 volunteers annually.
Program BC-16	Senior Activities and Programs	I/O		The City and the YMCA completed a community survey, stakeholder focus groups, a Y member survey, and a senior survey. Staff will convene the Partnership Task Force for next steps.
Program BC-17	Human Services Outreach	I/O		The City's Human Services Manager serves on the "HOTS" Team (Homeless intervention), and is working with the County on multiple service areas for North Fair Oaks residents.
Program BC-18	Secular and Faith-Based Organizations Partnerships	I/O		Staff is developing a long-term partnership study with the YMCA to develop a new Center/Aquatic/Senior complex in Red Morton Park. Received a Sequoia Health Care District grant to provide physical education programs for 5,000 youth each week during the school day. Created a partnership with the First Congregational Church for the Hoover Extended Day program (pilot) that serves youth and families in the evening.
Program BC-19	Sports Fields Interagency Consultation	I/O		The PRCS Sports Manager meets with all youth sports representatives twice a year to develop a field use matrix. The City and the School District has also developed a comprehensive Joint Use Agreement for the use of athletic fields.
HEALTH				
Program BC-20	Zoning Ordinance Amendments	I/O		On 1/24/11 the City adopted the Downtown Precise Plan (allows 2,500 units) and on 6/27/11 adopted 5 Mixed-Use (MU) Corridor District rezonings (allows 2,083 units) that have resulted in approx. 2,000 units under construction or in plan review. On 3/11/13 the City Council considered the proposed MU-Neighborhood (410 units), MU-Live-Work (163 units) and Emergency Shelter by right rezonings, and anticipated final adoption is anticipated for May 2013. Existing housing inventory is maintained.
Program BC-21	Farmers' Markets	I/O		A Farmer's Market will be provided in Downtown Redwood City during the warm weather months. Kaiser Hospital also sponsors a farmer's market during the week.

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Program BC-22	Health, Transportation, Economic Development, Recreation, Education Forums	TBI		
Program BC-23	Healthier Lifestyle Education	I/O		Health and Nutrition education components are a part of the After School Curriculum. Working with the Sequoia Health Care District and Peninsula Covenant Community Center on expanding PE programs to 10 schools twice a week in the Fall 2012.
LIFELONG LEARNING, LIBRARIES, AND SCHOOLS				
Program BC-24	After-School Homework Assistance	I/O		The PRCS Department coordinates 8 After School Programs (7 with RCSD and 1 with Belmont-Redwood Shores School District). A major component of each program is tutoring and homework support. The Library and PRCS collaborating on after school support at Schaberg Library. All four libraries have after school homework centers. The Library offers 24/7 online remote access to live homework tutors for all ages. The Library's Project READ tutors 400 academically at-risk youth and teens annually.
Program BC-25	Library Literacy Story–Time Programs	I/O		The Library has 8,000 literacy story times and youth programs annually, including intensive parent/baby education classes, and serves 1,200 children weekly through 60 preschools with the Traveling Story time program. All schools visited annually by youth service librarians and all kindergartners are issued library cards. Approximately 2,500 youth and parents enrolled in Project READ literacy intervention programs.
Program BC-26	Adult Education Surveys	I/O		Staff continues to collaborate with Canada College; Adult inmate program through Project READ; Planning collaboration with PRCS and the Library for services to seniors and adults; PRCS developed a senior health survey and is using data to develop new programs and a communication plan to get adults active.
Program BC-27	Library Customer Reviews	I/O		Staff receives daily feedback through website and/or in-house forms and are continuously monitored. A neighborhood survey rates library services high. Five-star rated by professional journal rating all libraries in U.S.
Program BC-28	Library Needs Assessment	I/O		Shores Library project completed in 2003. City-wide per capita benchmarks on track for space, usage and programs. Needs assessment are periodically done on specific services such as literacy and technology. Services to the North Fair Oaks community was completed in 2010.
Program BC-29	Foreign Literacy and Library Services and Programs	I/O		Library offers language programs in house and remotely. Library's Fair Oaks Branch and Downtown Library continues to purchase materials in Spanish and offers bilingual programs for families and youth. Redwood Shores offers materials in 4 different languages.
Program BC-30	Public School and Community College District Consultation	I/O		Canada College continues to be a collaborative partner with Project READ. Library and PRCS work closely with school districts. Project READ receives referrals from school district for at-risk youth and families.
Program BC-31	Internship Programs Support	I/O		Notre Dame provides AmeriCorps for Project READ. San Jose State University and Stanford University provide interns for library as needed or available.
Program BC-32	Redwood City 2020 Consultation	I/O		2020 is a partner in the City's Library/PRCS/PD's Youth Agenda collaboration. The City Manager is on the 2020 Board. The PRCS Director serves on Redwood City 2020 Coordinating Council.
Program BC-33	Redwood City Public Library Foundation and Friends of the Redwood City Library Partnership	I/O		The Foundation has completed successful campaigns for Shores collection, Fair Oaks materials, youth services and Project READ. Friends of the Library continue to fund most library programs through their book sales.
CHILD CARE				
Program BC-34	Child Care Zoning	I/O		Continue to participate in the North Fair Oaks Plan Advisory Committee to support consistency with the General Plan. Successfully advocated for inclusion of child care policies in NFO Community Plan adopted by SMC in Nov. 2011 (in Health and Wellness/Neighborhood Goods and Services and in Economic Development chapters).

