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April 11, 2022

State Department of Housing and Community Development  
C/O Land Use and Planning Unit  
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Sacramento, CA 95833  
[HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov)

RE: Submission of the Draft 2023-2031 Housing Element for Redwood City

Redwood City is pleased to submit the City's Draft 2023-2031 Housing Element to the State of California Department of Housing and Community Development (HCD) and looks forward to receiving a report of findings pursuant to Government Code Sections 65585(b)(1) and 65585(b)(3). Redwood City is a leader on the peninsula in supporting construction of new housing, particularly affordable housing, and is committed to working with HCD to ensure that this Housing Element complies with State Housing Element law.

The Housing Element rests on a foundation of community engagement, which Redwood City values as a cornerstone to a thriving city. The City hosted a series of specific workshops, meetings, surveys, and City Council, Planning Commission, and Housing and Human Concerns Committee Study Sessions to foster conversations about affordable housing and the Housing Element update. These include:

- 2 community workshops and 1 focus group meeting
- 3 online surveys
- 9 study sessions with Committees and Commissions where the public was invited to attend
- 12 community-based organizations meetings

Building from these conversations, the Housing Element update was drafted. The Draft Element was advertised for public review between February 23, 2022 and March 25, 2022. During that time, two study sessions were held and an online comment form allowed community members to easily provide feedback on the Draft Housing Element. In addition, the City also launched an interactive GIS-based [housing sites and strategies explorer](#), an innovative tool that allows community members to better explore and understand strategies and sites included to meet the RHNA. Based on comments from the public, the City (consistent with AB 215) took 10 business days to consider and incorporate public comments. Key revisions include:

- Removed sites identified to be unlikely to redevelop and added a new site with good potential for redevelopment.
- Corrected errors and made minor edits to text pertaining to projects in the development pipeline
- Added additional information pertaining to:
  - Overcrowded housing conditions
  - Housing needs and trends information for persons with developmental disabilities
  - COVID-19 rent relief
  - Fair housing cases investigated by Project Sentinel
- Modified policies and programs to prioritize housing for extremely low-income households including:
  - An update to the City's nexus study and inclusionary housing ordinance for a reassessment of target affordability levels
  - Prioritizing housing funds for extremely low-income and supportive housing
- Added objectives to programs to:
  - Track and report on the number of new affordable units providing a preference for people with disabilities special needs, including seniors, homeless, people developmental disabilities, etc.
  - Review parking standards for affordable housing and consider reductions
  - Report housing progress in a user-friendly dashboard format
  - Support community land trusts
- Added a new program to work with developers to affirmatively market accessible and affordable units
- Added a new policy to seek additional funding sources for affordable housing

In tandem with the Housing Element update, the City is also updating the other elements of the General Plan to ensure consistency with the housing element, incorporate environmental justice, and update the Safety Element to address wildfire risk and other climate adaptation policies. Redwood City engaged Moore, Iacofano, Goltsman, Inc. (MIG) to prepare the 2023-

2031 Housing Element. If you have questions while you complete your review, please contact Genevieve Sharrow with MIG (734.709.0042, [genevieves@migcom.com](mailto:genevieves@migcom.com)) or myself, Diana O'Dell, (650.780.7236), [dodell@redwoodcity.org](mailto:dodell@redwoodcity.org)).

Sincerely,

A handwritten signature in black ink that reads "Diana O'Dell". The signature is fluid and cursive, with the first name "Diana" written in a larger, more prominent script than the last name "O'Dell".

Diana O'Dell,  
Principal Planner  
City of Redwood City

# 2023-2031 Housing Element City of Redwood City



HCD Review Draft  
April 2022



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# Housing Element



- Introduction, Vision, and Executive Summary
- Housing Plan: Goals, Policies, and Programs
- Technical Background Report:
  - Needs Assessment
  - Constraints to Housing Development
  - Housing Resources
  - Fair Housing Assessment
  - Details of Public Engagement
  - Evaluation of Previous Accomplishments

Incorporated in 1868, Redwood City has many assets, including diverse geography, frontage on the San Francisco Bay, a pleasant year-round climate, a deep-water port, a well-rounded economic base, an exciting Downtown, and a strategic location midway between San Francisco and San Jose. These features and a diverse local economy make Redwood City an attractive place to live and work. This Housing Element continues the City's commitment to ensuring new opportunities for residential development, particularly in existing high resource opportunity neighborhoods, and providing opportunities for people of all income levels and backgrounds to thrive.

## Housing Vision - 2031

*Redwood City is a place that residents are proud to call home. Residents and workers in Redwood City have various housing needs, reflective of their stages in life, abilities, history of experiences, and income levels. Redwood City's land use policies facilitate many housing types and styles. Redwood City is a leader in providing resources to facilitate the development of housing, and especially affordable housing, within its borders. The availability of housing choices fosters livability in our city and strengthens the economy. Redwood City places emphasis on equity in decision making and takes a leadership role in creating solutions to support affordable housing production and housing stability, to secure livable and affordable housing opportunities for all.*

## Introduction

Redwood City (and the Bay Area in general) continues to be one of the most desirable and expensive residential real estate markets in the country. In addition to housing affordability, land use development patterns throughout California over the past half century have contributed to the loss of open space, traffic congestion, greenhouse gas emissions, and exclusionary practices for marginalized persons and people of color. How and where we develop housing will continue to have both regional and societal impacts, and so must be carefully planned.

The 2023-2031 Housing Element represents the City's longstanding commitment to foster diverse housing options, including affordable housing, housing and services for special needs groups, homeless services, sustainable development, tenant protections, and fair housing.

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 law, and each draft Housing Element must be reviewed by the California Department of Housing and Community Development (HCD). This Housing Element covers a period extending from adoption to January 31, 2031.

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

707 Bradford Street was constructed in 2021 and provides 117 very low-income units for seniors and a ground-floor day care center



## Relationship to Other General Plan Elements

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

In conjunction with the 2023-2031 Housing Element update, the General Plan was also amended to address climate change vulnerability, environmental justice, and modify allowed development patterns. The Housing Element is updated as needed to ensure consistency with the General Plan and to maintain adequate sites to accommodate any portion of the City's unmet share of the regional housing needs allocation.

## Executive Summary

The Housing Element contains extensive analysis on housing needs, constraints to housing production, fair housing assessments, housing resources, public engagement, previous accomplishments and future



goals, policies, and programs. This section contains a high-level summary of each section and its conclusions. The complete set of goals, policies, and programs are located in the Housing Plan section. The technical summaries can be found in the appendices.

## Housing Needs

To best understand the types of housing that are needed to meet existing and future demand, Housing Element law requires that the Housing Element assess local population demographics and housing stock characteristics. Demographics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in demographics can also help City leaders better respond to or anticipate changing housing demand.

Key trends and needs include:

- **Population Growth.** Redwood City experienced approximately 13 percent population growth between 2010 and 2020, with an additional 20 percent growth expected by 2045.
- **Increased Senior Population with Related Needs.** The Baby Boomer generation (generally born between 1946 and 1964) is aging, and the senior population increased by 2% with a corresponding decrease in children 14 years or younger. Senior-headed households are smaller in size and can have special needs due to relatively low incomes, disabilities or limitations, and dependency needs.
- **The Millennial Generation Needs Housing.** Millennials (generally born between 1981 and 1996) recently surpassed the Baby Boomers as the largest generation in the United States. As Millennials enter their 40s, they will continue to shape housing needs. By 2026, people 25-44 and 45-64 will make up more than 50 percent of the local countywide population.
- **People With Disabilities Need Affordable and Accessible Housing.** Seven percent of Redwood City residents have disabilities, some of which prevent them from working, restrict their mobility, or make it difficult to care for themselves. In addition to the need for housing that is accessible or ADA-compliant, housing affordability is a key limitation as many persons with disabilities live on disability incomes or fixed income.

- **Overcrowding.** In Redwood City, nine percent of housing units are overcrowded. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding, kitchens, bathrooms and halls). Overcrowding is more prevalent in rental households and lower income households than owner households. Redwood City experiences slightly more overcrowding than San Mateo County at large, where eight percent of households are overcrowded.

## Constraints on Housing Production

Housing Element law requires an analysis of housing constraints. Many factors can encourage or constrain the development, maintenance, and improvement of housing. These factors include physical constraints, land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. The constraints section analyzes two types of constraints: non-governmental and governmental. Non-governmental constraints are market factors over which individual local governments have little or no control include land, labor and construction costs, availability of financing, and applicant requests for developmental densities below the maximum allowed.

The City has more control over governmental constraints to housing, which include general plan and zoning limitations, codes and enforcement, fees and exactions, and permit processing times. The constraints section analyzes each of these factors and identifies a series of governmental constraints.

Cost of construction is a major barrier to housing production, and while market forces play a role, governmental constraints can also drive up the cost of construction. There are new innovations in construction technology, including prefabricated construction and mass timber, and encouraging and facilitating this type of construction can lower costs. In addition, streamlining permitting reduces the total permitting cost as there is less time that a property owner must hold a property prior to starting construction.

Housing design can be a constraint to people with disabilities. Stairs, narrow doorways and other impediments constrain the housing choices for seniors and others with limited mobility. The current building code ensures some accessibility features in a percentage of new homes, and the City allows modifications to homes to meet these needs through its

Reasonable Accommodations ordinance. However, there may be additional opportunities to encourage accessibility in housing design and the City may consider a universal design ordinance to meet this constraint.

Lastly, changing demographics and public input (discussed in more detail below under Public Participation) have indicated strong support for broader variety of homes, including senior housing, middle housing, such as duplexes and triplexes, accessory dwelling units, and other types of flexible living arrangements. Existing regulations in the Zoning Ordinance may limit these types of housing. The City may examine its existing regulations to ensure that there are sufficient opportunities to construct a variety of housing types.

## Housing Resources

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

A critical component of the Housing Element is the identification of sites for future housing development, and evaluation of the ability of these sites to accommodate the City's share of regional housing needs as determined by the Association of Bay Area Governments (ABAG). Redwood City is a highly urbanized community that has very little vacant, uncommitted land for new development. In Redwood City, additional residential growth will occur on properties with development capacity in the low, medium, and moderate density residential zones, along the major corridors, and in Downtown.

California State law requires that each city and county has land zoned to accommodate its fair share of regional housing needs over the course of the housing element planning period. The Association of Bay Area Governments (ABAG) allocated projected growth to the various cities and unincorporated county areas within the ABAG region, creating the Regional Housing Needs Allocation (RHNA). Redwood City's RHNA for the 2023-2031 planning period is 4,588 housing units, with the units

distributed among the four income categories as shown in Table H-1. As further illustrated in the Housing Resources Chapter, Redwood City has sufficient capacity under existing land use policy to meet its 2023-2031 RHNA obligations.

**Table H-1: Redwood City RHNA**

Income Group	% of County Area Median Income (AMI)	RHNA (Housing Units)	Percentage of Units
Extremely Low/Very Low	0-50%	1,115	24%
Low	51-80%	643	14%
Moderate	81-120%	789	17%
Above Moderate	120% +	2,041	45%
<b>Total</b>		<b>4,588</b>	<b>100%</b>

State law requires the City to plan for 100 percent of RHNA goals. However, targeting 150 percent of RHNA makes Redwood City eligible for a “pro-housing” designation, which would allow the City to compete for a new selection of grants. Planning for more housing than the RHNA minimum would also allow for flexibility in future development and create additional opportunities to address the jobs/housing imbalance. It would also increase opportunities for affordable housing to be constructed, benefitting low-income households. For these reasons, the City is targeting at least 150 percent of the required RHNA, or approximately 6,880 homes.

To meet the RHNA target, the City is implementing different categories of strategies that include approved but not yet constructed projects, proposed projects, potential sites, and rezoning actions to increase residential capacity (see Figure 1). Detailed information on each of these categories is located in the Housing Resources Chapter of the Technical Background Report.

### Approved Projects

Projects that have been approved but are not expected to be completed prior to June 30, 2022 may count towards the City’s RHNA as credits. These projects include Broadway Plaza (1401 Broadway), the Elco Yards Project (1601 El Camino), 150 Charter Street, 353 Main St, 239 Vera Ave, 1548 Maple Street, and 955 Woodside. Collectively, these projects equal **1,406 units, or over a quarter of the minimum RHNA target.**

## Proposed Projects

There is significant development interest in Redwood City, especially in walkable and transit-rich areas, for new housing opportunities. With active development applications, these sites have the appropriate zoning and general plan designation to allow new housing, and have a higher likelihood of development than other sites in the City. While the City is not obligated to approve a project on a housing site, proposed projects demonstrate the City's capacity to accommodate new housing as well as the viability of redevelopment of individual sites. Collectively, these projects equal **1,970 units, or over a quarter of the minimum RHNA target.**

## Accessory Dwelling Units

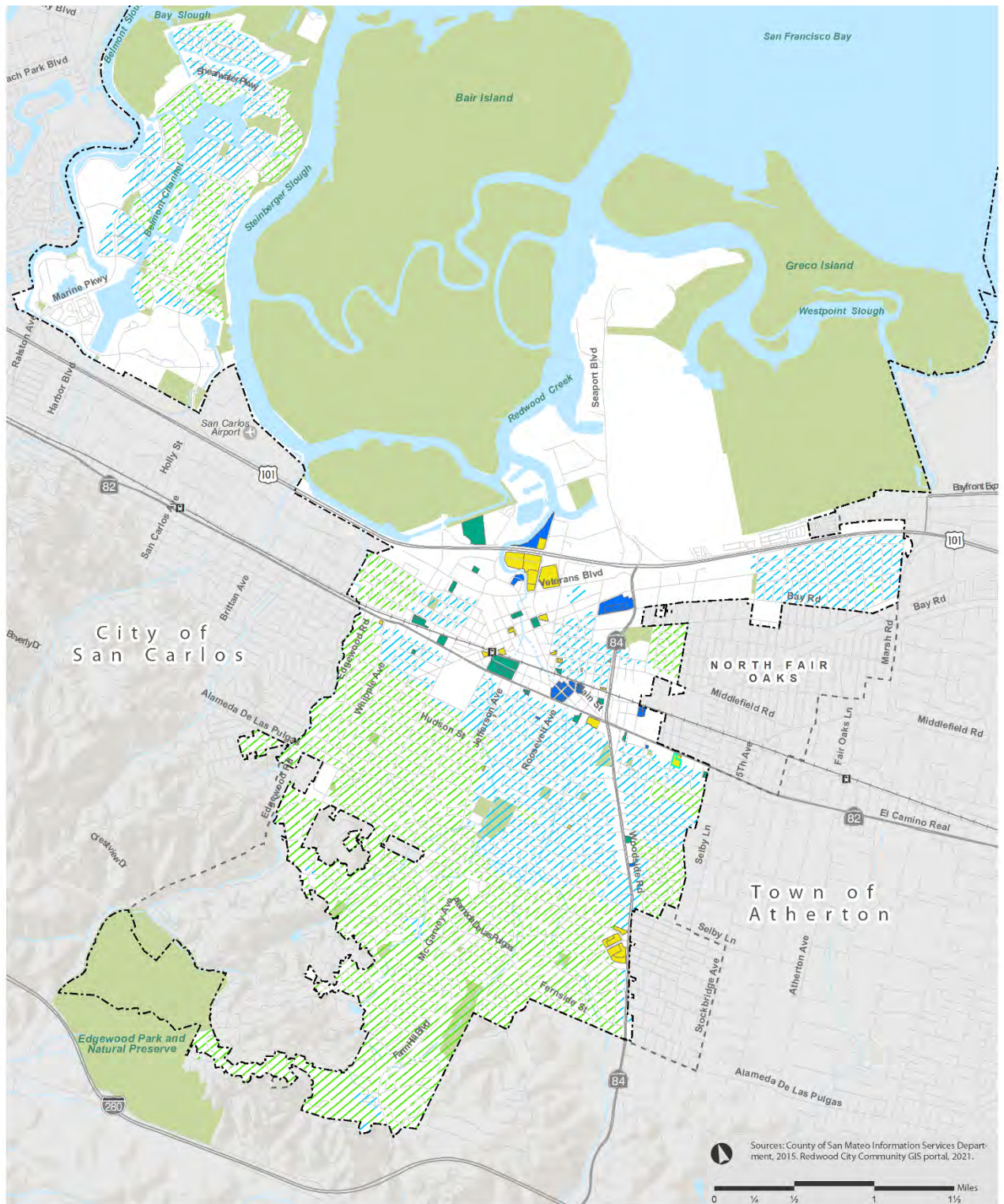
Accessory dwelling units are smaller units that may be constructed in association with a single-family home. Limited in size and location, they have become an increasingly popular option in Redwood City, due to changes in laws that facilitated their construction. Redwood City's diverse built environment includes many single-family neighborhoods, which creates ample capacity for additional ADUs. ADU construction has been increasing, with a total of 81 units issued permits in 2021. The City estimates construction to continue increasing and later level off, with an average of 60 ADUs per year, for **a total of 506 units.**

## Missing Middle Housing

Missing Middle Housing is a term used to describe duplexes, triplexes, and fourplexes that are compatible in scale with detached single-family homes and are often described as house-scale buildings with multiple units in walkable neighborhoods. Current zoning regulations make the construction of new middle housing challenging, and the City has identified changes to the Zoning Ordinance that will facilitate this type of housing. These amendments, include reducing minimum lot size, lot width, and parking requirements are expected to be approved concurrently with the Housing Element. The resulting increase in construction is expected to add up to a total of **a total of 506 units.**

## SB 9 Units (Urban Duplexes & Urban Lot Splits)

In 2022, Senate Bill (SB) 9 went into effect. SB 9 mandates ministerial approval of duplexes on lots zoned for a single-family residence and requires ministerial approval of subdivisions of a single-family lot into two lots, creating the theoretical possibility of four units on each single-family parcel in the state (with some exceptions). An additional **275 units** are projected to occur through SB 9 lot splits and duplex provisions.



**RHNA Credits**

Approved Projects

**Sites Inventory**

Sites Subject to AB 1397

Opportunity Sites

Proposed Projects

**Projected ADU and SB 9 Units**

Existing Units

**Projected Missing Middle and ADU Units**

Missing Middle and ADU Units

**Base Map Features**

Redwood City Boundary

Sphere of Influence Boundary

Railway and Stations

San Mateo County Streets

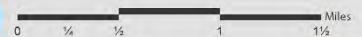
US Highway 101

Channel, Rivers, and Streams

Bay, Harbor, and Sloughs

Open Space and Parks

Sources: County of San Mateo Information Services Department, 2015. Redwood City Community GIS portal, 2021.