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Program BC-35	Child Care Impact Fee or Inclusionary Ordinance	TBI		
Program BC-36	Child Care/Preschool Information and Referral Services	I/O		Continue to provide Information and Referral Services to parents and child care/early education programs via the City's website and phone/email. Co-hosted successful 18th annual Preschool Preview Night 1/16/13.
Program BC-37	Child Care Facilities in Transit Stations and Large Development Projects	I/O		(See BC-34 re North Fair Oaks Community Plan child care policies)
Program BC-38	Preschool and Day Care Educational Needs Support	I/O		Continue to provide educational resources (materials, training, etc.) as available to enhance program quality/effectiveness. Provide grant writing assistance to programs as needed. Work with Redwood City 2020 Bridges to Success/Ready Schools Team to support optimal preschool-to-kindergarten transitions for families entering RCSD. Developed Teacher Resource Guide of transition activities.
Program BC-39	Comprehensive Child Care Plan	I/O		Background report/'white paper' on current facilities issues is being drafted. Lack of redevelopment funds will impact future child care projects.
Program BC-40	Child Care Subsidies Legislation Support	I/O		Advocacy efforts to oppose Governor's proposed 2012-13 cuts and changes to, and realignment of child care/early education subsidy funds were largely successful.
Program BC-41	School District Child Care and After-School Program Support	I/O		Provide support, as needed, to RCSD Child Development Centers director/staff as well as to private preschool and afterschool child care on school campuses. Serve as liaison to community preschools.
CULTURAL ARTS				
Program BC-42	Public Art Program	I/O		Mayor appointed two Council Members to serve on Public Art Task Force along with the Civic Cultural Commission's Public Art Subcommittee. A Draft Public Art Master Plan is nearly complete.
Program BC-43	Downtown Public Arts Events	I/O		Downtown Events are now being supported by sponsorships, donations, ticket sales, concessions and rentals. Concerts, movies, dancing, and single day events are being coordinated by the City and we are involving the DBG and the Fox Theatre as major partners
Program BC-44	Cultural Activities Event Locations	I/O		Courthouse Square is the main location for Downtown Events, however, Main Street and the 2600 block of Broadway are being used for staging events (Jazz on Main, Streets Alive on Broadway). All libraries continue to provide cultural activities.
Program BC-45	Cultural Events Marketing Strategy	I/O		Branding Downtown Redwood City as "The Entertainment Destination on the Peninsula" continues. Staff also works closely with the Spectrum on the Downtown Directory and other local news outlets, and have a major online presence. Promoting businesses is a key component to the efforts.
Program BC-46	The Redwood City – San Mateo County Chamber of Commerce Event Planning Support	TBI		
Program BC-47	Cultural Events and Art Activities Identification	I/O		PRCS produces many cultural events throughout the year with partner organizations. Fiestas Patrias, Chavez Festival, Lunar New Year, Lebanese Festival and more are offered to the public. Art on the Square and Paint the Town are art focused events.
Program BC-48	School District and Art Organizations Consultation	I/O		The Civic Cultural Commission provides numerous arts and cultural grants to local schools; there is the Annual Art Contest for K-8th graders; and we work with schools on art exhibits for events when possible; and we work closely with the Redwood City Art Center on promotions and event coordination (adding art elements to certain events). Libraries are a viewing site for the school's art in action.

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GOVERNANCE				
Program BC-49	Commissions, Boards, and Committees Joint Meetings	I/O		The City continues to pursue opportunities for joint meetings involving various commissions, boards, and committees to discuss mutual and community-wide interest and concern.
Program BC-50	Diversity in Boards, Committees, and Commissions	I/O		The City continues to evaluate the application and appointment process for boards, committees, and commissions.
Program BC-51	Boards, Committees, and Commissions Responsiveness to Community Issues	I/O		In June 2011, the number of Boards, Committees, and Commissions were reorganized. The number of Council-appointed bodies is reduced from ten to eight. The reorganization is summarized as follows: Architectural Advisory Committee and Historic Resources Advisory Committee (each with five seats) serves as an advisory role to the Planning Commission; and Home Improvement Loan Committee is eliminated. Housing and Human Concerns Committee meets quarterly; Arts and Culture Commission, Parks, Recreation, and Community Services Commission, and Senior Affairs Commission meets six times per year.
Program BC-52	Technology Use in Public Services	I/A		The City has implemented new technology to enhance the City's operation. Key accomplishments include expansion of our internal and public facing Geographic Information System, electronic staff report preparation for internal use, materials handling upgrade at libraries, upgrade of key fiber connections to enhance data storage backup and business resumption capabilities, online utility bill presentment and payment, and the integration of our fire permitting software with accounts receivable. The pilot project using virtual terminals replacing standalone public PCs at the Main Library will be expanding into other libraries as well as non library staff.
Program BC-53	Community–Based and Neighborhood Associations	I/O		The City continues to support and attend community-based meetings and neighborhood associations as resources are available.
Program BC-54	City Organizational Structure and Priorities	I/O		Most recently the City is assessing its organizational structure due the dissolution of the Redevelopment Agency.
Program BC-55	Reserve Funding	I/O		General fund reserves are expected to equal 21.5% of forecast revenues at June 30, 2013. This is slightly above the upper limit of 20% contained in the Council adopted general fund reserve policy.
Program BC-56	Increased Public Participation	I/O		The City continues to pursue opportunities to increase public participation in a variety of ways.
Program BC-57	PACT	I/O		The City continues to conduct PACT on an annual basis.
Program BC-58	Facilities Joint-Use	I/O		The City continues to coordinate with the school district and other public agencies regarding the shared use of facilities.
PUBLIC SAFETY ELEMENT				
ATMOSPHERE AND CLIMATE				
Program PS-1	Air Quality Standards	I/O		The City continues to monitor current case law regarding air quality standards and has been in communication with the BAAQMD regarding application of the CEQA guidelines.
Program PS-2	Dust and Emission Abatement	I/O		The City is currently working with BAAQMD's guidelines for review of development projects along major corridors.
Program PS-3	Air Pollution Emission Standards	I/O		The City continues to monitor current case law regarding air pollution emission standards and has been in communication with the BAAQMD regarding application of the CEQA guidelines.
Program PS-4	Air Pollution Control Plans	I/O		The City implements Air Pollution Plans on a project-by-project basis through mitigation measures that typically are outlined in the environmental documents such as in EIRs and Negative Declarations.

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Program PS-5	Energy Efficiency Standards	I/O		The City continues to apply the Green Building Ordinance standards to new buildings and additions.
Program PS-6	Allowable Emission Sources	I/O		As part of the development review process, staff has been reviewing new development to ensure compliance with allowable emission sources pursuant to the applicable BAAQMD CEQA guidelines.
Program PS-7	Sensitive Receptor Protection	I/O		The City is working with the Bay Area Air Quality Management District to properly identify sensitive receptors and mitigation measures.
Program PS-8	Sensitive Receptor Siting Requirements	I/O		The City is working with the Bay Area Air Quality Management District to properly identify sensitive receptors and mitigation measures.
Program PS-9	Climate Change Indicators	I/O		The City works with Sustainable San Mateo County (SSMC) and Sustainable Silicon Valley (SSV) to monitor and report on area climate change indicators.
Program PS-10	Construction Standards Amendment	TBI		
Program PS-11	"Spare the Air" Program	I/O		The City continues to participate in helping to promote the Spare the Air Program to Redwood City residents.
Program PS-12	New Technologies	I/O		The City has purchased hybrid fleet vehicles and has installed 22 Electric Vehicle Charging Stations in six different locations, including Red Morton Community Center, Main Library, Redwood Shores Library, Middlefield parking lot, and the Jefferson and Marshall Street garages, with plans for adding charging stations in two more locations.
Program PS-13	Greenhouse Gas Emissions Reduction Targets	I/O		The City's Communitywide Climate Action Plan sets and overall GHG emissions reductions target of 15% below 2005 levels by 2020, however the plan has not been formally adopted.
Program PS-14	Climate Action Plan	I/O		The City completed and acknowledged its Climate Action Plan in 2010. The City is working with C/CAG and San Mateo County Energy Watch to modify or refine the Climate Action Plan using RICAPS, as needed in response to new information, guidelines, standards, or requirements.
Program PS-15	Greenhouse Gas Inventories	I/O		The City is working with Joint Venture Silicon Valley to produce the 2010 Greenhouse Gas Emissions Inventory.
Program PS-16	Sea Level Rise Response Strategy	I/O		The City monitors County and BCDC action on sea level rise response strategy.
Program PS-17	Global Warming Response Plans	I/O		The City monitors State and County action on climate adaptation planning.
Program PS-18	Air Quality Education	I/O		The City periodically disseminates information to public from BAAQMD, 511.org, and the Spare the Air program, and promotes employee use of commute alternatives.
Program PS-19	Green Building Education	I/O		The City is promoting and educating the public with regard to its Green Building Ordinance.
Program PS-20	Regional Air Quality Consultation	I/O		The City continues to coordinate with BAAQMD.
Program PS-21	Climate Change Consultation	I/O		The City has been coordinating with Bay Conservation and Development Commission during their adoption of the Bay Plan Amendments.
Program PS-22	Local Agency Consultation	I/O		The City maintains active communication with local agencies. In November 2011, the City hosted the Council of Cities and provided a presentation on Climate Adaptation Strategies.

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HAZARDS MANAGEMENT				
Program PS-23	Seismic Safety Addressed in CEQA	I/O		As part of the development review process, staff has been reviewing new development to ensure seismic safety is addressed per CEQA Guidelines.
Program PS-24	Geotechnical Analysis	I/O		Where applicable, the City has required the submittal of geotechnical analysis for new development.
Program PS-25	International Building Code	I/O		As part of the development review process, staff has been reviewing new development pursuant to the International Building Code.
Program PS-26	Geological Hazard Mapping	I/O		The City has been utilizing the geographic information system (GIS) to evaluate geological hazard areas.
Program PS-27	New Development Protected from Flooding	I/O		As part of the development review process, staff has been reviewing new development to ensure adequate protection from flooding.
Program PS-28	Stormwater System Maintenance and Upgrade Funding	I/O		The City continues to evaluate the system pursuant to the Capital Improvement Program.
Program PS-29	Update Flooding Information and Maps	I/O		As new maps and/or resources become available the City is updating its flooding information. Update FEMA Digital Flood Maps will be issued on October 16, 2012.
Program PS-30	Hazardous Waste Ordinance	TBI		Currently, the City does not have its own Hazardous Waste Ordinance and relies on the County of San Mateo's requirements.
Program PS-31	Hazardous Materials Buffer	I/O		As part of the development review process, staff has been reviewing new development to ensure adequate buffer between potentially incompatible land uses.
Program PS-32	Emergency Operations Plan	I/O		The City continues to update its emergency operations plan and has held training exercises in the Emergency Operations Center (EOC).
Program PS-33	Emergency Vehicle Access and Secure Evacuation Routes	I/O		The Fire Department continues to evaluate the existing emergency vehicle access points throughout the city. New roadways or renovated roadways are brought up to new design standards as per the International Fire Code as adopted and amended by the City Council.
Program PS-34	Emergency Aid Standing Agreements	I/O		The Fire Department continues to participate in the San Mateo County Fire Agency Joint Powers Agreement, Automatic Aid Program, for a "boundary" drop emergency response plan. The Police Department continues to participate in the San Mateo County Mutual Aid Protocol with all other law enforcement agencies in the County.
Program PS-35	Emergency Response Preparedness Programs	I/O		The Fire Department continues to support and work with the County San Mateo, Office of Emergency Services in training and development. The Police and Fire Departments are currently developing an emergency response protocol specific to school campuses throughout the City.
Program PS-36	Community Emergency Response Team	I/O		The Fire Department currently shares with the City of San Carlos, a Disaster Preparedness Coordinator to foster and promote the Community Emergency Response Team (CERT) and other services for community training and awareness for citizens of the City.
Program PS-37	County Airport Land Use Plan	I/O		As appropriate, the City has taken projects to the Airport Land Use Commission for review and consideration.
Program PS-38	Crime and Drug Prevention Programs	I/O		The Police Department has School Resource Officers assigned to the high school and middle schools. The Department has expanded the Truancy Abatement Program to target chronic truancy. Gang prevention and awareness classes are taught to all high school and middle school students. An expanded DARE program continues to be taught to 5th grade students. Uniformed officers participate in Police Activities.