**Figure 1:**  
**Housing Sites to Meet the RHNA**

## Other Sites

In addition to the strategies above, specific sites have been identified that can support housing construction. State law has specific requirements for sites that can be used to meet the RHNA. The sites must be of a certain size, “underutilized” with lower value existing development, and zoned and general planned for residential construction. Sites in Mixed Use Zoning Districts, Downtown, and along major corridors meet this criteria. The City calculates “realistic capacity” for each site, assuming a number of units that are not necessarily the maximum allowed by the zoning and general plan, but in line with past applications. The City’s potential rezoning actions to increase densities in existing Mixed Use areas and along Woodside Road create substantial additional capacity. With the accompanying rezoning, the City finds a **potential 3,425 units**.

## Summary of Sites

The total number of projected homes exceeds the target RHNA of 150 percent for all income categories except the above moderate category.

Table H-2: Comparison of Credits, Sites, and RNHA

Project	Extremely/ Very Low- Income (0- 50% AMI)	Low- Income (50-80% AMI)	Moderate- Income (80-120% AMI)	Above Moderate- Income (+120%)	Total
<i>RHNA</i>	1,115	643	789	2,041	4,588
<b>RHNA Credits</b>					
Approved Projects	126	223	53	1,005	1,406
<b>Sites Inventory</b>					
Proposed Projects	292	346	129	1,203	1,970
Projected ADU construction	152	152	152	50	506
Projected SB 9 construction	--	--	137	138	275
Projected Middle R2-R5 Zone Changes	--	--	253	253	506
Residential Sites	3	3	7	--	13
Mixed Use Sites	1,257	725	929	--	2,911
Downtown Precise Plan Sites	219	126	156	--	501
<i>Subtotal Sites Inventory</i>	1,923	1,352	1,763	1,644	6,682
<b>Total</b>	<b>2,049</b>	<b>1,575</b>	<b>1,815</b>	<b>2,649</b>	<b>8,088</b>
<b>Surplus RHNA Sites</b>	<b>934</b>	<b>932</b>	<b>1,026</b>	<b>608</b>	<b>3,500</b>

Planning for a target of 150 percent ensures that the City meets its RHNA and housing policy goals. It is important to note that these sites provide a snapshot of information to the State about the City's ability to construct housing. It is not expected to reliably predict all new housing proposals for the next eight years. In the last cycle, well over 1,300 units were approved on parcels not designated as housing sites. The rezoning actions the City will take, along with the existing zoning capacity, provide the flexibility for even more housing to be built.

## Fair Housing Assessment

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. State law now requires that all public agencies "affirmatively further fair housing." "Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Compared to the County of San Mateo overall, and surrounding communities, Redwood City does a better job of providing housing opportunities and housing a diverse set of residents. However, improvements could be made to address disparities in neighborhoods.

The central area of the City, including Downtown, Stambaugh Heller, Central, and Redwood Village neighborhoods (and portions of the Friendly Acres neighborhood), is disproportionately impacted by high poverty, low education opportunity, low economic opportunity, low environmental scores, high social vulnerability scores, concentrations of cost burdened households, overcrowding, and low resource scores. This area also has a concentration of minority households and higher poverty rates. However, these neighborhoods are also closer to Downtown, including services, public transportation, and employment opportunities.

The City's higher resource areas are located in predominantly single-family neighborhoods west of El Camino Real. To affirmatively further fair housing, the City's goals, policies, and programs suggest a series of actions the City can take to allow a variety of home types and affordability levels in high resource neighborhoods.



## Public Participation

Redwood City understands that an engaged community is the cornerstone of a thriving city. Community involvement leads to a higher quality of life, with community members and City government working in partnership. Furthermore, community input is critical to developing a Housing Element that promotes a community-based vision for housing and responds to community needs and preferences. Section 65583(c)(7) of the Government Code states: “The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” At its core, the Housing Element provides an opportunity to have a community conversation about how to address local housing challenges, develop policies, and find solutions.

In recent years, the community has been engaged in many conversations about affordable housing, tenant rights, displacement, and fair housing. The City hosted a series of specific workshops, meetings, surveys, and City Council, Planning Commission, and Housing and Human Concerns Committee Study Sessions to discuss the Housing Element update. These include:

- Two Community Workshops and One Focus Group Meeting
- Three online surveys
- Nine Study Sessions with Committees and Commissions
- Twelve Community-Based Organizations Meetings

In addition to conversations focused on the Housing Element, the City’s efforts to adopt an Anti-Displacement Strategy and participate in regional housing conversations through the 21 Elements working group provided additional opportunities for community input. The Anti-Displacement Strategy engagement included five focus groups, seven workshops, dozens of one-on-one meetings and two surveys. The 21 Elements working group organized an additional series of introductory meetings about the Housing Element update attended by more than 1,000 community members countywide, an All About RHNA webinar, four Stakeholder Listening Sessions that convened more than 30 groups, and a four-part Creating an Affordable Future webinar series to help educate community members about local housing issues.

The Draft Housing Element was posted on the City’s website and distributed to stakeholders on February 23, 2022 for a 30-day review period. During this time, the draft Housing Element was advertised for public review and an online comment form was available for the public

to provide feedback on the Draft Element. For more information and detail on these efforts, see the Public Engagement Chapter of the Housing Element.

### Key Themes from Public Engagement

Key themes and recommended strategies that emerged from these engagement activities include:

- Provide a variety of housing types throughout Redwood City, particularly in existing residential neighborhoods. Seniors prioritized smaller units with shared spaces, and students prioritized housing next to parks and services.
- Ensure green, tree-lined streets and comfortable walking spaces were prioritized in residential areas throughout the community by a wide variety of groups. In some cases, concerns were expressed about placing new housing directly adjacent to busy vehicular thoroughfares.
- Locate housing next to existing transportation opportunities as well as increasing transportation opportunities in existing neighborhoods.
- Support racial, ethnic and economic diversity in the community.
- Preserve existing affordable homes and creating new affordable homes, while including options for extremely low income people. Nonprofit housing developers discussed streamlining permitting processes as well as providing funds or land.
- Consider the jobs:housing balance and the need to continue to adjust policies moving forward to effectively balance these needs.
- Provide options for all housing types, including affordable homeownership, housing for people with disabilities, and housing for households earning extremely low incomes.
- Reduce impacts associated with parking, traffic, and noise through the addition of new homes in existing neighborhoods.
- Address transportation, climate change, access to living wage jobs, and education opportunities in interconnected ways, as all are tied to housing and quality of life.

### Previous Accomplishments

State housing element law requires communities to assess their achievements under adopted housing programs as part of the update of

an existing housing element. The 2015-2022 Housing Element contains a series of Implementation Programs. The Previous Accomplishments Chapter provides a program-by-program review considering progress to date in implementation of these program actions, and the continued appropriateness of identified programs.

Redwood City made great strides in efforts to create more affordable housing, including a new inclusionary housing ordinance, affordable housing impact fee, and linkage fee for new job-generating uses to support affordable housing during the 2015-2022 planning period. Redwood City continues to support land use and development standards that facilitate housing and has seen an enormous increase in housing production over the past decade. Redwood City remains a leader on the Peninsula for supporting a variety of housing types, identifying and implementing innovative solutions, and furthering fair and affordable housing.

## Goals, Policies and Programs

This Housing Element outlines an implementation plan through goals, policies, and implementing programs. Goals are long-range, broad, and comprehensive targets and describe the overall future outcome the community would like to achieve. Policies are focused and specific instructional guidelines. The goals and policies are implemented through a series of implementing programs that identify specific actions the City will undertake toward putting each goal and policy into action.

Housing needs, constraints, public engagement, and analysis of affirmatively furthering fair housing lend themselves to policies that prioritize a wider variety of housing. While the last several decades have focused on single-family homes, limited townhouse projects and larger apartment complexes, public input and identified needs indicate a desire for other types of housing such as small apartments, accessory dwelling units, senior living options, and middle housing in existing residential neighborhoods. Indicated priorities include looking for ways in which younger generations may affordably find housing for families and making senior housing and flexible housing options a priority. The past and projected population growth and overcrowding all indicate a need for an increased number of homes in the city.

A complete set of goals, policies, and programs are located in Chapter 2. As a high-level summary, these include:

- Increase the Capacity for New Housing Throughout the City by:

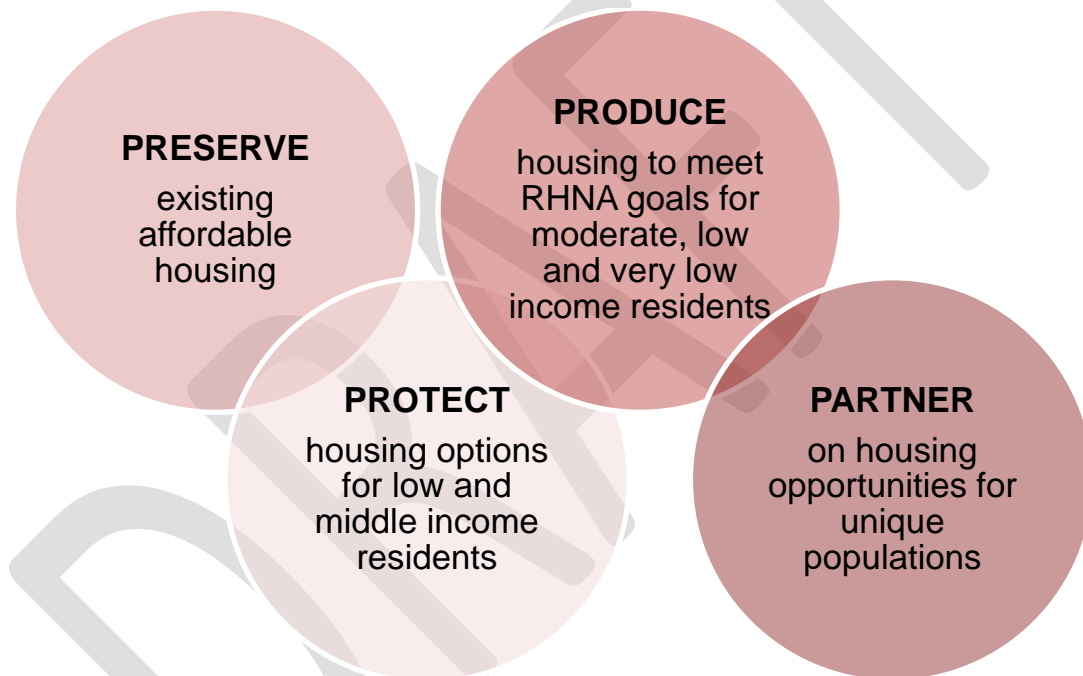
- Considering rezoning commercial areas to Mixed Use Corridor zoning district,
- Increasing densities and building heights in existing Mixed Use zoning districts and removing residential cap in Downtown, and
- Amending the Zoning Ordinance to increase the ability for middle housing (duplexes, triplexes and small apartments) to be built in established multifamily residential zoning districts.
- Preserve and produce affordable housing by:
  - Continuing to implement the affordable housing ordinance,
  - Continuing to provide subsidies, as funds are available, to assist in the development of affordable housing units,
  - Pursuing the proposed Anti-Displacement Strategy which includes recommendations for preserving unsubsidized affordable housing units and mobile home parks, and
  - Partnering with community organizations to produce and preserve affordable housing.
- Encourage a Wider Variety of Home Types by:
  - Updating requirements to make it easier to permit supportive housing, group homes and care facilities for seniors and non-seniors, and
  - Making it easier to construct middle housing (duplexes, triplexes, and small apartments) in residential zoning districts.
- Increase Housing at All Income Levels in High Resource Neighborhoods by:
  - Implementing SB 9 duplexes in single family neighborhoods,
  - Continuing to encourage accessory dwelling units in single family neighborhoods,
  - Increasing middle housing opportunities, and
  - Studying increasing densities (upzoning) in single family neighborhoods.
- Streamline Review by:
  - Creating objective design standards for residential projects, and
  - Exploring methods of shortening permitting times.
- Supporting Extremely Low Income (ELI) Housing:
  - Encourage flexible building types and configurations, including single room occupancy developments (SROs), group homes, and other types of housing for extremely low- income residents.

- Updating requirements to make it easier to permit supportive housing, group homes and care facilities for seniors and non-seniors
- Pursuing the proposed Anti-Displacement Strategy which includes recommendations for preserving unsubsidized affordable housing units and mobile home parks
- Partnering with community organizations to produce and preserve affordable housing
- Tracking construction of ELI units in the City's Annual Progress Report and online dashboard
- Prioritize a portion of affordable housing funds to assist in the development of housing affordable to extremely low-income households
- Update the Nexus Study, with considerations for incentivizing ELI units as part of the affordable housing ordinance
- Support Housing for People with Disabilities by:
  - Considering a universal design ordinance that may better address housing needs for people with disabilities, and
  - Publicizing information about the City's Reasonable Accommodations ordinance.
- Reduce Costs by:
  - Considering reduction in parking requirements for residential projects, particularly those near transit and retail services,
  - Allowing in-lieu fees for undergrounding utilities associated with residential projects, and
  - Encouraging innovation in construction technology such as mass timber and prefabricated building

## Housing Plan

Redwood City is committed to implementing housing policies that expand and preserve our housing stock, encourage greater access to housing, and minimize the displacement of vulnerable residents. To that end, this Housing Element outlines an implementation plan through goals, policies, and implementing programs. Goals are long-range, broad, and comprehensive targets. They are not necessarily measurable or achievable in the lifespan of this General Plan; rather, they describe the overall future outcome the community would like to achieve. Policies are focused and specific instructional guidelines. The goals and policies are implemented through a series of implementing programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action.

This Housing Element is built around 4 key principles:



The goals, policies, and programs build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Housing Element will guide Redwood City housing policy through the 2023-2030 planning period. Redwood City's housing goals and policies pertain to affirmatively furthering fair housing and maintaining, preserving, improving, and developing housing. (Government Code 65583(b)). The Housing Plan also includes programs to implement the policies and achieve the goals to address the major housing needs identified by State law that do all of the following (Government Code 65583[(c)):

- Identify actions that will be taken to make sites available, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.

- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Conserve and improve the condition of the existing affordable housing stock and preserve affordable housing developments at risk of conversion to market-rate housing.
- Affirmatively further fair housing. Promote equal housing for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability and other characteristics protected by the California Fair Employment and Housing Act.
- Develop a plan to incentivize and promote the creation of accessory dwelling units that can be offered at affordable rent.
- Identify the agencies and officials responsible for implementing the various actions and means by which consistency will be achieved with other general plan elements and community goals.
- Include a diligent effort by the City to achieve public participation of all economic segments of the community in the development of the housing element, and describe the effort.

## Key Actions that Accomplish Housing Goals

In addition to the baseline requirements of State law, Redwood City has taken a comprehensive approach to increasing housing opportunities and equity in housing choice, through a number of key actions. Measures that are anticipated to result in the most potential for positive change include:

- **Increase the Capacity for New Housing Throughout the City** by
  - Creating a working target of 150 percent of the initial RHNA goal of 4,588, for a total of 6,880 homes.
  - Considering rezoning commercial areas to Mixed Use Corridor zoning district,
  - Increasing densities and building heights in existing Mixed Use zoning districts and the Downtown, and
  - Amending the zoning ordinance to increase the ability for middle housing (duplexes, triplexes and small apartments) to be built in established multifamily residential zoning districts.
- **Preserve and produce affordable housing** by
  - Continuing to implement the Affordable Housing Ordinance,
  - Continuing to provide subsidies, as funds are available, to assist in the development of affordable housing units,
  - Pursuing the proposed Anti-Displacement Strategy which includes recommendations for preserving unsubsidized affordable housing units and mobile home parks, and
  - Partnering with community organizations to produce and preserve affordable housing.
- **Encourage a Wider Variety of Home Types** by
  - Updating requirements to make it easier to permit supportive housing, group homes and care facilities for seniors and non-seniors, and
  - Making it easier to construct middle housing (duplexes, triplexes, and small apartments) in residential zoning districts.

- **Increase Housing at All Income Levels in High Resource Neighborhoods** by
  - Implementing SB 9 duplexes in single family neighborhoods,
  - Continuing to encourage accessory dwelling units in single family neighborhoods,
  - Increasing middle housing opportunities, and
  - Studying increasing densities (upzoning) in single family neighborhoods.
- **Streamline Review** by
  - Creating objective design standards for residential projects, and
  - Exploring methods of shortening permitting times.
- **Supporting Extremely Low Income (ELI) Housing** by
  - Encourage flexible building types and configurations, including single room occupancy developments (SROs), group homes, and other types of housing for extremely low- income residents.
  - Updating requirements to make it easier to permit supportive housing, group homes and care facilities for seniors and non-seniors
  - Pursuing the proposed Anti-Displacement Strategy which includes recommendations for preserving unsubsidized affordable housing units and mobile home parks
  - Partnering with community organizations to produce and preserve affordable housing
  - Tracking construction of ELI units in the City’s Annual Progress Report and online dashboard
  - Prioritize a portion of affordable housing funds to assist in the development of housing affordable to extremely low-income households
  - Update the Nexus Study, with considerations for incentivizing ELI units as part of the affordable housing ordinance
- **Support Housing for People with Disabilities** by
  - Considering a universal design ordinance that may better address housing needs for people with disabilities, and
  - Publicizing information about the City’s Reasonable Accommodations ordinance.
- **Reduce Costs** by
  - Considering reduction in parking requirements for residential projects, particularly those near transit and retail services,
  - Allowing in-lieu fees for undergrounding utilities associated with residential projects, and
  - Encouraging innovation in construction technology such as mass timber and prefabricated buildings.

## Goals and Policies

### A. Encourage Diverse Housing Options

Meeting the housing needs of all residents in the community requires a multipronged approach, including the identification of adequate sites for all types of housing, considering the needs of a variety of household types, and other innovative solutions.



**Goal H1: Maintain and increase the diversity of housing types in all City neighborhoods.**

- POLICY H1.1:** Ensure adequate housing sites through appropriate land use, zoning, and precise plan designations to accommodate the City’s share of regional housing needs.
- POLICY H1.2:** Create a regulatory environment that enables the private market to build a variety of housing types at all income levels.
- POLICY H1.3:** Support workforce housing for moderate-income households, including housing for teachers, non-profit employees, and other key groups.
- POLICY H1.4:** Facilitate middle density housing (duplexes, triplexes) in residential neighborhoods throughout the City.
- POLICY H1.5:** Continue to explore methods of increasing density in existing single-family neighborhoods in high resource opportunity areas.

**Program H1-1: Adequate Sites to Accommodate Regional Fair Share of Housing Growth.** The City has a Regional Housing Needs Allocation (RHNA) of 1,115 extremely low/very low-income, 643 low-income, 789 moderate-income, and 2,041 above moderate-income units for the 2023-2030 RHNA planning period (4,588 units total). A significant portion of this target will be achieved with credits for approved and proposed projects. The sites inventory identifies vacant and underutilized land in residential and mixed-use zones, as well as projections about accessory dwelling units (ADUs) and missing middle housing and shows that the City can adequately accommodate the remaining RHNA under existing General Plan and Zoning standards.