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Program PS-39	Adequate Police and Fire Departments Service Requirements	I/O		The Fire Department continues to provide "all-risk" emergency and non-emergency services to the community from four fire stations within the main section of the City and one fire station located in Redwood Shores. The fire department provides community training, fire prevention, and other services as deemed necessary by the City Council.
Program PS-40	Adequate Lighting	I/O		As part of the development review process, staff has been reviewing new development to ensure for adequate lighting.
Program PS-41	Stormwater and Creek Protection	I/O		Redwood Creek has various branches throughout the City. Certain sections are concrete lined or contained in concrete box culverts. These concrete structures are maintained by the City. The purpose of this project is to identify and improve sections of the creek structure.
Program PS-42	Emergency Evacuation Routes and Plans	I/O		The Fire Department continues to evaluate the existing emergency vehicle access points throughout the city. The fire department evaluates the emergency evacuation routes in the hillside portions of the City noted as the Urban Wildland Interface and Intermix, to provide a reasonable degree of fire and life safety.
Program PS-43	Storm Drainage Facility Master Plan	I/O		This project been put on hold until the 5th Avenue Bay Front Storm Drain improvements are completed. A Council subcommittee has been formed to address mitigation plans for the 5th Avenue/Bayfront Storm Drain and solicit collaboration from neighboring jurisdictions. The date of completion is unknown at this time.
Program PS-44	Local Hazard Mitigation Plan	I/O		The Fire Department continues to evaluate the existing Disaster Mitigation Act requirements (DMA 2000) for natural and man made disasters, as to protect life and property for the City. This includes the Port of Redwood City, Redwood Shores, Downtown, and the Hillside sections of the City. Plan completed and adopted in November 2010.
Program PS-45	Geologic Hazard Abatement Districts	TBI		
Program PS-46	Protect Essential Public Facilities From Flooding	I/O		City Floodplain Management Codes gets updated in accordance with FEMA model ordinance. This ordinance outline development standards that will keep facilities built in the floodplain from getting flooded.
Program PS-47	Community Facility Improvement Maintenance	I/O		Redwood City has an ongoing commitment to ensure the facilities and parks are maintained to the highest possible standard with the available resources. All known safety and/or hazardous conditions are immediately mitigated and we continue to seek new ways to reduce liability and prevent injuries at every opportunity.
Program PS-48	Hazardous Material Releases from Prior Land Uses	TBI		
Program PS-49	Levees Upgraded to FEMA Standards	TBI		
Program PS-50	Implement Strategy to Address Flooding (2000)	TBI		
Program PS-51	Seismic Events and Hazardous Materials Outreach	TBI		
Program PS-52	Creekside Property Owner Education	TBI		
Program PS-53	Interagency Stormwater Drainage Consultation	I/O		The Bayfront Storm Subcommittee was created in 2010 and several interagency meetings have been held to discuss this topic.
Program PS-54	Flooding Consultation	TBI		
Program PS-55	County Environmental Health Department Consultation	TBI		

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Program PS-56	Hazardous Waste Consultation	I/O		The City continues to consult with San Mateo County, Rethink Waste (SBWMA), and Recology to sponsor HHW disposal programs and educate the public about hazardous materials.
Program PS-57	Bay Area Air Quality Management District Asbestos Airborne Toxic Control Measure	I/O		As part of the development review process, when appropriate the City consults with BAAQMD when grading may result in area likely containing naturally occurring asbestos.
Program PS-58	Watershed Multi-Jurisdictional Consultation	TBI		
Program PS-59	Flood Insurance Rate Map Revisions	I/O		As new maps and/or resources become available the City is updating its flooding information. Update FEMA Digital Flood Maps was issued on October 16, 2012.
NOISE				
Program PS-60	Noise Regulation Enforcement	I/O		The City's Code Enforcement and/or Police Department continue to respond to noise complaints and look to enforce applicable noise regulations.
Program PS-61	Acoustical Analyses	I/O		As part of the development review process, where applicable staff has been reviewing acoustical conditions to determine if noise reduction methods are necessary.
Program PS-62	Commercial Drive-Through Compatibility	I/O		As part of the development review process, staff has been reviewing new development to ensure drive-through compatibility with adjacent land uses.
Program PS-63	Enforcing Construction and Maintenance Noise Regulations	I/O		The City's Code Enforcement and/or Police Department continue to respond to noise complaints and look to enforce applicable noise regulations.
Program PS-64	Noise Element and Amendment Comprehensive Airport Land Use Plan Consistency	TBI		
Program PS-65	New Project and Comprehensive Airport Land Use Plan Consistency	I/O		As appropriate, the City has taken projects to the Airport Land Use Commission for review and consideration.
Program PS-66	Vibration Standards	TBI		
Program PS-67	Railroad Vibration	I/O		As part of the development review process, staff has been reviewing vibration studies for projects with adjacency to the railroad.
Program PS-68	Maintenance Equipment Restrictions	TBI		
Program PS-69	Motor Vehicle Noise Standards	I/O		The City encourages the enforcement of the State of California motor vehicle noise standards.
Program PS-70	Noise Complaints Monitoring System	TBI		
Program PS-71	Quiet Pavement Surfaces	TBI		