**Objective:**

- Continue to track new housing projects and progress toward meeting the City’s RHNA and post the sites inventory on the City’s webpage.

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

**Timeframe:** Ongoing

**Responsible Party:** **Community Development and Transportation**

**Funding Sources:** Departmental Budget

**Program H1-2: No Net Loss.** No jurisdiction shall “reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density” unless the jurisdiction makes written findings that the reduction is

consistent with the General Plan, and that the remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's need (Government Code §65863(b)(1)).

**Objective:**

- Evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2023-2030 Housing Element sites inventory and make written findings that any density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, identify and make available additional adequate sites to accommodate the related share of housing need by income level within 180 days of approving the reduced density project.

*Timeframe:* Ongoing

*Responsible Party:* Community Development and Transportation

*Funding Sources:* Departmental Budget

**Program H1-3:**

**Replacement Unit Requirements.** The replacement of units affordable to the same or lower income level is required as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements shall be applied to sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very low-income households

For the purpose of this program, "previous five years" is based on the date the application for development was submitted.

The City shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory

unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met (Government Code section 66300(d)).

**Objective:**

- Review the Zoning Ordinance and identify amendments to provide clarity to the public regarding Government Code Section 66300(d).
- Evaluate residential development proposals for consistency with Government Code section 65915(c)(3) and Government Code section 66300(d).

*Timeframe:* Review Zoning Ordinance and consider revisions by 2024 (Immediate); Ongoing

*Responsible Party:* **Community Development and Transportation**

*Funding Sources:* Departmental Budget



**Program H1-4:**  
EJ Focus

**Densities in High Opportunity Areas.** Largely due to a history of redlining and disinvestment, “higher resource opportunity areas” exist throughout the country today, with zoning regulations that limit additional density. The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) produce annual opportunity maps that illustrate an overall composite score derived from characteristics grouped into three main categories: economic, environmental, and educational. The composite score ranges from low to highest resources, with low resources indicating less access to opportunity and high resources indicating greater access to opportunity. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. Many of Redwood City’s higher resource opportunity areas are located in lower density single-family neighborhoods.

**Objective:**

- Study changes to R-1 and/or RH neighborhoods that could increase the density allowed, such as including additional density for corner lots.

*Timeframe:* Short Range – Complete community engagement and technical study by 2025

*Responsible Party:* **Community Development and Transportation**

*Funding Sources:* Departmental Budget

**Program H1-5:** **Accessory Dwelling Units.** Accessory dwelling units (ADUs) can offer an additional source of affordable housing to homeowners and the community. The City last updated its ADU ordinance in August 2021 and now has an up-to-date ordinance considered compliant with Government Code Section 65852.2.

**Objective:**

- Support the development of 506 accessory dwelling units during the planning period and as new State laws modify accessory dwelling unit requirements, update the City's ordinance to comply.

*Timeframe:* Ongoing

*Responsible Party:* **Community Development and Transportation**

*Funding Sources:* Departmental Budget

**Program H1-6:** **Densities in Mixed Use Zoning Districts.** To respond to the continued housing demand, Redwood City proposes to increase density in the Mixed Use Zoning Districts.

**Objective:**

- Complete a zoning text amendment to increase densities in the mixed use zoning districts as follows:
  - Increase MU-C from 60 du/ac to 80 du/ac
  - Increase MU-N from 40 du/ac to 60 du/ac
  - Increase MU-T from 20 du/ac to 40 du/ac for base zoning and 40 du/ac to 60 du/ac for projects that propose community benefits

*Timeframe:* Immediate – In conjunction with Housing Element adoption

*Responsible Party:* **Community Development and Transportation**

*Funding Sources:* Departmental Budget

**Program H1-7:** **Downtown Precise Plan.** The Downtown Precise Plan, adopted in 2011, was established to bring a renewed vitality to Downtown Redwood City. This innovative, flexible planning document has spurred new uses, activity, and housing in our Downtown. The plan permits a total of 2,500 new housing units, a maximum which has nearly been met.

**Objective:**

- Remove the maximum residential development limit in the Downtown Precise Plan to continue to foster continued development of this critical area.

*Timeframe:* Immediate – In conjunction with Housing Element adoption

*Responsible Party:* Community Development and Transportation

*Funding Sources:* Departmental Budget

**Program H1-8: Small Lots.** Due to site design and circulation requirements, development on small lots can be more challenging than on large lots.

**Objective:**

- Review development standards to ensure that maximum densities can be achieved, even on small lots. Revise as necessary.  
Consider incentives for consolidation of parcels, including rounding up when calculating allowable units.

*Timeframe:* Ongoing; Review development standards and consider incentives for achieving higher densities on small lots by 2024 (Immediate)

*Responsible Party:* Community Development and Transportation

*Funding Sources:* Departmental Budget

## B. Preserve Existing and Increase Affordable Housing Stock

Preserving the existing housing stock and conserving affordable units in Redwood City are top priorities for the City. In addition, a significant increase in the production of affordable housing will be necessary to meet the existing and growing needs. The City supports the preservation of assisted housing and increasing the citywide affordable housing stock through code enforcement, efforts to retain existing affordable housing, and programs aimed at increasing affordable housing.

**Goal H2: Protect and increase the supply of affordable housing, both deed-restricted and unsubsidized affordable units.**

**POLICY H-2.1:** Support the construction, acquisition, rehabilitation, and maintenance of affordable housing, including exploring ways to extend affordability periods on deed-restricted units.

**POLICY H-2.2:** Consider the use of City-owned property for affordable housing prior to other uses (if the sites are feasible and appropriate for housing), and prioritize housing for extremely low-income households.

**POLICY H-2.3:** Continue to require affordable housing to be constructed in conjunction with larger residential projects and encourage affordable housing construction associated with nonresidential construction.

**POLICY H-2.4:** Support the preservation of unsubsidized affordable housing by facilitating conversions to deed-restricted affordable housing and other emerging retention mechanisms.

**POLICY H-2.5:** Encourage development of home-ownership opportunities that are more affordable, such as condominium and townhome developments and middle density or cottage home types of projects.

**Program H2-1:**

**Code Enforcement.** Redwood City encourages the maintenance and improvement of housing for all income levels through its Code Enforcement Program. The goal of code enforcement is to minimize deferred maintenance and eliminate health and safety problems. Properties that are cited for serious violations and are occupied by low-income households are referred to the City's Home Repair Program for assistance (see Program H2-2).

**Objective:**

- Continue to implement the Code Enforcement Program to bring substandard housing units into compliance with City building and property maintenance requirements. Code Enforcement will coordinate with the Housing Division to provide information on available rehabilitation assistance to correct code deficiencies.

*Timeframe:* Ongoing

*Responsible Party:* Community Development

*Funding Sources:* Departmental Budget



**Program H2-2:**

Sustainability Focus

EJ Focus

**Home Repair Programs.** To maintain the quality and affordability of older neighborhoods and housing stock, the City offers a home improvement program, providing grants from Community Development Block Grant (CDBG) funds to low-income households for minor home repairs and accessibility modifications.

**Objectives:**

- Provide grant assistance to facilitate the repair of 20 units per year, including home accessibility modifications for disabled persons.

*Timeframe:* Ongoing

*Responsible Party:* City Manager's Office, Housing Division

*Funding Sources:* CDBG

**Program H2-3:**

EJ Focus

**Preservation of At-Risk, Affordable Housing.** Retention of deed-restricted affordable housing is a critical part of maintaining the supply of affordable housing in Redwood City, with 29 rental apartment complexes providing 1,203 affordable units. Five of these complexes with a total of 239 units have expiring affordability covenants in Redwood City during the next ten years.

**Objectives:**

- Annually monitor the affordability status of:
  - Casa de Redwood (134 affordable units)
  - Franklin Street Apartments (31 affordable units)
  - Oxford Apartments (3 affordable units)
  - Redwood City Commons (58 affordable units)
  - Redwood Village (13 affordable units)
- Continue to work with non-profit organizations to preserve existing affordable housing in the City. As needed, support funding applications to preserve at-risk units.
- For developments considering converting to market rate, work with the owners and property managers to discuss preservation options and present options to owners for rehabilitation assistance and/or mortgage refinancing in exchange for extending affordability restrictions.
- Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights.

*Timeframe:* Ongoing

*Responsible Party:* City Manager's Office, Housing Division

*Funding Sources:* Departmental Budget, Affordable Housing Funds

**Program H2-4:**

**Affordable Housing Development/Inclusionary Housing.** The development of new affordable housing generally requires subsidies from federal, State, and local sources. The demand for affordable housing throughout the Bay Area is steadily increasing, as housing costs have accelerated beyond the capacity of many households. Land write-downs and financial incentives can be significant contributions to meet this demand and create new affordable housing. Redwood City has an active history of providing funding for the acquisition and disposition of housing sites and/or surplus properties for the construction or rehabilitation of affordable housing units. In addition, the City's Affordable Housing Ordinance provides a new funding source

through in-lieu fee payments and an Affordable Housing Impact fee, as well as requiring on-site affordable housing for larger residential projects.

**Objectives:**

- Continue to provide subsidies, as funds are available, to assist in the development of affordable housing units, acquisition of land for affordable housing construction, and preservation of existing affordable housing.
- Continue implementing the Affordable Housing Ordinance including below-market-rate (BMR) requirements for rental and ownership development.
- Update the Affordable Housing Impact Fee Nexus Study as required by Government Code Section 65940.1 and 66016.5 (by January 1, 2030), including a study of target affordability levels and considerations for incentivizing extremely low-income units as part of the affordable housing ordinance.

*Timeframe:* Ongoing

*Responsible Party:* City Manager's Office, Housing Division

*Funding Sources:* CDBG, HOME, Affordable Housing Funds, Departmental Budget



**Program H2-5:**

**EJ Focus**

**First-Time Homebuyer Opportunities.** The City is committed to expanding homeownership opportunities for lower- and moderate-income households to increase the percentage of homeowners in the community. Under the City's Affordable Housing Ordinance, larger ownership developments (20 units or more) are required to provide 15 percent affordable units onsite. Additionally, as funds are available, Redwood City assists with homeownership opportunities, such as collaborations with Habitat for Humanity, to create new affordable homeownership opportunities.

The City continues to oversee the below market rate (BMR) units at Wyndham Place that are reserved for lower income households. This program ensures that the City has first right of refusal for BMR units that turnover at Wyndham Place, the units are made available to income-eligible buyers, and the resale units remain affordable for the longest period of time (30 years).

As a means of further leveraging homeownership assistance, residents also have access to San Mateo County Mortgage Credit Certificate (MCC) Program and the Housing Endowment & Regional Trust (HEART) First Time Home Buyer Program.



**Objectives:**

- Continue implementing the Affordable Housing Ordinance including below-market-rate (BMR) requirements for ownership development.
- Continue to provide homeownership assistance to eligible first-time homebuyers at Wyndham Place.
- Continue to advertise available homeownership financing opportunities with San Mateo County, such as HEART and MCC.
- Consider Municipal Code amendments to allow smaller subdivisions (fewer than five units per project) in existing neighborhoods to facilitate homeownership opportunities

*Timeframe:* Ongoing; Short Range – Conduct a study and community engagement on potential subdivision amendments; present in a study session to decision makers within four years of Housing Element adoption

*Responsible Party:* **City Manager’s Office, Housing Division; Community Development and Transportation**

*Funding Sources:* CDBG, HOME, HEART, Affordable Housing Funds, Department Budget

**Program H2-6:**

**Rezone Commercial Office.** Demand is high in Redwood City for both office development and housing development. There are 57 parcels zoned Commercial Office in Redwood City. These parcels currently do not allow residential uses.

**Objective:**

- Rezone all CO parcels to Mixed Use Corridor (MUC) and complete related General Plan amendments to expand areas where residential and mixed use development are allowed.

*Timeframe:* Immediate – In conjunction with Housing Element adoption

*Responsible Party:* **Community Development**

*Funding Sources:* Departmental Budget

**Program H2-7:**

**Mobile Home Parks.** To encourage preservation of mobile home parks in Redwood City, the City proposes to revise the zoning and General Plan designations for existing mobile home parks to match the current use.

**Objective:**

- Complete zoning map and General Plan Land Use Map amendments to revise zoning districts of existing mobile home parks to MH (Mobile Home Park) and General Plan

designations to a residential land use category (i.e., MDR) as follows:

- Le Mar Mobile Home Park – Rezone to MP and update General Plan Designation to MDR
- Redwood City (R.C) Mobile Home Park – Rezone to MP and update General Plan Designation to MDR
- Redwood Mobile Estates – Update General Plan Designation to MDR (zoning is consistent)
- Harbor Village – No changes needed

**Timeframe:** Immediate – In conjunction with Housing Element adoption

**Responsible Party:** Community Development and Transportation

**Funding Sources:** Departmental Budget



**Program H2-8:**

**EJ Focus**

**Acquisition and Rehabilitation of Existing Housing.** Under this program, the City assists nonprofit organizations in the acquisition of multi-family housing for lower-income families, individuals, veterans, and seniors, and other special needs populations.

**Objective:**

- Implement preservation recommendations from the Anti-Displacement Strategy, once adopted. Engage with nonprofit housing providers regarding the City's interest in establishing partnerships in the acquisition and rehabilitation of for-sale rental properties, with the goal of completing at least one project during the planning period.

**Timeframe:** Ongoing

**Responsible Party:** City Manager's Office, Housing Division

**Funding Sources:** CDBG, HOME, Affordable Housing Funds, Department Budget

## C. Opportunities for Special Needs Households

Redwood City residents have a diversity of backgrounds, family types, lifestyles, income levels, and abilities. Due to their personal financial or physical condition, some residents may have housing needs that are not met by conventional housing types. For example, seniors or persons with physical disabilities may need to live in group settings where needed services can be provided and where they can benefit from increased interaction with others. People facing homelessness because they have lost a job or cannot work benefit from supportive housing, where they can find programs that help them reenter the

work force. Redwood City continues to implement creative responses to these and other special housing needs.

**Goal H3 Promote, encourage, and assist in the development of housing that meets the needs of special needs communities in Redwood City.**

**POLICY H3.1:** Encourage and provide opportunities for housing for special needs groups, including large families, single-parent headed households, the elderly, the disabled, and those in need of emergency shelter and supportive and transitional housing.

**POLICY H3.2:** Encourage assisted living and other senior housing options, including veterans housing.

**POLICY H3.3:** Encourage flexible building types and configurations, including single room occupancy projects (SROs), group homes, and other types of housing for extremely low-income residents.

**POLICY H3.4:** Support community service organizations that provide housing opportunities and supportive services for people who are homeless or at risk of being homeless.

**POLICY H3.5:** Promote accessibility features in housing for people with disabilities, including reasonable accommodations and visitability of all new units.

**POLICY H3.6:** Where practical, encourage the development of units with three or more bedrooms to support larger families.



**Program H3-1:**

**EJ Focus**

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

**Objectives:**

- Continue to support organizations that facilitate shared housing arrangements.
- Review, revise and consolidate, as needed, the definitions for assisted living, including Residential Care, Senior and Housing for the Elderly.
- Consider amending the Zoning Ordinance to ensure that assisted living, senior living, and cottage-style housing are permitted uses in residential zoning districts. Identify

necessary development standard revisions to facilitate these housing types.

**Timeframe:** Ongoing, consider Ordinance amendments by 2027 (Mid Range)

**Responsible Party:** Community Development and Transportation

**Funding Sources:** Departmental Budget



**Program H3-2:**

EJ Focus

**Residential Care Facilities and Group Homes.** Redwood City encourages the development of residential care facilities and group homes. During the previous planning period, the City amended the Zoning Ordinance to remove inconsistencies in definitions and ensure compliance with State law. Additional measures will further facilitate clarity and support housing for persons with disabilities.

**Objectives:**

- Review, and revise as needed, the Zoning Ordinance to provide more clarity on the provisions of residential care for non-seniors in larger group settings. Consider other opportunities for group housing and a wider variety of residential care facilities.

**Timeframe:** By 2024 (Immediate)

**Responsible Party:** Community Development and Transportation

**Funding Sources:** Departmental Budget



**Program H3-3:**

EJ Focus

**Housing Options for Special Needs and Extremely-Low Income Households.** Redwood City neighborhoods offer a diversity of housing types that vary in type, density, and age. Extremely low-income households and households with special needs have limited housing options. To meet the needs of special needs groups, innovative housing options should also be explored.

**Objectives:**

- Review the Zoning Ordinance for consistency with AB 2162, effective January 1, 2019, which requires supportive housing to be considered a use by right (ministerially permitted) in zones where multi-family and mixed use are permitted, including nonresidential zones permitting multi-family uses if the proposed housing development meets specified criteria. Comply with AB 2162 requirements to allow for modifications for required parking for units occupied

supportive housing residents that are located within one-half mile of a public transit stop.

- Consider amending the Zoning Ordinance to explicitly allow SROs, group homes, and other extremely low-income housing options.
- Amend the Zoning Ordinance to allow low-barrier navigation centers in the CG-R zoning district. Review, and revise as needed, the Downtown Precise Plan and North Main Precise Plan to allow for low-barrier navigation centers by right in areas zoned for mixed-use and nonresidential development, consistent with AB 101.
- Prioritize available housing funding to assist in the development of housing affordable to extremely low-income households.
- As part of the Housing Element Annual Progress Report, track and report the number of new affordable housing units providing a preference for people with special needs, including seniors, homeless, people with developmental disabilities, etc. that are added to the housing stock each year.
- Continue to consult with the San Mateo County Center on Homelessness to further align efforts and coordinate homeless services.
- Continue to support the City's Homeless Outreach Team (HOT) in their efforts to reach out to existing homeless in Redwood City and locate and acquire sites for supportive housing.

***Timeframe:*** Mid Range – Conduct a study and community engagement on potential zoning amendments; present in a study session to decision makers within four years of Housing Element adoption; Ongoing

***Responsible Party:*** Community Development and Transportation; City Manager's Office, Housing Division; Parks, Recreation & Community Services

***Funding Sources:*** Departmental Budget, CDBG, HOME

## D. Remove Constraints to Housing Development

Many factors can encourage or constrain the development, maintenance, and improvement of housing in a community. These factors include physical constraints, land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. Redwood City is committed to removing governmental constraints that might hinder the production of housing and identifying innovative strategies to address nongovernmental constraints.

## Goal H4 Reduce the cost of building housing through innovation and flexibility in development regulations.

**POLICY H-4.1:** Periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with State law; identify changes to City requirements that could reduce the cost of housing.

**POLICY H-4.2:** Reduce residential parking requirements for residential development in conjunction with increased bike parking or proximity to transit.

**POLICY H-4.3:** Reduce the permitting time for residential projects and 100% affordable projects through consideration of a by-right approvals, objective standards, and reducing or eliminating the requirement for public hearings.

**POLICY H-4.4:** Encourage the use of mass timber, pre-fabricated construction and tiny homes as well as other innovative construction types.

**Program H4-1: Site Improvements and Fees.** In Redwood City, a number of onsite improvements are required, including the undergrounding of utilities and upgrading of infrastructure such as sidewalks and alleyways. Fees and on-site requirements can add substantial costs to affordable housing projects.

### Objectives:

- Continue to exempt very-low and low-income affordable housing projects from the City's park impact fee and provide a 50-percent discount to moderate-income affordable housing projects and a reduced Transportation Impact fee for affordable housing developments, senior projects, and transit-oriented development.
- Consider removing the utility undergrounding requirement for residential development and allowing in-lieu fees to contribute towards future undergrounding actions; consider exempting 100% affordable housing developments from this fee.

**Timeframe:** Ongoing, consider/adopt as appropriate affordable housing site improvement exemption ordinance by 2026 (Mid Range)

**Responsible Party:** Community Development and Transportation

**Funding Sources:** Departmental Budget

**Program H4-2: General Plan/Zoning Consistency.** Certain parcels in the City have zones that are inconsistent with the General Plan. In

conjunction with the Housing Element the City is updating the zoning to clarify and streamline the development process on these parcels.

**Objectives:**

- Complete identified zoning map amendments to provide consistency between General Plan designations and zoning districts, with revisions from nonresidential to residential or mixed-use zoning districts, as applicable.

*Timeframe:* In conjunction with Housing Element adoption

*Responsible Party:* **Community Development and Transportation**

*Funding Sources:* Departmental Budget

**Program H4-3:**

**Middle Housing Development.** Duplexes, triplexes, and smaller multi-family developments can provide affordable housing options to renters and owners, increasing the supply of housing and assisting Redwood City in meeting its regional share of housing growth. To remove constraints and better encourage small multi-family developments in the R-2, R-3, R-4, and R-5 zoning districts, zoning text amendments will be pursued.

**Objectives:**

- Phase 1: Complete zoning text amendments to encourage middle housing as follows:
  - Minimum Lot Size: Revise to 5,000 square feet for all building types (removing 7,500 minimum square feet for duplexes, 10,000 square feet for triplexes, and 1,000 to 2,000 square feet for each additional unit in excess of three units on the same lot, depending on the zoning district).
  - Minimum Lot Width: Revise to 35 feet, or 20 feet wider than the driveway approach width, whichever is greater. This is revised down from 50 feet for a single-family dwelling or duplex and 75 feet for a triplex or larger development.
  - Parking Requirements: Remove requirement for covered parking spaces and allow parking to be located within required setbacks.
  - Minimum Open Space: Reduce requirement from 300 square feet of open space per bedroom to 150 square feet of open space per unit.

- Phase 2: Consider additional changes to the R-2 through R-5 Zoning Districts to further encourage middle housing, such as establishing a minimum density of no less than 75 percent of the maximum allowable density or one dwelling unit, whichever is greater.

*Timeframe:* Complete Phase 1 zone text amendments in conjunction with Housing Element adoption (Short Range); Study Phase 2 zone text amendments within three years of Housing Element adoption (Mid Range)

*Responsible Party:* **Community Development**

*Funding Sources:* Departmental Budget

**Program H4-4:**

**Density Bonuses.** The State Density Bonus law (Government Code §65915) allows developers to receive a density bonus that corresponds to specified percentages of units set aside for lower-income households. Assembly Bill (AB) 2345 amended Density Bonus Law (effective January 1, 2021) and expands and enhances development incentives for projects with affordable and senior housing components. SB 290 (effective January 1, 2022) makes additional changes to encourage affordable housing.

**Objective:**

- Review the City's density bonus ordinance for consistency with Government Code §65915 and update as needed.
- Monitor State legislation and as changes are made to Government Code §65915, update the City's density bonus accordingly to be consistent. Craft ordinance amendments to minimize the need for continuous updates as State law is amended.

*Timeframe:* 2023 (Immediate); Ongoing

*Responsible Party:* **Community Development and Transportation;** City Manager's Office, Housing Division

*Funding Sources:* Departmental Budget

**Program H4-5:**

**SB 9 Zoning and Subdivision Ordinance Amendments.** SB 9 requires ministerial approval of housing developments containing no more than two residential units in the R-1 and R-H zones. In response, definitions, use regulations, and development standards may need revising.

**Objective:**

- Review the City's Zoning Ordinance and Subdivision Ordinance and consider updates as needed to provide clarity and facilitate housing development under SB 9.



*Timeframe:* 2023 (Immediate); Ongoing

*Responsible Party:* Community Development and Transportation

*Funding Sources:* Departmental Budget

**Program H4-6: Permit Processing.** Lengthy review periods associated with permit processing are perceived as one of the major constraints to housing development in any city, with delays increasing the holding cost of developments. Complicated procedures related to various funding sources may also discourage new development especially by affordable and special needs housing developers. To facilitate residential development, the City provides development pre-application review and offers a streamlined processing system that simplifies and expedites development processing.

**Objectives:**

- Continue to evaluate and improve the streamlined processing system to facilitate residential development.
- Consider approving 100% affordable housing by right.

*Timeframe:* Ongoing; Complete analysis and community engagement by 2027 (Mid Range)

*Responsible Party:* Community Development and Transportation

*Funding Sources:* Departmental Budget

**Program H4-7: Revised Parking Standards.** The cost of constructing parking can be a significant portion of the cost of developing new housing. Redwood City is a leader in providing innovative parking standards; our Downtown Parking Zone includes reduced parking standards, as well as a required maximum number of spaces per unit. The Zoning Ordinance also allows for shared and multi-family residential developments within the City's major Mixed Use areas also have reduced parking standards.

**Objectives:**

- Analyze existing parking standards for residential units. Based on this analysis, consider modifications to the Zoning Ordinance to better encourage infill development.
- Review parking standards for housing for persons with disabilities and affordable housing and consider reductions.
- Consider parking reductions, eliminating parking minimums, and/or unbundled parking from the dwelling unit for large housing projects.

**Timeframe:** Complete analysis and community engagement by 2025 (Short Term)

**Responsible Party:** Community Development and Transportation

**Funding Sources:** Departmental Budget

**Program H4-8:**

**Employee Housing Act.** The Employee Housing Act establishes requirements for employee housing in a group home structure or group quarters format.

**Objective:**

- Review Zoning Ordinance definitions for consistency with the Employee Housing Act.

**Timeframe:** Complete review, and revise as needed, by 2027 (Mid Range)

**Responsible Party:** Community Development and Transportation

**Funding Sources:** Departmental Budget

**Program H4-9:**

**Housing Accountability Act.** The Housing Accountability Act, among other things, prohibits a jurisdiction from denying or reducing the density of residential and mixed-use projects (comprised of 2/3 or more residential) if the project complies with objective design standards, unless a finding can be made that the project would have an unavoidable impact on public health or safety that cannot be mitigated in any way other than rejecting the project or reducing its size.

**Objective:**

- Review the Zoning Ordinance and craft revisions that support objective design standards consistent with the Housing Accountability Act. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives.
- Streamline the number of projects requiring Planning Commission review and study additional ways to speed housing approvals.

**Timeframe:** Adopt Objective Design Standards and Housing Accountability Act amendments by 2025 (Short Range)

**Responsible Party:** Community Development and Transportation

**Funding Sources:** Departmental Budget, State grants

**Program H4-10: Water and Sewer Service Providers.** Government Code §65589.7 requires water and sewer providers receive amendments to Housing Elements promptly.

**Objective:**

- Immediately following adoption, deliver the 2023-2030 Redwood City Housing Element to all providers of sewer and water service within the City of Redwood City.

*Timeframe:* Immediate – Within one month of adoption of the Housing Element

*Responsible Party:* **Community Development and Transportation**

*Funding Sources:* Departmental Budget

## E. Build Partnerships

To meet the extensive housing needs in the Bay Area, partnerships are critical. Redwood City will continue to build relationships and collaborate with a variety of interest groups and entities to further housing goals for the region.

**Goal H-5: Form partnerships with community organizations, San Mateo County and other government entities, neighborhoods, homebuilders, local industries and other groups to provide affordable housing and housing for people with special needs.**

**POLICY H-5.1:** Support housing preservation partnerships, such as Housing Endowment and Regional Trust (HEART) of San Mateo County’s efforts to create a housing preservation model.

**POLICY H-5.2:** Promote home sharing programs, such as those provided by HIP Housing’s Home Sharing Programs.

**POLICY H-5.3:** Pursue and maximize the use of grant funding for the development, preservation, and rehabilitation of affordable housing.

**POLICY H-5.4:** Continue to work with the County to provide housing for individuals experiencing homelessness and achieving the goal of Functional Zero Homelessness (where every unsheltered homeless person in San Mateo County who chooses assistance can be sheltered in an emergency shelter or in temporary or permanent housing).

**POLICY H-5.5:** Form community partnerships with Redwood City businesses and other organizations to find resources and support for residents with disabilities or extremely low-income residents.

**POLICY H-5.6:** Seek additional funding sources for affordable housing, including local options and collaborative regional approaches.



**Program H5-1:**

**EJ Focus**

**Equity and Outreach Plan.** Engage with the community on housing programs, policies, and affordable housing opportunities. Follow the City's adopted 2021 Equity Plan to ensure participation from those that are not often represented in decision-making about housing construction, protection, and preservation. Consider how various policy and approval decisions burden or benefit different populations in the City.

**Objectives:**

- Partner with housing advocates and other community organizations to provide information to hard-to-reach populations on housing topics.
- Complete an annual report of Housing Element progress and make available to the public in a user-friendly dashboard format. Notify and invite interested community members to attend and discuss housing production progress at a public hearing.

*Timeframe:* Ongoing

*Responsible Party:* **Community Development and Transportation; City Manager's Office, Housing Division**

*Funding Sources:* Departmental Budget

**Program H5-2:**

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

**Objectives:**

- Support regional efforts to address housing issues, including participation in 21 Elements and countywide housing studies.
- Support the San Mateo County Housing Authority's outreach efforts to property owners related to acceptance of Housing Choice Vouchers.

*Timeframe:* Ongoing

*Responsible Party:* **Community Development and Transportation; City Manager's Office, Housing Division**

*Funding Sources:* Departmental Budget

**Program H5-3:**

**Work with Developers to Affirmatively Market Accessible and Affordable Units.** The City actively supports collaboration

between the private sector and service providers to connect persons in need of housing with new housing opportunities.

**Objectives:**

- Establish a list of community service providers, especially those addressing special needs such as homeless, seniors, and people with disabilities in San Mateo County (i.e., LifeMoves, Samaritan House, HIP Housing, Golden Gate Regional Center, Housing Choices Coalition, Center for Independence of Individuals with Disabilities, etc.) to provide to developers of affordable housing.
- Coordinate with developers to ensure organizations are notified when new affordable housing opportunities become available.

*Timeframe:* Ongoing

*Responsible Party:* City Manager’s Office, Housing Division

*Funding Sources:* Departmental Budget

## F. Promote Equal Housing Opportunity

To fully meet the community’s housing needs, housing must be accessible to all residents, regardless of race, religion, family status, age, or physical disability.

### Goal H6 Affirmatively further fair housing opportunities and promote housing throughout the community for all.

**POLICY H-6.1:** Continue to promote fair housing and support efforts to prevent housing discrimination on the basis of race, ethnicity, ancestry, national origin, religion, sex, sexual orientation, age, marital status, children, disability, or any other arbitrary factor.

**POLICY H-6.2:** Protect existing tenants and provide additional affordable housing opportunities by implementing the City’s Anti-Displacement Strategy, once adopted.

**POLICY H-6.3:** Support organizations that provide fair housing services to Redwood City residents, and seek to eliminate housing discrimination.

**POLICY H-6.4:** Promote greater awareness of tenant and landlord rights and obligations.

**POLICY H-6.5:** Ensure that housing programs maximize choice and avoid unlawful discrimination.



**Program H6-1:**

*EJ Focus*

**Anti-Displacement Strategy.** To address the City’s first two housing principles – Preserve and Protect – the City is in the process of developing an Anti-Displacement Strategy to serve as

a policy roadmap for preventing and mitigating the impacts of displacement.

**Objectives:**

- Once adopted, implement recommendations in the Anti-Displacement Strategy including:
  - Tenant Protection Ordinance Amendments
  - Preservation of Unsubsidized Affordable Housing
  - Mobile Home Preservation
  - Community Land Trust Support

***Timeframe:*** Ongoing; Adopt Anti-Displacement Strategy and begin implementing recommendations by 2023 (Immediate)

***Responsible Party:*** City Manager's Office, Housing Division

***Funding Sources:*** Departmental Budget, Affordable Housing Funds



**Program H6-2:**

**EJ Focus**

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

**Objectives:**

- Continue to support fair housing services for Redwood City residents and provide information on housing discrimination and the resources available to victims of discrimination, in both English and Spanish, at City Hall, the public library, and on the City's website.
- Continue to educate landlords on reasonable accommodation and disability rights, including posting reasonable accommodation on the website and at prominent locations near the permit counter.
- Continue to support equal opportunity lending programs and ensure that non-discriminatory practices will be followed in the selection of residents for participation in housing programs.

***Timeframe:*** Ongoing

***Responsible Party:*** City Manager's Office, Housing Division

***Funding Sources:*** CDBG, Departmental Budget

**Program H6-3:** **Accessibility.** Universal design is a set of building and design standards that make it easy for someone of any age/ability to occupy a housing unit.

**Objective:**

- Consider implementing a universal design ordinance (accessibility), including considerations of “visitability” of all units.

*Timeframe:* Complete analysis and community engagement by 2027 (Mid Range)

*Responsible Party:* **Community Development and Transportation**

*Funding Sources:* Departmental Budget



**Program H6-4:**

*EJ Focus*

**Affirmatively Furthering Fair Housing.** Federal and State fair housing laws prohibit discrimination in home sales, financing, and rentals based on race, color, religion, sex, or national origin. Redwood City supports and promotes a diverse community of unique neighborhoods where all residents are included and valued, no group is privileged above any other group, and all have opportunity to live in neighborhoods of their choosing. The City has identified the following objectives/meaningful actions to implement:

Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Disproportionate housing needs among households of color, especially Black or African American and Hispanic households	Historical actions that limited economic opportunity and homeownership; limited affordable housing; regional lack of affordable housing supply; high housing costs relative to wages	Increase the supply of affordable housing through Implementing Programs: <ul style="list-style-type: none"> <li>▪ Program H1-4: Densities in High Opportunity Areas.</li> <li>▪ Program H2-4: Affordable Housing Development/Inclusionary Housing</li> <li>▪ Program H2-5: First-Time Homebuyer Opportunities</li> <li>▪ Program H2-8: Acquisition and Rehabilitation of Existing Housing</li> <li>▪ Program H4-3: Middle Housing Development</li> <li>▪ Program H4-5: SB 9 Zoning and Subdivision Ordinance Amendments</li> <li>▪ Program H5-1: Equity and Outreach Plan</li> <li>▪ Program H5-3: Affirmative Marketing of Accessible and Affordable Housing Units</li> <li>▪ Program H6-1: Anti-Displacement Strategy</li> </ul>

Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<p>Concentrations of Black or African American and Hispanic residents in low resource areas</p>	<p>Concentration of affordable housing and housing density in central areas of the city with low environmental health and high social vulnerability; lack of affordable housing in higher resourced neighborhoods.</p>	<p>Add affordable housing in moderate to high resource areas and address contributing factors through Implementing Programs:</p> <ul style="list-style-type: none"> <li>▪ Program H1-4: Densities in High Opportunity Areas</li> <li>▪ Program H1-5: Accessory Dwelling Units</li> <li>▪ Program H2-4: Affordable Housing Development/Inclusionary Housing</li> <li>▪ Program H2-5: First-Time Homebuyer Opportunities</li> <li>▪ Program H4-3: Middle Housing Development</li> <li>▪ Program H4-5: SB 9 Zoning and Subdivision Ordinance Amendments</li> <li>▪ Program H5-3: Affirmative Marketing of Accessible and Affordable Housing Units</li> </ul>
<p>Concentrations of Black or African American and Hispanic residents in environmental hazard areas</p>	<p>Housing density most supported and appropriate among transportation nodes; residents resistant to added density in single family detached neighborhoods.</p>	<p>Reduce environmental hazards and implement environmental justice measures adopted into the General Plan in 2022. Provide additional housing opportunities in low environmental hazard areas through Implementing Programs:</p> <ul style="list-style-type: none"> <li>▪ Program H1-4: Densities in High Opportunity Areas</li> <li>▪ Program H1-5: Accessory Dwelling Units</li> <li>▪ Program H1-6: Densities in Mixed Use Zoning Districts</li> <li>▪ Program H2-4: Affordable Housing Development/Inclusionary Housing</li> <li>▪ Program H2-5: First-Time Homebuyer Opportunities</li> <li>▪ Program H4-3: Middle Housing Development</li> <li>▪ Program H4-5: SB 9 Zoning and Subdivision Ordinance Amendments</li> </ul>
<p>Loss of affordable housing; Displacement of residents</p>	<p>Limited affordable housing; regional lack of affordable housing supply; high housing costs relative to wages</p>	<p>Support anti-displacement efforts and retention of affordable housing through Implementing Programs:</p> <ul style="list-style-type: none"> <li>▪ Program H1-3: Replacement Unit Requirements</li> <li>▪ Program H2-3: Preservation of At-Risk, Affordable Housing</li> <li>▪ Program H2-8: Acquisition and Rehabilitation of Existing Housing</li> <li>▪ Program H2-4: Affordable Housing Development/Inclusionary Housing</li> <li>▪ Program H2-5: First-Time Homebuyer Opportunities</li> </ul>



Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
		<ul style="list-style-type: none"> <li>▪ Program H3-3: Housing Options for Special Needs and Extremely-Low Income Households</li> <li>▪ Program H5-1: Equity and Outreach Plan</li> <li>▪ Program H5-3: Affirmative Marketing of Accessible and Affordable Housing Units</li> <li>▪ Program H6-1: Anti-Displacement Strategy</li> </ul>

*Timeframe:* Varies by action item, see action items above.

*Responsible Party:* Community Development and Transportation; City Manager’s Office, Housing Division

*Funding Sources:* Departmental Budget, Affordable Housing Funds, CDBG, HOME

## Summary of Quantified Objectives

**Table H2-1** summarizes Redwood City’s quantified objectives for the 2023-2030 Housing Element planning period.

**Table H2-1: Summary of 2021-2029 Housing Element Quantified Objectives**

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Construction Objective (RHNA)	1,115		643	789	2,041	4,588
Rehabilitation Objective	160				--	160
At-Risk Affordable Housing Units to Preserve	239		--		--	239

# 2023-2031 Housing Element City of Redwood City

Technical Background Report



HCD Review Draft  
April 2022



# Needs Assessment

## Population and Employment Trends

To best understand the types of housing that are needed to meet existing and future demand, Housing Element law requires that the Housing Element assess local population demographics and housing stock characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in demographics can also help City leaders better respond to or anticipate changing housing demand. This section evaluates the various population characteristics that affect Redwood City's housing needs.