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Program PS-72	Noise/Land Use Compatibility Guidelines	TBI		
Program PS-73	Noise Education	I/O		Through its public outreach efforts, the City seeks to educate the public about noise insulation / attenuation techniques in new construction.
Program PS-74	Noise Consultation	TBI		
NATURAL RESOURCES ELEMENT				
WATER RESOURCES				
Program NR-1	Water Conservation Programs	I/O		The City has aggressive water conservation programs and implements all of the California Urban Water Conservation Council Best Management Practices (BMPs).
Program NR-2	Water Usage Monitoring	I/O		Yearly water use is tracked from SFPUC purchases. New Automatic Meter Reading infrastructure is being installed to assist in further analyzing water use by user type.
Program NR-3	UWMP Update	I/A		The UWMP was adopted June 13, 2011, and is updated every five years thereafter per the General Plan.
Program NR-4	Transferring Supply Assurances	TBI		
Program NR-5	Water System Fee Requirements	I/O		This work is ongoing. An item to increase the hydrant testing fee (a development related fee) is on the May 7, 2012 City Council agenda.
Program NR-6	Ongoing Water Studies	I/A		The last study completed is the 2010 Urban Water Management Plan, adopted June 13, 2011.
Program NR-7	New Development Water Demand Tracking	TBI		
Program NR-8	Native Landscape/Drought Tolerant Plant Materials	I/O		This is being promoted through revisions to the Zoning and Municipal Codes.
Program NR-9	Public Information and Education	I/O		This work is ongoing through newsletters, community events, poster contest for school age children and workshops.
Program NR-10	Citizen Participation in Water Supply Discussions	I/O		During the 2010 UWMP adoption, the City held two public workshops and a public hearing to discuss long term water supplies.
Program NR-11	BAWSCA Membership and Recycled/Potable Water Transfers	I/O		This work is ongoing.
Program NR-12	Water Supply Planning	I/O		This work is ongoing. A staff member participated in the California Water Plan - Update 2013 process .Efforts continue in participation through BACWA and BAWSCA.
ENERGY CONSERVATION				
Program NR-13	Energy Conservation Ordinance	I/A		Accomplishment: Green Building Ordinance became effective of May 5, 2010 and is currently being implemented. Audited 5 City facilities through PG&E and San Mateo County Energy Watch Comprehensive Energy Audit Program and identified energy efficiency projects in 3 facilities to pursue in 2013.
Program NR-14	City Energy Efficient Fleet	I/O		The City has purchased hybrid fleet vehicles. To reduce fleet wide fuel usage, fleet section installed new fuel management system to have a real time fuel usage for fleet vehicles.

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Program NR-15	City Purchasing Requirements	I/O		The City has developed a Purchasing Cohort to evaluate the process by which City purchases are made. Adopted polystyrene ordinance, introduced single use bag ordinance for consideration (see also BE-143), and currently piloting LED street light project for energy reduction and utility cost control.
Program NR-16	On-site Alternative Energy Sources	I/O		The Community Development Department continues to review applications for solar panel arrays and photovoltaic cells.
Program NR-17	Small Scale Energy-Producing Technologies in Public Buildings	I/O		The City has performed solar assessments on eight sites and signed an MOU in February 2013 for the Regional Renewable Energy Procurement (R-REP) Project, a group procurement process for solar p.v. that may include PPA options (see also BE-137).
Program NR-18	Small Scale Wind Power on Private Buildings	TBI		
Program NR-19	Alternative Energy Incentives	TBI		
Program NR-20	Over-Illumination Information and Design Assistance	TBI		
Program NR-21	Energy Reduction Information	I/O		The City has conducted the 2010 GHG Emissions Inventory for Government Operations (PS-15), performed residential energy audits with Acterra's Green@Home program, participated in and promoted Energy Upgrade California, participated in County's reintroduction of the Green Business Program in 2013, and revised Climate Action Plan (PS-14), participated with local jurisdictions in San Mateo County to secure resources for performing 2010 Community GHG Emissions Inventories in 2013 (PS-22).
NATURAL HABITAT AND OPEN SPACE				
Program NR-22	Sensitive Species Identification	I/O		The requirement and identification of biological resource areas are implemented as part of environmental assessment of new buildings. This process is on-going.
Program NR-23	Mitigate Adverse Impacts of Development	I/O		The mitigation of adverse impacts is evaluated on a case-by-case basis and is implemented as part of environmental assessment of new development.
Program NR-24	Creek Daylighting	I/O		The City's study for daylighting Redwood Creek at Middlefield Road as part of the the culvert relocation adjacent to the Block 2 development proved to be inadvisable because of the adjacent land required to create an accessible enbankment. The City continues to look for opportunities for daylighting the creek throughout the City.
Program NR-25	Creek Improvements	I/O		Two trail projects have been designed and are close to construction. They will provide the first sections of trail for Redwood Creek:: 1) The housing project at 333 Main Street will add approx 350 l.f. of new trail, and 2) The Hwy 101 Underpass Trail project will add approximately 800 l.f. of creek trail. A Master Plan Study for the Inner Harbor Area commisioned by Arizona State University's Graduate Urban Design Studio, provided a vision for various means of activating the Redwood Creek frontage and providing connections between Downtown and the Bay waterfront.
Program NR-26	Creek Enhancement Ordinance	I/O		The construction of the 333 Main Street housing project and inclusion of a new portion of the Redwood Creek formulates a framework for the Creek Enhancement Ordinance.
Program NR-27	Creek Property Owner Incentives	TBI		
Program NR-28	NPDES	I/O		As part of the development review process, where applicable staff has been requiring compliance with the NPDES permitting process.
Program NR-29	State and Federal Regulations	I/O		As part of the development review process, where applicable staff has been requiring compliance with State and federal regulations.
Program NR-30	SMCWPPP	I/O		As part of the development review process, where applicable staff has been implementing the San Mateo Countywide Water Pollution Prevention Program.

Legend Status

C Completed
C/A Completed/Key Accomplishment
I/A In Progress/Key Accomplishments
I/O In Progress/Ongoing
TBI To Be Implemented

Instructions

1. For programs completed before the Annual Report's time period, indicate a C for the "Status" column and note the date it was completed in the "Date Completed"
2. For programs completed during the Annual Report's time period, indicate C/A for the "Status" column, not the date it was completed in the "Date Completed" col "Notes" column.
3. For programs initiated before or during the Annual Report's time period and for those that have attained some key accomplishments, indicate I/A for the "Status" accomplishments in the "Notes" column.
4. For programs initiated before or during the Annual Report's time period but do not have3 key accomplishments yet, indicate I/O in the "Status" column. for those processes that city staff do regularly and will not produce any significant accomplushments, use this status.
5. For programs that will be initiated sometime in the future, indicate TBI in the "Status" column.