### Current Population and Population Growth

Between 2010 and 2020, as reported by the U.S. Census, the population of Redwood City grew by approximately 13 percent, from 76,815 to 86,754 residents. This growth rate was greater in Redwood City than San Mateo County as a whole (7.6 percent). The Association of Bay Area Governments (ABAG) forecasts continued population growth through 2040. From 2020 to 2045, ABAG estimates that the City's population will grow by 20 percent, while countywide population is expected to increase by 18.5 percent (Table H1-1).

**Table H1-1: Population Growth and Projected Growth**

	2010	2020	2040	% Change	% Change
				2010-2020	2020-2040
Redwood City	76,815	86,754	103,940	12.9%	19.8%
San Mateo County	718,451	773,244	916,590	7.6%	18.5%

*Sources: Association of Bay Area Governments and Metropolitan Transportation Commission Housing Element Data Package and Projections 2040*

In addition to population projections, several other demographic characteristics and trends define housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment.

### Age

Patterns indicate that different age groups have varying housing needs. As such, housing choice often correlates to the age of residents. Table H1-2 shows the age distribution of Redwood City residents. In 2019, the 25-44 year old age group constituted the largest age group at approximately 33 percent, followed by the 45-64 years old age group at 26 percent. Of note, certain segments of the population are increasing more rapidly than others, resulting in variations in total population make-up of the city. For example, the share of the population represented by seniors (65 years old and above) increased by two percentage points over the past 10 years, while the youth share of the population (0-14 age group) decreased by two percentage points.

When compared with San Mateo County at large, Redwood City generally parallels the region, with an equal share of its population that is younger than 18 (21 percent). Redwood City's seniors make up about 13 percent of the population, which is lower than the regional share of 16 percent. This younger demographic is also reflected in the median age; Redwood City's median age is 36.7, compared with the County (39.7). People are also living longer, with those 65 and over expected to make up nearly 20 percent of the population of San Mateo County by 2026. Equally important is the fact that Millennials recently surpassed the Baby Boomers as our largest generation. As Millennials enter their 40s, they will continue to shape countywide housing needs. By 2026, people 25-44 and 45-64 will make up more than 50 percent of the local countywide population. Both generations (Millennials and Baby Boomers) have been showing a preference for more walkable, mixed-use neighborhoods, that are close to work, schools, parks, and amenities. The majority of seniors prefer to stay in their homes and communities, or age-in-place. Yet many live on fixed incomes and may have mobility issues as they age, which require supportive services.

Simultaneously, Millennials are less likely to own homes and have less savings than previous generations; are more likely to live alone and delay marriage or remain living with their parents into early adulthood; and as they start families, may be in greater need of support when purchasing their first home. Coupled with increasing housing prices, it is harder for younger generations to rent or purchase a home than it was for older generations.

With more people 65 and over than there were 10 or 20 years ago, our housing policies should be tailored to address ways to support our seniors as they get older so they can stay in their homes and communities, and make sure young people, new families, and our workers can find housing they can afford that meets their needs.

**Table H1-2: Age**

Demographic Profile	2010	Percentage	2019	Percentage
<b>Age</b>				
0-14	15,488	20%	15,538	18%
15-24	8,686	11%	9,458	11%
25-44	24,819	32%	27,871	33%
45-64	19,710	26%	22,047	26%
65+	8,112	11%	10,870	13%
Median Age	37.3	--	36.7	--

Sources: US Census Bureau 2010 Census, American Community Survey 2015-2019 5-year estimates

## Race and Ethnicity

San Mateo County is a very diverse place to live, even when compared to the State of California. Countywide, more than one-third of the population are foreign born and almost half speak a language other than English at home. Table H1-3 shows the racial/ethnic distribution of population in Redwood City. White non-Hispanic (44 percent) and Hispanic (35 percent) residents make up the majority of the Redwood City population, followed by Asian (15 percent), and Black (2 percent). When compared with San Mateo County at large, Redwood City has fewer Asian residents (15 percent compared to 30 percent), and more White non-Hispanic (44 percent compared to 39 percent) and Hispanic residents (35 percent

compared to 24 percent). Since 2010, the portion of the population that is Asian in Redwood City has increased by three percentage points, while the Native American population has decreased by two percentage points. The proportion of Black residents in Redwood City has remained the same since 2010.

When planning for housing, we need to consider a variety of housing needs—like larger homes for multi-generational families or those with more children—and how to create opportunities for everyone to access quality, affordable housing near schools, transit, jobs, and services.

**Table H1-3: Race and Ethnicity**

Demographic Profile	2010	Percentage	2019	Percentage
<b>Race/Ethnicity</b>				
White (non-Hispanic)	32,025	43%	37,794	44%
Hispanic	27,619	37%	30,405	35%
Black	1,239	2%	1,312	2%
Asian/Pacific Islander	8,888	12%	12,974	15%
American Indian	1,294	2%	244	0%
Other	4,128	5%	3,055	4%

*Sources: US Census Bureau 2010 Census, American Community Survey 2015-2019 5-year estimates*

Past exclusionary practices<sup>1</sup> have prevented people of color from purchasing homes, living in certain neighborhoods, and building wealth over time. As a result, they are more likely to experience poverty, housing insecurity, displacement, and homelessness. And while many communities in San Mateo County are very diverse, we are still contending with segregation and a lack of equitable opportunities. To help prevent displacement due to gentrification and create a future where it is possible for everyone to find the housing they need, it will be important to plan for a variety of housing types and affordability options in all neighborhoods.

## Employment

In 2018, Redwood City had 40,418 workers living within its borders who work across 11 major industrial sectors. Table H1-4 provides detailed employment information. Many Redwood City residents work in professional and managerial services (22 percent); health and educational services (20 percent); arts, recreation and other services (14 percent); information (11 percent); and manufacturing and wholesale industries (10 percent). Between 2010 and 2018, the proportion of workers employed in the information industry doubled from five percent to 11 percent.

<sup>1</sup> The Home Owners' Loan Corporation (HOLC), a defunct financial services corporation from the 1930s, developed a neighborhood ranking system (known today as redlining) to assess credit-worthiness by mortgage security. The grades ranged from A to D, where A included predominantly white or upper-middle-class neighborhoods that the HOLC defined as posing minimal risk, and D included areas that predominantly contained marginalized low-income populations, such as Jewish, Asian, Mexican, and Black residents. These areas were also more likely to be near industrial areas, freeways, and have an older housing stock.

Table H1-4: Employment by Industry

Demographic Profile	2010	Percentage	2018	Percentage
<b>Employment by Industry</b>				
Agriculture & Natural Resources	244	1%	293	1%
Arts, Recreation & Other Services	4,715	15%	5,598	14%
Construction	1,384	4%	1,929	5%
Financial & Leasing	1,935	6%	2,086	5%
Government	1,162	4%	1,097	3%
Health & Educational Services	6,277	20%	7,901	20%
Information	1,531	5%	4,531	11%
Manufacturing & Wholesale	3,908	12%	4,025	10%
Professional & Managerial Services	6,301	20%	8,771	22%
Retail	2,971	9%	3,034	8%
Transportation & Utilities	1,113	4%	1,153	3%

Sources: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Residence Area Characteristics (RAC) files, 2002-2018

Table H1-5 indicates the 10 largest employers in Redwood City, with significant representation from the professional and managerial and health and educational services sectors, including the Oracle Corporation, Kaiser Foundation Hospitals, Electronic Arts, and Redwood City School District.

Table H-15: 10 Principal Employers, 2021

Employer	Number of Employees	Percentage
Oracle Corporation	5,243	11%
County of San Mateo	2,452	5%
Stanford Hospital and Clinics	2,279	5%
Box Inc.	1,576	3%
Guardant Health, Inc.	1,495	3%
Auris Surgical Robotics, Inc.	1,482	3%
Electronic Arts	1,400	3%
Google	952	2%
Geonomic Health	842	2%
The Permanente Medical Group	717	1%

Source: City of Redwood City Comprehensive Annual Financial Report, 2021

Since 2002, nearly 20,000 new jobs have been added within Redwood City, resulting in an estimated 69,400 jobs as of 2018. As we plan for housing, we need to consider the needs of our workforce—folks who are a part of our communities, but often end their day by commuting long distances to a place they can afford. Many have been displaced in recent years, as housing and rent prices soared along with our job-generating economy. The lack of workforce housing affects us all, with teachers, fire fighters, health care professionals, food service providers and many essential workers being excluded from the communities they contribute to every day. The long-term sustainability of our communities depends on our ability to create more affordable and equitable housing options.

Over the past 30 years throughout San Mateo County, new home construction has not kept up with the number of jobs the local economy is adding. This has led to a housing shortage. In 2020, there were 265,000 households in San Mateo County. By 2050, ABAG projects that to increase by almost half to 394,000. This growing demand will continue to put pressure on home prices and rents throughout the region.

As a result, we not only need to plan for more housing, but also consider how to best support the development of low- and moderate-income housing options while preserving existing affordable homes. This includes transitional and supportive housing options for the unhoused and considering universal design to meet accessibility and mobility needs.

Although the majority of housing produced in the past few decades has been single-family homes or larger multifamily buildings, some households have become increasingly interested in “missing middle” housing—smaller homes that include duplexes, triplexes, townhomes, cottage clusters, garden apartments and accessory dwelling units (ADUs). These smaller homes may provide more options to a diversity of community members across income, age, and household size.

## Household Characteristics

The characteristics of a community’s households impact the type of housing needed in that community. Household type, income levels, the presence of special needs populations, and other household traits are all factors that affect the housing needs of a community. This section discusses the household characteristics affecting the housing needs of Redwood City residents.

Characteristics for Redwood City households are summarized in Table H1-6. Between 2010 and 2019, the number of households in Redwood City increased by 14 percent, from 26,963 to 30,829. The percentage of owners in Redwood City has decreased from 54 percent to 50 percent. The City has increased single-family and multi-family units between 2010 and 2020 by 22 percent, from 10,516 units to 12,788 units. However, vacancy rates remain low for both owner and renter households and the overcrowding rate (nine percent) is slightly higher than the County rate (eight percent).

**Table H1-6: Household Characteristics by Tenure (2014-2018 and 2015-2019)**

Household Characteristic	Owner Households	Renter Households	All Households
Number of Households <sup>1</sup>	15,342 (50%)	15,487 (50%)	30,829
Median Household Income <sup>1</sup>	\$160,589	\$89,670	\$117,123
Household Income Categories <sup>2</sup>			
Extremely Low Income (0-30% AMI)	1,380 (9%)	3,245 (22%)	4,625 (15%)
Very Low Income (30-50% AMI)	1,025 (7%)	2,155 (14%)	3,180 (11%)
Low Income (50-80% AMI)	2,080 (14%)	2,320 (16%)	4,400 (15%)
Moderate Income (80-100% AMI)	1,100 (7%)	1,305 (9%)	2,405 (8%)
Above Moderate Income (100% + AMI)	9,630 (63%)	5,915 (40%)	15,545 (52%)
<b>Total Households</b>	<b>15,215 (100%)</b>	<b>14,940 (100%)</b>	<b>30,155 (100%)</b>
Overpayment (of total households)			

**Table H1-6: Household Characteristics by Tenure (2014-2018 and 2015-2019)**

Household Characteristic	Owner Households	Renter Households	All Households
Households Overpaying for Housing <sup>2</sup>	4,885 (32% of Owner Households)	7,380 (49% of Renter Households)	12,265 (41% of All Households)
Lower Income Households Overpaying for Housing (0-80% AMI) <sup>2</sup>	2,830 (63% of Lower Income Owner Households)	6,320 (82% of Lower Income Renter Households)	9,150 (75% of Lower Income Households)

Source<sup>1</sup>: US Census Bureau, American Community Survey 2015-2019 5-year estimates

Source<sup>2</sup>: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2014-2018

## Income

According to the 2019 American Community Survey, the median household income for Redwood City was \$117,123, which is somewhat lower to that of San Mateo County median household income (\$122,641). Median household income differs significantly by tenure; owner households in Redwood City earn 79 percent more on average than renter households.

Census data estimates that nine percent of residents live in poverty, as defined by federal guidelines. This proportion is higher than that of the County of San Mateo, where 6.7 percent of residents live in poverty. The proportion of Black residents living in poverty (23 percent) in Redwood City is much higher than in San Mateo County more broadly (8 percent). The proportion of persons or households living in poverty is much higher for unemployed residents (19 percent), and specifically unemployed women (27.5 percent).

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

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80-120 percent of AMI (federal data uses 100%)
- Above Moderate-Income Households earn over 120 percent of AMI (federal data uses 100%+)

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations, developed for the U.S. Department of Housing and Urban Development (HUD), and calculates household income adjusted for family size and tenure. As shown in Table H1-6, in Redwood City, above moderate-income households represent the largest share of all households (52 percent), and extremely low-income and low-income households comprise the second largest categories (15 percent each). Income also differs by tenure; as indicated in Table H1-6, a larger proportion of renter households are in the lower income categories (0-80 percent AMI) than owner households.



## Housing Overpayment

Home prices and rents have been steadily increasing the past two decades, but in recent years the jump has been dramatic. State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, day care, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Redwood City, 41 percent of total households are overpaying for housing. Lower income households have a higher rate of overpayment (75 percent of lower income households are overpaying), especially lower income renter households, of which 82 percent are experiencing a housing cost burden.

### COVID-19 Rent Relief

The California COVID-19 Rent Relief program provided rent relief to California landlords and renters who faced financial hardships due to the COVID-19 pandemic. In Redwood City (as of April 4, 2022), 1,490 complete household applications were received; 789 households have been served so far with an average assistance of \$12,118; and a total of over \$9.5 million dollars funded. The majority of households served (60 percent) identified as Hispanic or Latino. Eighty percent of households served earned less than 30 percent of the area median income (extremely low-income), and 14 percent earned between 30 and 50 percent of area median income (very low-income). The program stopped accepting applications on March 31, 2022.

Redwood City also provided local rent relief in response to the COVID-19 pandemic. Between March 2020 and December 2021, the City received 1,772 applications and approved 1,034 household's applications. Those that were not approved were either not eligible, non-responsive, withdrew their application, submitted a duplicate application, or were referred to the State or St. Vincent de Paul programs. In total, over \$3.4 million in City-directed funds supported local COVID-related rent relief. The City is continuing to provide local rent relief for April 2022 rent and beyond.

## Housing Stock Characteristics

### Housing Stock

In 2020, the Department of Finance estimates there are 31,536 housing units in the city. Compared to 2010, the City's housing stock has increased by 2,369 units. Most of the City's housing stock is made up of single-family homes (58 percent) and multi-family homes (41 percent), with mobile homes representing the remaining amount. Census data indicates that 0.3 percent of owner units and 2.3 percent of rental units are vacant.

**Table H1-7: Housing Stock Characteristics by Tenure (2015-2019, 2021)**

Housing Characteristic	Owner Households	Renter Households	All Households
Single Family Detached <sup>1</sup>	N/A	N/A	14,043 (45%)

Table H1-7: Housing Stock Characteristics by Tenure (2015-2019, 2021)

Housing Characteristic	Owner Households	Renter Households	All Households
Single Family Attached <sup>1</sup>			4,073 (13%)
Multi-Family Units <sup>1</sup>			12,788 (41%)
Mobile home, other units <sup>1</sup>			632 (2%)
Total units <sup>1</sup>			31,536 (100%)
Average or median Household Size <sup>1</sup>			2.73
Vacancy Rate <sup>2</sup>	0.3%	2.3%	1,098 units
Overcrowded Units <sup>2</sup>	358	2,404	2,762
Units Needing Replacement/Rehabilitation <sup>2</sup>	N/A	N/A	386 (1.3%)
Housing Cost	\$1,750,000 <sup>3</sup>	\$2,236 <sup>2</sup>	N/A

*Sources:*

1 California Department of Finance E-5 Population and Housing Estimates

2 US Census Bureau, American Community Survey 2015-2019 5-year estimates

3 CoreLogic October 2021

## Overcrowding

Overcrowding occurs when the relatively high cost of housing either forces a household to double-up with another household or live in a smaller housing unit to afford food and other basic needs. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). A standard of one person per room considers occupancy of the rooms that are generally not intended to be used as sleeping quarters, including living rooms and otherwise common areas.

In Redwood City, nine percent of housing units are overcrowded. Overcrowding is more prevalent in rental households than owner households and among very low-income households. Redwood City experiences slightly more overcrowding than San Mateo County at large, where eight percent of households are overcrowded.

## Housing Condition

The age and condition of Redwood City's housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. The housing stock in the City is aging, since a majority of the housing stock was built between 1940 and 1980 (61 percent). Only 30 percent of the City's housing stock has been built since 1980.

Code Enforcement staff inspects five to 10 residential properties per year that could be considered substandard; staff then works with property owners to bring units up to Code and address substandard housing issues. All such issues were resolved in recent years.

The Census identifies units with substandard housing issues based on kitchen and plumbing issues. In 2019, one percent of units lacked complete kitchen facilities and one percent of units lacked plumbing

facilities. Substandard housing issues are more prevalent in renter-occupied units; 1.2 percent of rental units lack complete kitchen facilities compared to only 0.3 percent of owner-occupied units. Likewise, 0.6 percent of renter-occupied units lacked plumbing facilities compared to 0.4 percent of owner-occupied units.

Redwood City residents with housing issues are referred to the City's Housing Division, which facilitates applications for minor home repair grants and grants to provide accessibility modifications for disabled residents.

## Housing Cost

The cost of housing in a community can be directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. The Redwood City median home price in October 2021, based information provided by CoreLogic, was \$1,750,000. The median home price in San Mateo County in October 2021 was \$1,525,000, 13 percent lower than the median price in Redwood City.

Half of Redwood City households live in rental housing. Census data shows that the average rent in Redwood City is \$2,355 per month, ranging from \$1,578 for a studio/efficiency up to \$3,285 for a four-bedroom unit.<sup>2</sup> Because Census data lags current trends, an additional data point is provided in Table H1-8 from real estate site Zumper.com. Table H1-8 shows that the HUD-determined fair market rents for San Mateo County are generally aligned with rents in Redwood City, especially for smaller units.