General Plan Implementation Status				
Program Number	**Program Description**	**Status**	**Date Completed**	**2012 Update**
Program NR-31	Water Quality Improvement	I/O		As part of the development review process, where applicable staff has been requiring the integration of water quality protection/improvement techniques.
Program NR-32	Fisheries Restoration	TBI		
Program NR-33	Upland – Bayland Transition Zones	TBI		
Program NR-34	Stormwater Runoff Education	I/O		Through its public outreach efforts, the City seeks to educate the public about stormwater runoff.
Program NR-35	Volunteer Creek Maintenance	I/O		The City is supportive of volunteer creek maintenance.
Program NR-36	Natural Space Community Involvement	I/O		The City is supportive of volunteer group and non profit organizations and the effort to maintain and restore natural spaces.
Program NR-37	Hillside Conservation	I/O		The City has begun evaluating hillside conservation efforts and is in the process of developing a public engagement process.
Program NR-38	Watershed Multi-Jurisdictional Consultation and Pollution Prevention	TBI		
Program NR-39	State and Federal Consultation	TBI		
Program NR-40	BCDC and Interested Stakeholders Consultation	TBI		
URBAN FOREST				
Program NR-41	Tree Protection and Preservation Enforcement	I/O		The City has consolidated tree permitting process into Planning and Housing Services in order to streamline and better enforce the Tree Preservation Ordinance.
Program NR-42	Tree Preservation Ordinance	I/O		The City has amended Chapter 35 of the Municipal Code, Tree Protection incorporating new findings supporting tree preservation.
Program NR-43	Tree Master Plan	I/O		The City Landscape Architect, along with Staff is developing a tree master plan for the Downtown Precise Plan Area.
Program NR-44	Trees in Public Rights-of-Way	I/O		Staff continues to require the planting of trees in public rights-of-way as part of the devevolpment review process.
Program NR-45	Tree Replacement	I/O		As part of the development review process, where applicable staff has been requiring replacement tree planting.
Program NR-46	Tree City USA	I/O		The City is maintaining its Tree City USA status.
Program NR-47	Tree Education	I/O		Through its public outreach efforts, the City seeks to educate the public about the benefits of planting and maintaining trees in appropriate locations.
Program NR-48	Tree Planting	I/O		The City continues to plant trees in open spaces and along streets as part of the development review process and Capital Improvement Program.

Legend Status

C Completed
C/A Completed/Key Accomplishment
I/A In Progress/Key Accomplishments
I/O In Progress/Ongoing
TBI To Be Implemented

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City
Reporting Period 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Unit	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
640 Veterans Blvd.	5+	R	0	22	0	242	264	#	NA	DB	0
104 Cedar-Mental	5+	R	14	0	0	1	15	#	CDBG etc.	Covenant	0
510 Madison Ave	SU	R	0	1	0	0	1	1	NA	0	1
1811 Maddux Dr.	SU	R	0	1	0	0	1	1	NA	0	1
118 Winslow St.	SU	R	0	1	0	0	1	1	NA	0	1
125 Bonita	SU	R	0	1	0	0	1	1	NA	0	1
tal of Moderate and Above Moderate from Table A3 ► ► ► ►					35	466	501				
(10) Total by income Table A/A3 ► ►			15	26	35	708	784				
(11) Total Extremely Low-Income Units*			15								

Second units (SU) affordability is estimated as in the Housing Element, based on a survey of San Mateo jurisdictions: 60 percent of second units are affordable to very low-income, 10 percent to low-income, and 30 percent to moderate-income.

ANNUAL ELEM
Housing E

Jurisdiction City of Redwood City
Reporting Period 1/1/2012 - 12/31/2012

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City
Reporting Period 1/1/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL	
(1) Rehabilitation Activity			4	4	Home Improvement Loan Program Loans: Housing rehab to preserve exisitng affordable housing (CDBG Program)
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	4	4	

* Note: This table does not include existing units that were given Deed Restrictions or rehab grants.

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	1	0	35	0	0	36	36
No. of Units Permitted for **Above Moderate**	15	0	693	0	0	708	708

* Note: This table pertains to new construction only and does not include existing units that were granted deed restrictions or rehab funds.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City

Reporting Period 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	422	58	0	8	0	0	14				80	340
	Non-deed restricted		2	0	0	0	0	0				2	
Low	Deed Restricted	304	0	0	0	0	4	22				26	222
	Non-deed restricted		0	0	1	0	51	4				56	
Moderate	Deed Restricted	358	0	0	0	6	5	35				46	286
	Non-deed restricted		3	9	5	8	0	1				26	
Above Moderate		772	3	19	9	107	97	709				944	0
Total RHNA by COG. Enter allocation number:		1,856											
Total Units ► ► ►			66	28	23	121	157	785				1,180	848
Remaining Need for RHNA Period ► ► ► ► ►													