**Table H1-8: Market Rents**

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents in San Mateo County (HUD) <sup>1</sup>	\$2,115	\$2,631	\$3,198	\$4,111	\$4,473
Median Rents in Redwood City (Census) <sup>2</sup>	\$1,578	\$2,002	\$2,688	\$3,105	\$3,285
Median Rents in Redwood City (Zumper) <sup>3</sup>	\$1,873	\$2,465	\$3,380	\$4,396	\$6,325

Sources:

<sup>1</sup> U.S. Department of Housing and Urban Development (HUD) FY 2022 Fair Market Rent Documentation System

<sup>2</sup> American Community Survey 2015-2019 5-Year Estimates

<sup>3</sup> Zumper.com Average Rents in Redwood City by Bedroom [February 2022]

Renters are usually more cost-burdened than homeowners. While home prices have increased dramatically, homeowners often benefit from mortgages at fixed rates, whereas renters are subject to ups and downs of the market.

<sup>2</sup> Due to the dates data is collected (the Census American Community Survey uses an average of data from 2015-2019) the rental rates reported by the Census are likely lower than those experienced in the market today.

## Special Housing Needs

Housing element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to address resources available to address these needs. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing, may have co-occurring special needs, which could increase their overall expenses, and are sometimes subject to discrimination based on their specific needs or circumstances.

**Table H1-9: Special Needs Groups**

Special Needs Category	Count	Percent
Persons with Disabilities <sup>1</sup>	6,143	7%
Persons with Developmental Disabilities <sup>2</sup>	509	0.6%
Elderly (65+ years) <sup>1</sup>	10,870	13%
Large Households (5+ members) <sup>1</sup>	2,906	9%
Farmworkers <sup>1</sup>	143	0.3%
Female Headed Family Households <sup>1</sup>	2,946	10%
People Experiencing Homelessness <sup>3</sup>	221	0.2%

*Sources:*

1. US Census Bureau, American Community Survey 2014-2019 5-year estimates
2. California Department of Developmental Services, 2020; DDS consumer count by CA ZIP Code
3. U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019

## Persons with Disabilities Including Persons with Developmental Disabilities

Disabled residents face housing access and safety challenges. Disabled people, in many cases, are of limited incomes and may receive Social Security income only. As such, most of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible<sup>1</sup> to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units. People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disabilities, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability.

### Residents with Disabilities

Many Redwood City residents have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. There are 6,143 residents with a disability in Redwood City, representing seven percent of residents. The majority of residents with a disability are 75 years or older (43 percent), followed by those 65 to 74 years (16 percent). The most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 18 percent of Redwood City's seniors. Thirty-seven percent of residents with disabilities live in poverty.

Many factors limit the supply of housing available to households of persons with disabilities. In addition to the need for housing that is accessible or ADA-compliant, housing affordability is a key limitation as many persons with disabilities live on disability incomes or fixed income. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

For those living in single-family homes, residents can benefit from accessibility improvements such as wider doorways and hallways, access ramps and railings, larger bathrooms with grab bars, lowered countertops, and other features common to “barrier free” housing. According to the State Department of Social Services, 24 residential care facilities with capacity to support 186 residents are located in Redwood City.

### Residents with Developmental Disabilities

The State Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Golden Gate Regional Center serves residents in Redwood City. The center is a state- and federal-funded nonprofit organization, connecting and developing services and supporting the needs of individuals with intellectual and developmental disabilities and their families while educating and informing all community members about the rights, value and potential of those with disabilities. In 2020, the center served about 9,260 consumers. In Redwood City, 509 persons are reported as consumers of the services provided at the local Regional Center, of which 61 percent are 18 years and younger and 39 percent are over 18 years old. The majority of individuals live in home settings, often with a parent or family guardian.

Many developmentally disabled persons can live and work independently within a conventional housing environment but may require a group living environment. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an adult.

Local service providers, Housing Choices and Golden Gate Regional Center, report a number of trends affect the housing needs of people with developmental disabilities, including:

- **Higher Rates of Physical Disabilities.** People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with dual disabilities.
- **Longer Life Spans.** Between September 2015 and June 2021, the Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 35%. Longer life spans means that more adults with developmental disabilities will outlive their parents who are the single largest provider of housing for people with developmental disabilities.
- **Decline in Licensed Care Facilities.** The Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities,

Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center.

- **Displacement Due to Parent Death or Infirmity.** The Department of Developmental Services has documented a 13% decline in the specific age group 42 to 61 in San Mateo County between September 2015 and June 2021. This loss can reasonably be attributed to displacement out of the County because of the lack of residential living options when an elderly parent caregiver passes away or becomes too frail to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years in living in Redwood City.
- **Ineligibility for Many Affordable Rental Units.** Many adults with developmental disabilities depend on monthly income of under \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even Extremely Low Income affordable housing units in San Mateo County. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Redwood City.
- **Transit-Dependent.** Most adults with developmental disabilities do not drive or own a car and are very dependent on public transit as a means to integration in the larger community.

### Provision of Housing for Persons with Disabilities

Accommodating a sufficient quantity and quality of housing for people with disabilities of any kind is a significant challenge in these times due to the lack of funding and complexity of housing and service needs involved. Redwood City supports the provision of housing for persons with disabilities and has provisions in the Development Code to enable group housing through the residential care facility process. The City also prioritizes supportive housing, a mix of unit sizes, locations near public transit, and housing for extremely low-income households to support the needs of persons with disabilities:

- **Integration of housing for persons with disabilities in typical affordable housing** helps affirmatively further fair housing for a group that has historically experienced no alternative to segregated living.
- **Coordination of housing with onsite supportive services**, including housing navigation and housing retention services, provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are as beneficial to a person with a developmental disability as a physically modified unit is to a person with a mobility impairment.
- **A mix of unit sizes** at inclusive housing properties help address the needs of those who require live-in aides, want to live with roommates, or have children.
- **Location near public transit** helps accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing**, targeting extremely low-income households, supports housing choices for persons with developmental disabilities.

The City has in place a reasonable accommodation procedure that complies with Section 504 of the Fair Housing Amendments Act and other applicable local, state, and federal laws to ensure equal opportunity and access for people with disabilities. The procedure accommodates physical improvements, program

flexibility, and other modifications or adjustments necessary to allow people with disabilities the same opportunity to housing, programs, and services as non-disabled people. Reasonable accommodations may be requested by a homeowner, tenant, landlord on behalf of a tenant, or non-profit organization providing other services to the person with disabilities. The initial request for reasonable accommodations may be submitted to the City's 504 Coordinator in letter form. The City of Redwood City attempts to grant every reasonable accommodation requested; however, certain requests may impose an undue hardship and cannot be accommodated. If the reasonable accommodation would pose an undue hardship, the City considers whether there are alternative accommodations that would not pose such a hardship.

### Elderly (65+ years)

Senior-headed households can have special needs due to relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. There are 2,596 households headed by elderly residents, representing 8.4 percent of total households in Redwood City. A total of 5.5 percent of elderly residents are living in poverty in Redwood City.

Seniors with limited incomes may have difficulty finding affordable housing. The San Mateo County Housing Authority is responsible for the Housing Choice Voucher (Section 8) program in the City of Redwood City. Priority is given to senior (62 years old or older), disabled, or handicapped residents that meet the income guideline limits established by the federal government. Many Redwood City seniors reside in conventional single-family homes. Senior homeowners who need maintenance assistance can apply to Rebuilding Together Peninsula's Safe at Home Minor Repair or National Rebuilding Day Programs, which provides free home repair and modification to eligible low-income homeowners in Redwood City. Additionally, low-income, senior homeowners or renters who need free accessibility modifications can apply to the Center for Independence of Individuals with Disabilities' Housing Accessibility Modification Program.

Redwood City is home to 36 assisted living facilities with capacity to serve 768 residents. The Veterans Memorial Senior Center also serves as a resource for seniors in the community, providing programs, activities and information to support the population.

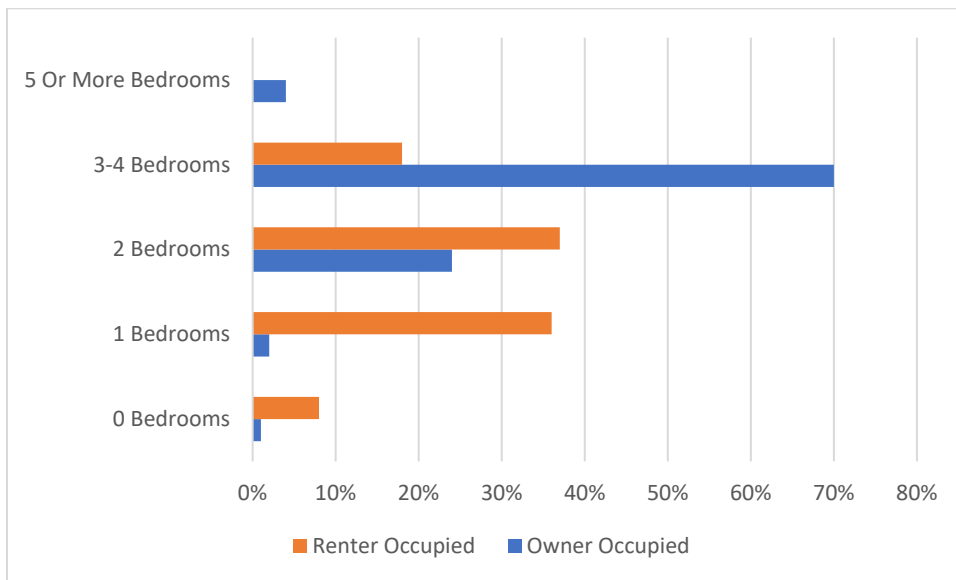
### Large Households (5+ members)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which may result in unit overcrowding. There are 2,906 large households in Redwood City, representing nine percent of all households. A larger percentage of renter households (11 percent) are large (5+ members) as compared to owner households (seven percent).

The majority of housing in Redwood City has two bedrooms (31 percent) or three to four bedrooms (44 percent). Nearly one fifth of housing has one bedroom (19 percent), four percent has zero bedrooms, and

two percent has five or more bedrooms. Significantly more owner-occupied housing has three or more bedrooms, as indicated in Figure H1-1. However, 18 percent of rental housing has three or more bedrooms. Given that the population of large households within Redwood City is less than the existing housing stock for large units, existing supply may be adequate to support this group. However, support services may be necessary to address existing overcrowding due to an inability to afford larger unit sizes.

The San Mateo County Housing Authority implements the Housing Choice Voucher/Section 8 rental assistance on behalf of Redwood City. Housing choice vouchers are provided to 851 households in Redwood City earning low- or very low-incomes. These vouchers are portable and not tied to a specific apartment project.



**Figure H1-1: Tenure by Bedrooms**

*Source: US Census Bureau, American Community Survey 2015-2019 5-year estimates*

## Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farmworkers have difficulty finding affordable, safe, and sanitary housing. There are 143 residents who are employed in agriculture, forestry, fishing, and hunting industries in Redwood City, representing only 0.3 percent of the City’s labor force. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Redwood City. Due to the low number of agricultural workers in the City, the housing needs of migrant and/or farmworker housing need can be met through general affordable housing programs.

## Female Headed Households

Single-parent households require special consideration and assistance because of the greater need for childcare, health care, and other services. In particular, female-headed households with children tend to



have lower incomes and a greater need for affordable housing and accessible childcare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. There are 2,946 female-headed family households in Redwood City, representing 10 percent of households. A total of 24 percent of female-headed family households live in poverty.

Providing housing opportunities for families in Redwood City is a challenging task. The primary need for female-headed households is for more affordable housing and supportive services, including childcare. The City recognizes the importance of high-quality child care and preschool programs to both residents and workers in our community. We provide assistance to individuals and groups interested in starting new programs, to existing programs, and to families looking for child care or preschool services. The City also encourages the construction of new child care facilities as an integrated component of new employment development projects. An example of this is the recently constructed project at 707 Bradford, where the City donated land to a nonprofit affordable housing developer that provided extremely low income housing in conjunction with a child care center.

## People Experiencing Homelessness

Homelessness continues to be a regional and national issue. The City of Redwood City is part of the county-wide San Mateo Continuum of Care to provide assistance to homeless persons at every level of need and assist in the move from homelessness to permanent housing. The Continuum of Care begins with assessment of the needs of the homeless individual or family. The person/family may then be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living. The San Mateo Continuum of Care services and facilities available for the homeless in Redwood City are coordinated by the San Mateo County Human Services Agency.

Because of the transient nature of homelessness, gauging an estimate of homeless persons is difficult. One source of information on homelessness are the 2019 San Mateo County One Day Homeless Count and Survey.<sup>3</sup> In 2019, there was a total of 901 unsheltered individuals in San Mateo County, of which 221 are homeless individuals in Redwood City. The City allows emergency shelters permitted by right in the Emergency Shelter Combining District and in 2021, the City amended the Zoning Ordinance to define Low Barrier Navigation Centers and allow this use by right in the Central Business (CB) District and all Mixed Use zones (MU-W, MU-T, MU-N, MU-C). Low barrier navigation centers are temporary shelters with low barriers to entry, as defined by California Government Code Section 65660.

In Redwood City, the City Council has a long-standing commitment to support unhoused and housing insecure residents to provide services and emergency housing, while addressing concerns about public health, environmental impacts, and public safety. The Fair Oaks Community Center provides human services support, including emergency food and homeless support services. Redwood City's inter-departmental Housing and Homeless Innovation Team looks at ways to pro-actively address homelessness. The City also funds the Downtown Streets Team to provide homeless individuals the opportunity to develop job skills through volunteering on teams working to clean up and beautify the

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<sup>3</sup> Due to the COVID-19 pandemic, the 2021 One Day Homeless County and Survey was postponed to 2022.

downtown and other areas, with Redwood City assisting those same individuals to transition into long-term employment and housing. In 2021, the City Council approved a land swap with the County which will provide for a 240-unit homeless navigation center consisting of modular homes at 1469 Maple Street.

## Energy Conservation Opportunities

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Policies addressing climate change and energy conservation are addressed in the City's Climate Action Plan (adopted in 2020) and integrated into the Redwood City General Plan, including the updated Safety Element (scheduled for consideration by the City Council in 2022). The primary avenues to address climate change in Redwood City are through incorporating energy conservation efforts into the design of all new construction and site development, encouraging the retrofit of energy efficient features to existing buildings, and requiring new development and significant renovation projects to include more bicycle, pedestrian, and transit amenities.

Reach Codes are amendments to the Energy and Green Building Standards Codes to reduce greenhouse gas emissions (GHGs). Adopting Reach Codes creates opportunities for local governments to lead initiatives on climate change solutions, clean air, and renewable energy. In September 2020, City Council approved the Reach Codes ordinance that mandates electrification and energy efficiency for all new construction projects.

Redwood City is serviced by Pacific Gas and Electric (PG&E), which offers various energy conservation programs to residents and businesses in the city. There are a variety of retrofit and energy savings programs to encourage owners to provide buildings and appliances that are as energy efficient as possible. Residential customers can take advantage of several rebate and energy programs, such as the Energy Savings Assistance Program. Low-income households have the option to apply to the PG&E Energy Savings Assistance Program for financial support on their energy bills.

## At-Risk Housing Analysis

State housing element law requires an inventory and analysis of deed-restricted affordable units eligible for conversion from lower income housing to market rate housing during the next ten years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions.

## Redwood City Assisted Housing Inventory

Various funding sources, including HUD funding sources, such as Community Development Block Grant (CDBG) funds and HOME Investment Partnerships Program (HOME) funds, Low-Income Housing Tax Credits (LIHTC), and housing impact fees are utilized to create and preserve affordable housing in Redwood City. Table H1-10 presents the inventory of affordable multi-family rental housing developments in Redwood City. Assistance to help low-income households afford housing is also available through the Housing Authority of the County of San Mateo's Section 8 Housing Choice Voucher program.

Table H1-10: Assisted Rental Housing in Redwood City

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length	Ownership
353 Main Street (under construction)	Apartment	124	125	LIHTC, City, San Mateo County	2078	Profit motivated
3592 Rolison Road	Apartment	10	10	City	2075	Nonprofit
Arroyo Green Apartments 707 Bradford Street	Apartment (Seniors)	116	117	LIHTC, City contributed land	2076	Nonprofit
Canada College Faculty/ Teacher Housing 1&2 Olive Court	Apartment	9	60	City development incentive	2060	San Mateo County Community School District
Cardinal Apartments 1 Franklin Street	Apartment	37	175	Voluntary deed-restriction	2075	Stanford University
Casa de Redwood 1280 Veterans Boulevard	Apartment (Seniors)	134	136	HUD HAP Contract	2029	Nonprofit
Cedar Street Apartments 124 Cedar Street	Apartment (Special Needs)	14	15	CDBG, RDA Set-aside, MHP, HUD, CalHFA, US HHS	2067	Nonprofit
City Center Plaza 950 Main Street	Apartment	80	81	LIHTC, RDA, HUD	2073	Nonprofit
Encore 849 Veterans Boulevard	Apartment	7	90	Density Bonus	2071	Profit motivated
Franklin Street Apartments 1 Maple Street / 1553 El Camino Real	Apartment	31	206	RDA Set-aside	2028	Profit motivated

Table H1-10: Assisted Rental Housing in Redwood City

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length	Ownership
Hallmark Apartments 531 Woodside Road	Apartment	72	72	LIHTC, RDA Set-aside, HOME	2075	Nonprofit
Heron Court 350 Gunter Lane	Apartment	104	104	HUD	2039	Nonprofit
Highwater 1409 El Camino Real	Apartment	35	350	City Development Incentive	2073	Profit motivated
Locale Apartments 488 Winslow / 439 Fuller	Apartment	4	131	City Development Incentive	2071	Profit motivated
Mosaic Garden (formerly Atherton Court) 3752 Rolison Road	Apartment	54	55	City, County, LIHTC	2073	Nonprofit
Oxford Apartments 1505 Oxford	Triplex	3	3	HUD, CDBG, HOME	2026	Nonprofit
Pescadero Apartments 950 Redwood Shores Parkway	Apartment	20	170	City Development Incentive	2049	Profit motivated
Radius 640 Veterans Boulevard	Apartment	22	265	Density Bonus	2067	Profit motivated
Redwood City Commons 875 Walnut Street	Apartment (Seniors)	58	58	Section 8	2026	Profit motivated
Redwood Court 365 Spruce Street	Apartment	27	27	RDA Land Write-down, CHFA financing Sec.221(d) (4)	2058	Nonprofit

Table H1-10: Assisted Rental Housing in Redwood City

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length	Ownership
Redwood Oaks 330-340 Redwood Avenue	Apartment	35	36	LITC, CalHFA, HCD, RDA, HUD	2075	Nonprofit
Redwood Plaza Village 830-850 Main Street	Apartment (Seniors)	13	87	City Development Incentive, RDA Bond Finance	2024	Profit motivated
Rolison Road Apartments 3272 Rolison Road	Apartment	7	7	City	2062	Nonprofit
Shores Landing 1000 Twin Dolphin Drive	Apartment (Hotel Conversion) (Homeless Seniors)	95	95	County, State	2076	San Mateo County
Stafford St Apartments 1512 Stafford Street	Apartment	7	7	HOME, CDBG	2072	Nonprofit
The Lane on the Boulevard 2580 El Camino Real	Apartment	5	141	Development Incentive	2067	Profit motivated
Township Apartments 333 Main Street	Apartment	17	132	Development Incentive, Density Bonus	2066	Profit motivated
Villa Montgomery 1500 El Camino Real	Apartment	57	58	LIHTC, CalHFA, HCD, RDA, HUD, land grant	2063	Profit motivated
Villa Woodside 885 Woodside	Apartments	6	43	Development Incentive	2064	Profit motivated

A number of affordable ownership projects have also been constructed in the City in recent years (Table H1-11). Facilitating homeownership can often be a way to provide households with a means to stability and success. All affordable ownership developments listed in Table H1-11 are either affiliated with a nonprofit that has first right of refusal on future sales or the City has first right of refusal, with the goal of preserving the units as affordable in perpetuity.

**Table H1-11: Affordable Ownership Developments**

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length
Habitat for Humanity 612 Jefferson (Still in development phase)	Ownership Townhomes	20	20	CDBG, HOME CalHome, Impact & In-lieu fees	55 years from issuance of Certificate of Occupancy
Peninsula Habitat Hope Court 1-6 Hope Court	Ownership Townhomes	6	6	CDBG, HOME & Private Donations	2040
Peninsula Habitat Lincoln Townhomes 122-136 Lincoln Avenue	Ownership Townhomes	8	8	CDBG, HOME, RDA LMH Set-aside, Private Donations	2056
Peninsula Habitat 278 Madrone Street	Single Family Dwelling	1	1	CDBG, RDA LMH Setaside	2038
Peninsula Habitat Rolison Townhomes 3426-3498 Rolison Road	Ownership Townhomes	36	36	CDBG, HOME, RDA LMH Setaside	30 Years from Sale (2032-2044)
Wyndham Place 1201-1257 Warren Street	Ownership Townhomes	15	15	CDBG, HOME, RDA LMH Setaside	30 Years from Sale (2025-2052)

Source: Redwood City, 2021

In addition to the affordable rental and ownership housing in the City listed above, there are multiple group homes and shared housing arrangements that offer other options for affordable housing (Table H-12). These group homes are all owned by nonprofit entities that plan to continue the affordability of these units in perpetuity.

**Table H-12: Shared Housing and Group Homes**

Assisted Developments	Tenant Type	Affordable Units/Beds	Total Units/Beds	Funding Program	Affordability Length	Ownership
Hilton House 606 Hilton Street	Shared Housing	1/6	1/6	49 Year City Land Lease, State HCD RHCP	2038	Nonprofit
Hope House IV 924 4 <sup>th</sup> Avenue	Shared Housing	1/6	1/6	CDBG, HOME	2059	Nonprofit
Kainos A & B House 3631 Jefferson Ave	Group Home	1/10	1/10	City/County CDBG Land Lease	2036	Nonprofit
Kainos Chantal House 1220 Chantal Way	Group Home Ind. Living	1/3	1/3	State/Golden Gate Regional Center CDBG, HOME	2099	Nonprofit

Table H-12: Shared Housing and Group Homes

Assisted Developments	Tenant Type	Affordable Units/Beds	Total Units/Beds	Funding Program	Affordability Length	Ownership
Kainos La Vista 3631 Jefferson Ave	Group Home	1/17	1/17	City/County CDBG Deferred Loan	2035	Nonprofit
Kainos Pete's Place 1122 Valota Road	Group Home	1/6	1/6	CDBG, HOME	2065	Nonprofit
Kainos Redwood 1033 Redwood Avenue	Group Home	1/4	1/4	HOME	2028	Nonprofit
Kainos Sanchez Way 1234-36 Sanchez Way	Group Home	1/5	1/5	State/Golden Gate Regional Center	2099	Nonprofit
Kainos Triplex 1209 Chantal Way	Group Home	3/20	3/20	49 Year City Land Lease	2037	Nonprofit
Kainos - Wys House 2033 Jefferson Ave	Group Home	1/5	1/5	CDBG	2028	Nonprofit
Pine Middlefield House 508 Pine Street	Shared Housing	1/6	1/6	City/County CDBG City Land Lease	2040	Nonprofit

Source: Redwood City, 2014

## Preservation and Replacement Options

Based on City records and information from the California Housing Partnership Corporation, of the 29 rental apartment developments with 1,203 affordable units, five complexes with a total of 239 units have expiring affordability covenants in Redwood City during the next ten years (2022-2032):

- Casa de Redwood (134 affordable units) - 2029
- Franklin Street Apartments (31 affordable units) - 2028
- Oxford Apartments (3 affordable units) - 2026
- Redwood City Commons (58 affordable units) - 2026
- Redwood Plaza Village (13 affordable units) - 2024

Redwood City Commons was at risk of converting to market rate during the previous planning period; the property owners renewed a contract with HUD to maintain affordability an additional ten years. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

## Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Housing Choice Voucher/Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Unit sizes for the at-risk properties range from studios to two-bedroom units and are generally reserved for very low-income households. The total annual subsidy to maintain the 239 at-risk units is estimated at about \$3.2 million<sup>4</sup>.

## Transfer of Ownership

If the current organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for the 239 affordable units that are potentially at risk of converting to market rate is nearly \$74.5 million.

**Table H-13: Assisted Housing Acquisition Cost**

Project Size	Developments at Risk (Units)
0-bdrm	76
1-bdrm	153
2-bdrm	10
3-bdrm	0
4-bdrm	0
Total	239
Annual Operating Costs	(\$770,500)
Gross Annual Income	\$7,539,379
Net Annual Income	\$6,768,879
Market Value	\$74,457,665

*Notes: Fair Market Rents (2021) for San Francisco HUD Metro Area*

*Average Size: Studio = 500 sqft, 1-bed = 700 sqft, 2-bed = 900 sqft, 3-bed = 1200 sqft, 4-bed = 1500 sqft*

*5% vacancy rate and annual operating expenses per square foot = \$5.00*

## Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, land and development costs, . Assuming a construction cost of \$380 per square

<sup>4</sup> Rental subsidies are calculated using the difference in affordability (by income level and unit size) and the fair market rent for the metro area.



feet (Turner Center, 2020)<sup>5</sup> and the average size of units, the estimated construction cost of replacing all 239 affordable at-risk units would be approximately \$58.5 million. This is a hard construction cost estimate that does not include land cost, time to entitle, finance or build/ develop, which represent a significant cost. Given the escalation in building materials cost and premiums for construction labor, this estimate is likely to increase over the planning period.

## Entities Interested in Participating in California's First Right of Refusal Program

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their “at risk” property. The California Department of Housing and Community Development (HCD) have listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner.

HCD has listed six entities that may be interested in participating in California's First Right of Refusal Program in San Mateo County:<sup>6</sup>

- ROEM Development Corporation
- Northern California Land Trust, Inc.
- Housing Corporation of America
- Mid-Peninsula Housing Coalition
- Affordable Housing Foundation
- Alta Housing (previously Palo Alto Housing Corp)

Of these entities, ROEM Development Corporation and Mid-Peninsula Housing Coalition have completed work in Redwood City, and others have completed projects in surrounding neighborhoods. If a development becomes at risk of conversion to market-rate housing, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units and will assist other organizations in applying for funding to acquire at-risk units.

## Funding Sources

A critical component to implement any of these preservation options is the availability of adequate funding, which can be difficult to secure. In general, Low-Income Housing Tax Credit funding is not readily available for rehabilitation and preservation, as the grant application process is highly competitive and prioritizes new construction. The City's previous ongoing funding source, Low/Mod Housing Funds

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<sup>5</sup> Hayley Raetz, Teddy Forscher, Elizabeth Kneebone and Carolina Reid, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, The Turner Center for Housing Innovation, University of California Berkeley, March 2020, p.15, [http://turnercenter.berkeley.edu/uploads/Hard\\_Construction\\_Costs\\_March\\_2020.pdf](http://turnercenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf)

<sup>6</sup> California Department of Housing and Community Development website accessed April 27, 2021. <https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx>

available through the Redevelopment Agency, no longer exists due to the dissolution of Redevelopment nearly a decade ago. However, inclusionary in-lieu fees and affordable housing impact fees are a new, local funding source. Additional available funding sources that can support affordable housing preservation include sources from the federal and state governments, as well as local and regional funding.

**Federal Funding**

- HOME Investment Partnerships (HOME) Program
- Project-Based Vouchers (Section 8)
- Section 811 Project Rental Assistance

**State Funding**

- Affordable Housing and Sustainable Communities (AHSC) Program
- Golden State Acquisition Fund (GSAF)
- Project Homekey
- Housing for a Healthy California
- Multifamily Housing Program (MHP)
- National Housing Trust Fund
- Predevelopment Loan Program (PDLP)

**Regional, Local, and Nonprofit Funding**

- San Mateo Affordable Housing Fund
- San Mateo Housing Innovation Fund

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

## Projected Housing Need

Housing-element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA-Plan prepared by the jurisdiction's council of governments. The California Department of Housing and Community Development (HCD), in conjunction with the Association of Bay Area Governments (ABAG), determine a projected housing need for the region covered by ABAG, including the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma. This share, known as the Regional Housing Needs Allocation (RHNA), is 441,176 new housing units for the 2023-2031 planning period throughout the ABAG region. ABAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City has a RHNA of 4,588 housing units to accommodate in the housing element period. The income distribution is as shown in Table H1-14.

Table H1-14: Regional Housing Needs Allocation 2021-2029

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low <sup>1</sup>	0-50%	1,115	24%
Low	>50-80%	643	14%
Moderate	>80-120%	789	17%
Above Moderate	120%+	2,041	44%
Total	--	4,588	100%

*Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Using the 50/50 calculation, the City's very low-income RHNA of 1,115 units can be split into 558 extremely low-income and 557 very low-income units.*

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## Constraints on Housing Production

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

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

### Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and environmental constraints.

### Development Costs

#### Price of Land

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land costs in single-family residential neighborhoods of Redwood City average approximately \$144 per square foot, or the equivalent of \$6,270,000 per acre. These estimated land costs are based upon a review of vacant residential land sales on Zillow.com on August 12, 2021. The information obtained shows three vacant lots sold in the past year, and only one vacant lot is currently for sale. Although the land costs were estimated from this sample it may not be representative of general land costs in the City, which also does not have many undeveloped residential properties. Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller.

## Cost of Construction

Construction costs, which can comprise a significant portion of the sales price of a home, are one of the major cost factors with residential development. Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such policies unilaterally impact construction in a region and therefore do not deter housing construction in any specific community.

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national with the regional difference running generally 20 percent higher based on the most recent (2020) analysis cited from the Turner Center for Housing index for construction costs in California. The 2020 national averages for costs per square foot, excluding the cost of the land acquisition, are as follows:

- Type I or II, Multi-Family: \$129.23 to \$167.27 per sq. ft.
- Type V (Wood Frame), Multi-Family: \$112.76 to \$147.50 per sq. ft.
- Type V (Wood Frame), One- and Two-Family Dwelling: \$122.46 to \$141.72 per sq. ft.

According to data from the California Construction Cost Index, hard construction costs in California grew by 44 percent between 2014 and 2018, or an additional \$80 per square foot.<sup>1</sup> Between 2020 and 2021 alone, construction costs increased 13.4 percent. Construction costs are estimated to account for upwards of 60 percent of the production cost of a new home, especially for multi-unit residential buildings which often require the use of more expensive materials, like steel, and need additional amenities such as parking structures.<sup>2</sup> Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project.

### *Labor Cost*

The California Labor Code applies prevailing wage rates to public works projects exceeding \$1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. State law exempts affordable housing projects from the prevailing wage requirement if they are financially assisted exclusively with Redevelopment Agency (RDA) housing set-aside funds. However, if other public funds are involved, which is often the case, prevailing wage rates may still apply. Furthermore, if federal funds are involved, Davis-Bacon Act wages often apply. Under the Davis-Bacon Act, workers must be paid no less than the locally prevailing wages, as well as overtime payments of time and a half. While the cost differential in prevailing

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1 Hayley Raetz, Teddy Forscher, Elizabeth Kneebone and Carolina Reid, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, The Turner Center for Housing Innovation, University of California Berkeley, March 2020, p.8, [http://turnercenter.berkeley.edu/uploads/Hard\\_Construction\\_Costs\\_March\\_2020.pdf](http://turnercenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf)

2 Ibid., Raetz et al, p.4.

and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

### Availability of Financing and Funding

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations of recent years have caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates remain low in 2022, during the planning period interest rates are anticipated to increase, with multiple rate increases expected in the near term as inflation rises.

Competition for affordable housing funding also affects overall housing production. Low Income Housing Tax Credits (LIHTC) represent the primary funding source for new affordable housing. Historically the 9% tax credit (which is designed to subsidize 70 percent of the project cost) has been extremely competitive. Affordable housing developers are indicating that 4% tax credits (designed to subsidize 30 percent of the project) are becoming increasingly competitive, resulting in a longer project timeline (up to two additional years, as they must apply multiple times before they are able to secure tax credits).

### Government Code 65583(a)(6) Development Analysis

Government Code section 65583(a)(6) requires an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis should demonstrate local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category and the construction of that housing.

### Requests for Lower Development Densities

In Redwood City, requests for development at densities below anticipated densities seem to mostly occur for smaller townhouse projects on infill lots in established neighborhoods. The development approval of such projects at densities lower than maximum allowed densities is often driven by market preferences for the inclusion of certain project features, and are not necessarily due to any singular code requirement. There is a strong preference for these types of developments to include two-car garages, larger unit sizes; which in turn, limits site planning. The City recently amended the open space requirements for such developments to allow for the front yard areas to be counted, where previously it was limited to side and rear yard areas. This allows for accommodating the market demand for certain desired features in a

project, and flexibility in site plan design. In general, and based on recent development in the City, development applications aim for densities as close as possible to the maximum allowed.

The City has identified additional revisions to the Zoning Ordinance to better facilitate maximum densities and “missing middle” style housing in R2, R3, R4, and R5 zones. Currently, these zones have minimum lot sizes for duplexes and triplexes, as well as minimum lot widths. Many existing parcels do not have these required characteristics; as such, lot consolidation is necessary to achieve densities. While lot consolidation may be desirable to facilitate high-quality site design, these existing standards limit innovative and smaller footprint design. The Housing Plan includes a Program H4-3 to remove the minimum lot size, lot width, and reduce the parking requirements requirement for multiple dwellings on small lots in multi-family zones to encourage construction of missing middle housing.



*Existing middle housing in Redwood City, built in 1930 (132 Birch Street)*

### Building Permit Timeframe

In Redwood City, the length of time between receiving approval for housing development and submittal of an application for building permit is typically three to six months depending on project complexity. For example, a multi-family residential project with complex grading and drainage plans may take longer than usual to submit permits and can take upwards of a year or more. Also, developers may struggle with feasibility analyses, financing, or negotiations with design professionals which are outside the control of the City.



## Local Efforts to Remove Nongovernmental Constraints

Government Code 65583(a)(6) also requires a review of local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category. The primary non-governmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of the State. In general, constructing affordable housing, especially for low- and very low-income households is not profitable to housing developers. Therefore, deed-restricted affordable units require subsidy beyond available density or financial incentives. This places the construction burden on affordable housing developments and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals, it cannot afford to fully mitigate the high cost of development for affordable housing developments. The City collects Affordable Housing Impact and in-lieu fees and receives Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding. These funds help support gap financing for affordable housing projects; however, the City's ability to support projects is limited by available funds. Redwood City combines various sources to support affordable housing projects, resulting in a total \$4.7 million contribution towards a recent affordable housing project at 612 Jefferson in partnership with Habitat for Humanity (including Housing In-Lieu fees, Housing Impact fees, HOME funds and CDBG funds), and \$3.5 million (including Housing In-Lieu fees, Housing Impact fees, and remaining RDA Low/Mod funds) toward an affordable housing project at 353 Main with housing partner ROEM. The City also recently donated land for affordable housing at 707 Bradford and continues to seek innovative ways to partner with affordable housing developers.

## Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the community. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development. Since governmental actions can constrain development and affordability of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

## Land Use Controls

The City's primary policies and regulations that affect residential development and housing affordability include the 2010 General Plan, the Zoning Ordinance, and Chapter 30 (Subdivisions) of the Municipal Code. Redwood City has adopted several precise plans that provide for further variety in development types and locations. The regulations contained within the precise plans replace the land use and development regulations previously contained within the Zoning Ordinance for the related properties. The adopted plans with substantial residential components and remaining development capacity are the Downtown Precise Plan and the North Main Street Precise Plan.

Redwood City most recent update to the density bonus ordinance was in 2018. Consistent with Assembly Bill (AB) 2345, revisions will increase the maximum density bonus from 35 percent to 50 percent, lower the below market rate thresholds for concessions and incentives for projects with below market rate units

so that projects with 17 percent low-income units can qualify for two concessions or incentives and projects with 24 percent low-income units can qualify for three. Lastly, density bonus projects within one-half mile of a major transit stop and with direct access to the stop may avoid minimum parking requirements. Consistent with Senate Bill 290, clarifications to align with inclusionary zoning requirements will be made, as well as a new parking maximum of 0.5 spaces per bedroom for a development that includes 40 percent moderate income, for-sale units and is within a half-mile of a major transit stop to which residents have unobstructed access. Consistent with AB 1584, as part of the City’s efforts to develop objective design standards, the City will clarify that any State Density Bonus law incentives, concessions, waivers and reductions in development standards – and not just the density bonus itself – are disregarded when considering a project’s consistency with objective standards under the Housing Accountability Act. Program H4-4 is included in the Housing Element for consistency with the most current state laws. The City plans to craft the ordinance amendment to minimize the need for continuous updates, eliminating the potential inconsistencies with State law in the future.

### General Plan Land Use Element

The Redwood City General Plan Built Environment Element (which contains the Urban Form and Land Use Chapter) sets forth the City’s policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the city. The Built Environment Element provides a range of development opportunities in residential areas. Table H2-1 summarizes the General Plan land use designations and the zoning districts that either allow by right or conditionally permit residential development.