This table pertains to new construction only and does not include existing units that were granted deed restrictions or rehab funds.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City
Reporting Period 1/1/2012 - 12/31/2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-1: Code Enforcement	Implement Code Enforcement program; refer households to Home Improvement Loan Program	Ongoing	In 2012 Redwood City Code Enforcement closed over 80% of cases within 30 days. Officers continue to refer eligible households to the Home Improvement Loan Program.
H-2: Preservation of At-Risk Rental Housing	Monitor affordability status of at-risk units, and perform outreach upon receipt of any notices of intent to convert to market rate. Maintain and update list of nonprofits.	Ongoing	In 2012 the City did not receive any notices of intent to convert to market rate and its list of nonprofits to contact in the event of a property being listed for sale is up-to-date.
H-3: Inclusionary Housing Ordinance	Consider drafting an inclusionary housing ordinance for review by the City Council.	Immediate	The HHCC has undertaken extensive research but an ordinance has not yet been vetted /approved as the City was waiting for SB184 outcome which did not pass.
H-4: Sustainable Building Practices and Energy and Water Conservation	Promote sustainable design.	Ongoing	Redwood City has a Green Bldg. Ord., Climate Action Plan, Gen. Plan & Dtwn Precise Plan that support SB375 & AB1358, Recycle Water & Water Conservation Plan, Green Business Program, and was Awarded Silver Level "Walk Friendly Communities" Designation
H-5: Adequate Sites to Meet Regional Fair Share of Housing Growth	Provide appropriate land use designations, maintain inventory, and adopt Downtown Precise Plan (DTPP)	Ongoing	DTPP (adopted 1/11) allows 2,500 units, MU-Corridor (adopted 6/11) 2,083 units, MU-Nbhd & MU-Live/Work (1st reading 3/13) will allow 573 units. Approx. 2,000+ units are now in construction or plan review. Also see H-8. Existing inventory is maintained.
H-6: Senior Housing Needs	Support shared housing arrangements and senior projects located close to transit. Identify assisted living facilities and support new construction.	Ongoing	The City supports shared HIP housing. A downtown, 114 bed, 5-story Skilled Nursing Facility (Lathrop PARC at 134 Maple) is also under construction (pending HUD funding). In addition, a 44 unit Assisted Living Facility (2808 El Camino) is schedlued for approval hearing in April 2013. Both projects are proximate to transit.
H-7: Density Bonus Ordinance	Develop educational brochure.	Immediate	City adopted State Density Bonus (DB) Ordinance, which is on City's (paperless) website. The Hsg. Div. incorporates DB Program data in its Annual Action Plan & affordable housing project RFPs & educates developers. 640 Veterans & 333 Main have DBs.
H-8: Development on Larger Lots in R2 Zone	Revise the Zoning Ordinance to codify the City's interpretation of density in the R-2 zone.	Immediate	In 6/2010 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 district (i.e. the new Kentfield Project has 22 units & Valota Project will have 5 units).
H-9: Plan for the Adequate Provision of Water	Require water conservation and require developers of large-scale projects to ensure adequate water supply for each new project.	Ongoing	In June 2011, City updated its adopted Urban Water Management Plan. The City has a recycle water program and one of the most aggressive water conservation programs in the region, requires new development to dual plumb for recycled water & monitors large development water use. Implementation & educational efforts are ongoing.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City
Reporting Period 1/1/2012 - 12/31/2012

H-10: Site Improvements and Fees	Exempt affordable housing from park impact fee. Consider an ordinance that exempts affordable housing from other impact fees. Offer an in-lieu fee for undergrounding of utilities.	Ongoing	The City offers park impact fee exemptions, reduced traffic impact fees & an in-lieu fee option for undergrounding of utilities to affordable housing developments. In addition, projects in the downtown & mixed use districts have reduced (& options for in lieu) parking & open space requirments that reduce project costs.
H-11: Permit Processing	Continue to evaluate and improve the streamlined processing system. Establish a protocol to prioritize affordable and special needs housing. Utilize CEQA exemptions for infill.	Ongoing	The City significantly streamlined its entitlement process by approving its Dwtn Precise Plan & EIR, General Plan & EIR, seven (7) new Mixed Use zoning districts & Precise Plans. The City also prioritizes affordable and special needs housing through its coordinated PRC plan review/ expedited permit processing procedure. As appropriate, CEQA exemptions are utilized for infill development.
H-12: Residential Care Facilities and Group Homes	Consider revising Zoning Ordinance to identify large residential care homes and family care homes. Develop inventory of group homes	Ongoing	The City complies with State law regarding residential care facilities and group homes. The City 's Zoning Ordinance was updated to include definitions of these facilities. Group home listings in SMCo, including Redwood City, are currently readily available on the internet.
H-13: Extremely Low-income and Special Needs Housing	Amend the Zoning Ordinance to allow emergency shelters by right and clarify provisions for transitional, supportive, and SRO housing. Complete construction of Cedar Street SROs. Consult with homeless groups.	Immediate	A Zoning Ordinance Amendment to allow emergency shelters by right w/in an area approx. 53 acres was presented to Council for the first reading on March 11, 2013 and should be approved in spring 2013. The City allows and has SROs in downtown and along El Camino Real. The Cedar St. Supportive Housing Project was finaled on 5/2012 & is now fully occupied. In 2011, the City completed the sale of a 7-unit apartment building to the Service League of San Mateo County. An affordability covenant was recorded at the time of sale, retaining 3 units for very low-income households and 4 units for low-income households. The City is also in contact with homeless service organizations and supports the Homeless Outreach Team efforts.
H-14: Revised Parking Standards.	Analyze parking needs and costs. Consider amending Zoning Ordinance to establish reduced parking standards for studios and one-bedroom apartments and affordable housing.	Immediate	The adopted Downtown Precise Plan (1/2011) allows reduced parking for all studios, 1 & 2 bdrm units & guest parking is not required. An in-lieu parking fee option is also available. The adopted Mixed Use Corridor Zoning Districts (6/2011) also reduce parking for 1 bdrms & studios. 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 car share vendor (i.e. City's Zip Car vendor) participate in the City's shuttle service &/or that unbundle parking while requiring 1 parking space per unit.
H-15: Fair Housing Services	Continue funding of fair housing services. Support equal opportunity lending programs. Provide educational information on fair housing.	Immediate	In 2012, the City allocated $20,453 in CDBG (FY 2012/13) to Project Sentinel to provide fair housing services & provides information on housing discrimination on the City's website & w/in pamphlets provided at City Hall.
H-16: Reasonable Accommodation.	Adopt a Reasonable Accommodation Ordinance. Continue to provide funding for home accessibility improvements. Provide information on reasonable accommodation to the public.	Immediate	The City has approved & streamlined several reasonable accommodation requests through planning & building permit approvals. The City also provided CDBG funds to CID to provide housing accessibility modifications. In 2013 the City will adopt a Zoning Amendment to specificlaly address reasonable accomodations.
H-17: Commercial Linkage Fee	Complete a commercial linkage fee study.	Immediate	The City has not initiated a commercial linkage fee study due to the economic downturn and sluggish economy.
H-18: Small Lot Duplex Development	Explore revised minimum lot size standards for duplexes. Complete a study to asses impacts.	Short Range	The City has not yet initiated a study on small lot duplex development. Instead the City has focused on rezonings to allow sustainable growth or higher density housing near transit, employment and services.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Redwood City
Reporting Period 1/1/2012 - 12/31/2012

H-19: Rehabilitation Programs	Provide loan and grant assistance to 25 rental and 20 owner occupied units per year.	Ongoing	In 2011-2012 City assisted in the rehab of 4 low-income owner units through the Home Improvement Loan Program, assisted 22 very low-income rental units with CDBG, and HOME funds & provided MidPen (81 unit rentals) w/ $100K & Casa de Redwood (136 unit rentals) w/ $50K for rental rehabs.
H-20: Affordable Housing Development	Provide subsidies to assist in the development of affordable housing units.	Ongoing	No subsidies provided in 2012 however the City did approve 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 moderated 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 & underserved.
H-21: First Time Homebuyer Program	Continue to provide homeownership assistance to eligible homeowners at Wyndham Place. Explore a new first-time homebuyer Move-Up program. Assist emergency personnel. Renew MCC	Ongoing	In 2012 no Wyndham Place units have become available for sale. Other first-time homebuyer efforts are being explored but currently funds are suspended due to the elimination of the RDA.
H-22: Second Units	Consider revising development standards for second units. Establish a protocol and monitoring system for tracking second units. Establish protocol to preserve opportunities for future unit through plan check.	Immediate	The City has begun preliminary exploration of development standards for second units to allow carriage homes (units above detached garages) in R-4 & R-5 Districts but has primarily focused on rezonings 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 homeonwers during preliminary plan inquiry review about second unit opportunities.
H-23: Alternative Housing Models	Provide flexible zoning regulations. Encourage efficiency units. Consult with stakeholders regarding floating home communities and develop best practices.	Ongoing	The City's new General Plan & 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 & efficiency units (i.e. Hallmark, Montgomery Villa & Cedar St. Apts.). The adopted Dwtn Precise Plan also has innovative and flexible regulations such as no density cap, increased height limits (up to 12 stories) & reduced &/or in-lieu parking options. The City will continue to encourage these types of alternative housing models.
H-24: Workforce Housing/Community Land Trusts	Invite experts to present educational information on community land trusts	Immediate	This will be a future regional effort (involving multiple jurisdictions).
H-25: Outreach Plan	Implement ongoing housing outreach plan to provide information on affordable housing. Outreach to community regarding specific new developments.	Immediate	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 stake holders relevent to specific projects. The City HHCC's goal is to initiate a comprehensive outreach program in 2013.
H-26: Acquisition and Rehabilitation of Existing Housing	Contact housing providers regarding partnerships in acquisition of substandard rental properties.	Ongoing	In 2011, the City dispursed funds for site acquisition of a single family dwelling for seniors with developmental disabilities (Pete's Place). The City also acquired and rehabed a 23-unit substandard apartment building, transfered the property to a nonprofit organization and recorded affordability covenants. The City will continue to work with partners to provide affordable housing in the community.
H-27: Consult with Public Agencies	Consult with C/CAG, San Mateo County Environmental Health, and the RWQCB. Support regional efforts to address Article 34.	Ongoing	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.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Redwood City	
Reporting Period	1/1/2012 -	12/31/2012

General Comments: Includes existing units that were rehabilitated and/have or will have deed restriction

In 2011, the City adopted the Downtown Precise Plan (DTPP) that allows 2,500 housing units and approved five Mixed-Use Corridor Zoning Districts that allow 2,083 housing units. In March 2013, at a first reading the City considered adoption of the Mixed-Use Neighborhood & Mixed Use-Live/Work Zoning Districts for an additional 573 housing units and a Zoning Amendment to allow emergency shelters by right. Final adoption is anticipated for May 2013. The DTPP and Zoning Amendments address: Policy H-3.1 which states:1) Identify adequate housing sites through appropriate land use, zoning, and precise plan designations to accommodate the City's share of regional housing need; and 2) Policy H-13 - to address extremely low-income and special needs housing.

While the residential listing below falls outside of the reporting period for this annual report, it is intended to provide the current status of all housing developments to date. Redwood City currently has a total of 2,380 housing units either under construciton, approved or in plan review. Approximately 1,533 housing units are located in and near the Downtown District (within walking distance to Caltrain) as follows:

- 201 Marshall - 116 rental units at 165 du/acre (under construction -framing stage)
- 145 Monroe - 305 rental units at 134 du/acre (approved)
- 525 Middlefield - 471 mixed use/rental units at 193 du/acre (in plan review)
- 490 Winslow St.- 66 rental *(4 low income)* units at 161 du/acre (in plan review)
- 333 Main Street -132 condo *(17 moderate income)* units at 60 du/acre (under construction- framing stage)
- Main/ Marshall St.-179 rental units at 179 units/acre (in plan review)
- 640 Veterans Boulevard - 264 rental *(22 low income)* units at 73 du/acre (under construction- framing stage)

Approximately 601 housing units are located on/ near the El Camino Real/ Grand Boulevard transit corridor and an additional 642 units are part of the Peninsula Park Precise Plan (located on/near Bair Island Rd.) as follows:

- 2580 El Camino Real - 141 rental *(5 median income)* units at 56 du/acre (under construction- underground parking completed)
- 2808 El Camino Real - 45 assisted living units at 45 du/acre (in plan review)
- 1230 Hopkins - 19 condo units at 12 du/acre (in plan review)
- 1 Uccelli Blvd. - 411 condo units at 30 du/acre (in plan review)
- One Marina - 231 condo *(12 moderate income)* units at 17 du/acre (under construction- framing stage)