**Table H2-1: Residential General Plan Land Use Designations and Zoning Districts**

General Plan Land Use Designations	Density	Zoning Districts <sup>1</sup>
Residential – Low Density (LDR)	0 - 7 du/ac	RH (Residential-Hillside) R-1 (Residential-Single-Family)
Residential – Medium Density (MDR)	7.1 - 20 du/ac	R-2 (Residential-Duplex) R-3 (Multi-Family-Low Density) MH (Mobile Home)
Residential – Medium High Density (MHDR)	20.1 - 30 du/ac	R-4 (Multi-Family-Medium Density)
Residential – High Density (HDR)	30.1 - 40 du/ac	R-5 (Multi-Family-High Density)
Mixed Use – Downtown (MU-D)	No density limit <sup>2</sup>	Downtown Precise Plan
Mixed Use – Corridor (MU-C)	Maximum of 60 du/ac	MUC (Mixed-Use Corridor)
Mixed Use – Neighborhood (MU-N)	Maximum of 40 du/ac	MUN (Mixed-Use Neighborhood)
Mixed Use – Waterfront Neighborhood MU-WF)	Maximum of 40 du/ac	MUW (Mixed-Use Waterfront)
Marina (M)	Maximum of 20 du/ac <sup>3</sup>	Varies
Mixed Use – Live/Work (MU-LW)	Maximum of 20 du/ac <sup>4</sup>	MUT (Mixed-Use Transitional)

*Notes:*

1. Zoning districts listed are the primary designation corresponding to the General Plan land use, but are generally refined by the addition of a suffix designation, an adopted Precise Plan, or Planned Community document, further regulating specific development standards.

**Table H2-1: Residential General Plan Land Use Designations and Zoning Districts**

General Plan Land Use Designations	Density	Zoning Districts <sup>1</sup>
2. Maximum capacity limited to 2,500 additional units; this limit is being removed as part of the Housing Element update process (Program H1-7).		
3. A proportion of slips may accommodate residential use or liveaboards consistent with State law.		
4. Can be increased to a maximum of 40 du/ac subject to community benefits program.		

### Zoning Ordinance

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and welfare of local residents, as well as implement the policies of the General Plan. The Ordinance sets forth the City’s residential development standards, including density, height, lot coverage, and parking.

### Allowed Residential Uses

Table H2-2 summarizes the housing types permitted by zone for the primary zoning classifications within Redwood City. Each use is designated by a letter denoting whether the use is allowed (P) or conditionally permitted (C).

**Table H2-2: Zoning Districts Permitted Land Uses**

Land Uses	RH R-1	R-2	R-3	R-4	R-5	MH	MUC	MUN	MUT	MUW
Single-Family Dwelling	P	P	P	P	P	-	-	-	C	C
Two-Family Dwelling (Duplex)	P <sup>1</sup>	P	P	P	P	-	-	-	C	C
Three-Family Dwelling (Triplex)	-	P	P	P	P	-	P	P	P	P
Multi-Family Dwelling	-	-	P	P	P	-	P	P	P	P
Accessory Dwelling Units	P	P	P	P	P	-	P	P	P	P
Mobile/Manufactured Home	-	-	-	-	-	P	-	-	-	-
Residential Care, Small	P	P	P	P	P	-	P	P	P	P
Residential Care, Large <sup>2</sup>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Housing for the Elderly <sup>3</sup> / Residential Care, Senior	-	-	-	-	-	-	-	C	C	C
Room and Board (2 or < persons)	P	P	P	-	-	-	-	-	-	-
Rooming or Boarding House	-	-	-	C	C	-	C	C	C	C
Live/Work Unit	-	-	-	-	-	-	C	C	-	C
Transitional/Supportive Housing <sup>4</sup>	P	P	P	P	P	P	P	P	P	P

Notes:

1. Duplexes permitted in RH and R-1 zones consistent with SB 9 requirements. Program H4-5 is included to review the Zoning Ordinance for compliance and clarity.

**Table H2-2: Zoning Districts Permitted Land Uses**

Land Uses	RH	R-1	R-2	R-3	R-4	R-5	MH	MUC	MUN	MUT	MUW
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2. Program H3-2 is included in the Housing Plan to review, and revise as needed, the Zoning Ordinance to provide more clarity on the provisions of residential care for non-seniors in larger group settings.
3. Program H3-1 is included in the Housing Plan to review, and revise as needed, to consolidate definitions for assisted living, including Residential Care, Senior and Housing for the Elderly.
4. Transitional/Supportive Housing are defined as a residential use of the property in any dwelling type and subject to applicable to the same regulations and permits of the zoning district.

**Combining Districts**

Article 25 of the Redwood City Zoning Ordinance contains Combining Districts, the purpose of which is to provide modifications, additions, and limitations to the primary zoning classifications in order to meet special conditions and situations for certain land uses, and include residential land uses. The Combining Districts that allow for specific residential land uses includes the following:

- T (Transient Residential Units) – Motels, Mobile Home Parks and Trailer Parks
- R (Residential) – Mixed-Use of Commercial and Multi-Family Residential through planned development permit
- S (Emergency Shelter) – Emergency Shelter

**Development Standards**

Table H2-3 below summarizes key development standards for the residential and applicable portions of the mixed-use zones.

**Table H2-3: Residential Development Standards**

Zoning District	Minimum Lot Size (area)	Minimum Average Lot Width	Minimum Lot Street Frontage	Minimum Setbacks			Maximum Lot Coverage	Maximum Height
				Front	Side	Rear		
RH	10,000 sf <sup>1</sup>	60 ft	35 ft	20-25 ft	7 ft with 15 ft total	25 ft	40%	28 ft or 2 ½ stories
R-1	6,000 sf <sup>1</sup>	50 ft	35 ft	15 ft with 20 ft to garage face	5 - 6 ft	20 ft		
R-2	1 du: 5,000 sf	2 du or <: 50 ft	1 du: 35 ft 2 du or >: 50 ft					
R-3	2 du: 7,500 sf	3 or > units: 75 ft						
R-4	3 du: 10,000 sf							
R-5	Plus 2,500 sf per unit > 3 du							
Downtown Precise Plan	n/a			0 - 35 ft	0 - 15 ft	0 - 15 ft	n/a	6 to 12 stories
MUC				6 - 8 ft	5 - 10 ft	5 ft		50 ft
MUN				6 ft	5 ft			40 - 60 ft
MUW				No minimum				
MUT				6ft	5 ft	15 ft		

<sup>1</sup> Greater minimum lot areas may be established as a numerical suffix to the zoning district on the official zoning map.  
Source: Redwood City Zoning Ordinance

***Parking Requirements***

City parking standards for residential development are based upon the type of residential land use and vary based upon whether the zoning district is within a defined downtown parking zone or mixed-use zone. Parking is based upon the number of units on a property or within a given development site. Certain concessions or reductions in parking are allowable through the development review process for mixed-use development where parking is shared, or where the residential development is within proximity to certain corridors and/or the downtown area of the City. Table H2-4 below generally summarizes Redwood City's parking requirements for residential development.

**Table H2-4: Parking Requirements for Residential Development**

<b>Residential Land Use</b>	<b>Parking Required</b>
<i>Outside Downtown Parking Zone/Mixed Use Areas</i>	
Single-Family Dwelling	1 covered space and 1 uncovered space
Accessory (Second) Units	No parking required
Duplex	2 spaces per unit
Triplex and Multiple-Family dwellings: Townhouses, condominiums, and rental apartments	2 spaces per unit (1 covered for each unit)
Guest or visitor parking	1 space for every 4 units (for projects with at least 4 units) with exceptions for projects with adequate street parking, close proximity to El Camino Real, Woodside Road, or retail shopping facilities.
Rooming or boarding houses	1 covered space for each bedroom, but not less than 3 spaces
<i>Downtown Parking Zone</i>	
Dwellings: 2 or more bedrooms	1.5 (minimum) to 3 (maximum) spaces
Dwellings: 1 bedroom	1 (minimum) to 2 (maximum) spaces
Dwellings: studio	0.75 (minimum) to 1.5 (maximum) spaces
<i>Mixed Use Zones</i>	
Multiple-Family dwellings	
Dwellings: 2 or more bedrooms	2 spaces
Dwellings: 1 bedroom and studio	1.5 spaces
Guest or visitor parking	1 space for every 4 units (for projects with at least 4 units) with exceptions for projects with adequate street parking or close proximity to retail shopping facilities.
Live/work	1 space for resident parking and 1/1,000 SF of nonresidential floor area

Source: Redwood City Zoning Ordinance

According to a 2014 study prepared for the 21 Elements project, Redwood City requires equal to or less parking than nearly all neighboring jurisdictions. Even so, Redwood City understands the cost of constructing parking can be a constraint to new housing development, especially for smaller infill projects. During the previous Housing Element planning period, the City updated parking requirements for single-family, duplex, and triplex projects to increase site design feasibility and align with accessory dwelling unit allowances, including allowing for tandem parking and parking within required setbacks. The Housing Element includes a Program H4-7 to analyze parking standards and consider reduced parking requirements and other measures such as eliminating parking minimums and unbundling parking from the dwelling unit for large projects.

### On-/Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. Housing construction in Redwood City is subject to a variety of site improvement and building code requirements. Due to the built-out nature of Redwood City, most of the residential areas are already served with adequate infrastructure. However, areas that are not already served by infrastructure are required to provide adequate street, water, and sewer capacity.

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

The on- and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development. The Housing Plan includes a Program H4-1 to consider removing the utility undergrounding requirement for residential development and allowing in-lieu fees to contribute towards future undergrounding actions, and to consider exemptions to the fee for 100 percent affordable housing projects.

### Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development.

During the previous Housing Element planning period, two new ordinances were adopted: an inclusionary housing ordinance and a short-term rental ordinance. Redwood City also recently updated specific chapters of the Zoning Ordinance related to both of these provisions

#### *Affordable Housing Ordinance*

In 2018, the City adopted new requirements for the provision of affordable housing within the construction of residential housing projects. This involved establishing a new Article 29 (Affordable Housing Requirements) and combining this with the requirements for Affordable Housing Impact Fee (previously Municipal Code Article XVII, adopted in 2015). At that time, the City also updated the Zoning

Ordinance with the State Density Bonus requirements in a related effort (Zoning Ordinance Section 32.19). The City conducted careful analysis before adopting this Ordinance and weighed potential benefits and drawbacks. The Affordable Housing Ordinance has requirements for both residential and nonresidential development. Large residential developments (20 units or more) are required to provide affordable housing units on-site. Small residential developments (5 to 19 units) and nonresidential development are subject to the affordable housing impact fee. Table H2-5 summarizes the City's inclusionary requirements for new projects by affordability level. Alternative percentages and affordability levels are considered as part of the Affordable Housing Plan. Many projects opt instead to provide additional very low- and low-income units, for a lower overall percentage of affordable units.

**Table H2-5: Inclusionary Housing Requirements**

Affordability Level	Rental Projects	Ownership Projects
Moderate-Income	10%	15%
Low-Income	5%	--
Very-Low Income	5%	--
Total	20% Affordable Units	15% Affordable Units

The Affordable Housing Ordinance also allows for developers of residential or nonresidential development to propose an alternative means of compliance, such as providing off-site affordable units, donation of land for the construction of affordable units, or purchase of existing units for conversion to affordable units. Recently, the City has had several nonresidential developers propose an alternative means of compliance by providing on-site or off-site affordable units instead of paying the affordable housing impact fee.

The City has been implementing the Affordable Housing Ordinance for several years now and has not seen a decrease in housing development demand. The City is proactive and in 2021 identified components of the program that require updating to improve clarity and effectiveness, revisions to ensure that affordable housing units are delivered concurrently with new development, and miscellaneous clarifications to improve the understanding and implementation of the ordinance. Additionally, in an effort to mitigate displacement, the City adopted amendments in 2021 to include a local live/work preference for households who live, formerly lived, work, or are offered work in the Redwood City.

As evidenced by the ongoing housing production in Redwood City, the City's inclusionary housing requirements have not constrained residential development and has been effective in increasing the number of affordable units within the city. Overall, the Inclusionary Housing Ordinance has proven to be an effective tool in the community, creating permanently affordable units for lower and moderate-income residents.

### *Tenant Protection Ordinances*

In 2019, in an effort to mitigate the causes and impacts of displacement, Redwood City adopted two local ordinances – a Relocation Assistance Ordinance and a Minimum Lease Terms Ordinance. The Relocation Assistance Ordinance ensures that certain eligible households that were forced to relocate through no fault of their own receive financial assistance to ease their transition. Effective January 2020, the California

Tenant Protection Act (AB 1482) became effective, limiting rent increasing and eliminating no-cause evictions for covered tenancies, and providing for relocation assistance to tenants who are evicted through no fault of their own; this State law preempts the City's ordinance.

In 2019, the City also adopted the Minimum Lease Term Ordinance, which provides more housing stability for tenants by encouraging longer lease terms by requiring landlords to offer a 12-month lease for both initial leases and renewals. Tenants are not required to accept a 12-month lease once offered; it is the tenant's choice whether they want to enter into a 12-month lease. This Ordinance applies to rental properties with three or more units.

Tenant protections put in place in Redwood City are being paralleled at the State level and are important to encourage housing stability. Given the strong housing market and consistent application of relocation assistance requirements throughout the state, these Ordinances affirmatively further fair housing and are not considered constraints to housing.

### *Short Term Rentals*

Short term rentals are generally defined as lodging or overnight stays lasting less than 30 consecutive days in a residential dwelling and are most commonly offered and rented through online hosting platforms such as Airbnb, VRBO, and HomeAway. The short term rental industry has experienced tremendous growth during the previous Housing Element planning period. Although the impact of short-term rentals on housing availability and affordability is still being evaluated, it may have a negative effect on housing affordability and availability by changing the way rental properties are being used and reducing availability for local residents. Jurisdictions have varied in their approach to short-term rentals. In 2018, the City adopted a Short-Term Rental Ordinance with the following objectives:

1. Allow limited short-term rental uses while preventing the loss of housing stock.
2. Preserve residential character and establish operating standards to reduce potential noise, parking, traffic, property maintenance and safety impacts on adjacent neighbors.
3. Provide a registration mechanism for the City to track and enforce these requirements as needed and ensure appropriate collection of transient occupancy taxes (TOT).

The transient occupancy taxes collected from short-term rentals are dedicated towards construction and preservation of affordable housing. In conjunction with recent updates to the City's Accessory Dwelling Unit Ordinance, the City also adopted a restriction on the short-term rentals of ADUs consistent with State law. The adoption of an ordinance to restrict short-term rental uses, the direction of revenue toward affordable housing, and recent updates contribute to ensuring the provision of affordable housing and are not considered a constraint to the development of more units.

### *Development Caps*

The Downtown Precise Plan is an innovative and forward-thinking plan that reinvigorated Downtown Redwood City. Designed as a form-based code, there is no limit on density on any individual site, in order to provide ultimate flexibility in design. As part of the 2010 General Plan, a development capacity of 2,500 units in the Downtown was assumed. The 2010 General Plan and Downtown Precise Plan have been incredibly successful in spurring new residential development Downtown, so much so that City is nearing the development capacity for Downtown. While the development standards for this area are flexible, the City is removing the cap on maximum allowed residential development and reviewing the environmental



impacts of additional housing through a program-level Environmental Impact Report in tandem with Housing Element adoption (Program H1-7).

## Codes and Enforcement

Redwood City implements the 2019 edition of the California Building Code, and 2019 edition of the California Green Building Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California. The City continues to adopt minor amendments related to Very High Fire Hazard Zones and sprinkler requirements, but has not adopted local amendments to the model codes that increase housing costs that differ from those in immediately surrounding communities.

The City enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. Staff investigates and enforces City codes and State statutes when applicable. Requests for inspections are responded to within 24 hours. Violation of a code regulation can result in a warning, citation, fine, or legal action. If a code violation involves a potential emergency, officers will respond immediately; otherwise, complaints are generally followed up within one working day by visiting the site of the alleged violation, and if necessary, beginning the process of correcting the situation.

## Zoning for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The City of Redwood City accommodates a wide variety of housing types as summarized below.

### Multifamily Rental Housing

Multi-family developments are permitted by-right in the R-2, R-3, R-4 and R-5 zones. The maximum densities range from 16 dwelling units per acre in the R-2 district to up to 40 dwelling units per acre in the R-5 district. Residential uses are permitted throughout Downtown, with no limit on maximum density. Along specific streets within Downtown, regulations require the ground floor space to be occupied by commercial uses to enhance the pedestrian experience. Residential uses are also permitted in the city's mixed-use areas, at a density of 40 to 60 units per acre.

### Housing for Agricultural Employees (permanent and seasonal)

The Employee Housing Act (Health & Safety Code Sections 17021.5 and 17021.6) requires that any employee housing accommodations for six or fewer employees shall be considered a single-family structure with a residential land use and may not require a conditional use permit, variance, or other zoning clearance that is not required of a family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters format, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land

use for purposes of the Employee Housing Act and must be treated the same as any other agricultural use in the same zone. The City does not have land zoned exclusively for agriculture; however, the Tidal Plain (TP) zone allows for agriculture as a permitted use. Program H4-8 is included in the Housing Plan to review Zoning Ordinance definitions for consistency with the Employee Housing Act. Six or fewer persons occupying a single-family structure within a residential zone in Redwood City is considered a residential use and is not subject to any additional regulations or permitting.

## Emergency Shelters

Emergency shelters provide short-term shelter (usually for up to six months of stay) for homeless persons or persons facing other difficulties, such as domestic violence. Emergency shelters are allowed without discretionary review by adding the designation of the Emergency Shelter Combining District to an existing zoning district. This designation is currently applied in portions of two zoning designations, Mixed Use-Transitional and Light Industrial Incubator, totaling approximately 54.8 acres of land designated with the Emergency Shelter Combining District. These properties are located in proximity to transit lines and readily accessible to commercial uses and services of the city. As of 2021, there are eight emergency and transitional shelters in Redwood City (Maple Street Shelter, Redwood Family House, Spring Sheet Shelter, Daybreak Shelter, Pacific Emergency Shelter, Catholic Worker House (transitional), Service League: Hope House (transitional) and the RV Safe Parking site). The availability of land within areas designated as Emergency Shelter Combining District can easily accommodate shelters for the 221 unsheltered homeless persons identified in the City during the most recent Point-In-Time Homeless Count (2019).

Recent State Law (AB 101) AB 101 requires that Low-Barrier Navigation Centers be allowed as a by right use in areas zoned for mixed-use and nonresidential zones permitting multi-family uses. In 2021, the City amended the Zoning Ordinance to define Low Barrier Navigation Centers and allow this use by right in the Central Business (CB) District and all Mixed Use zones (MU-W, MU-T, MU-N, MU-C). As indicated in Program H3-3 in the Housing Plan, the City will also amend the Zoning Ordinance to allow low-barrier navigation centers in the CG-R zoning district and review and revise as needed the Downtown Precise Plan and the North Main Precise Plan to allow low-barrier navigation centers by right in nonresidential and mixed-use zoning districts.

## Transitional and Supportive Housing

State law requires cities to treat transitional and supportive housing the same as other similar residential uses (SB2). In Redwood City, transitional and supportive housing are considered single-family or multi-family uses and are permitted in all residential zones and thus held to the same development standards as other residential uses of the same type in the same zone. In 2014, the City updated Zoning Ordinance definitions of dwelling, supportive housing, and transitional housing to be consistent with State law. The definition of “dwelling” states that “transitional housing, supportive housing, and small residential care facilities are considered a residential use of property in any dwelling type.”

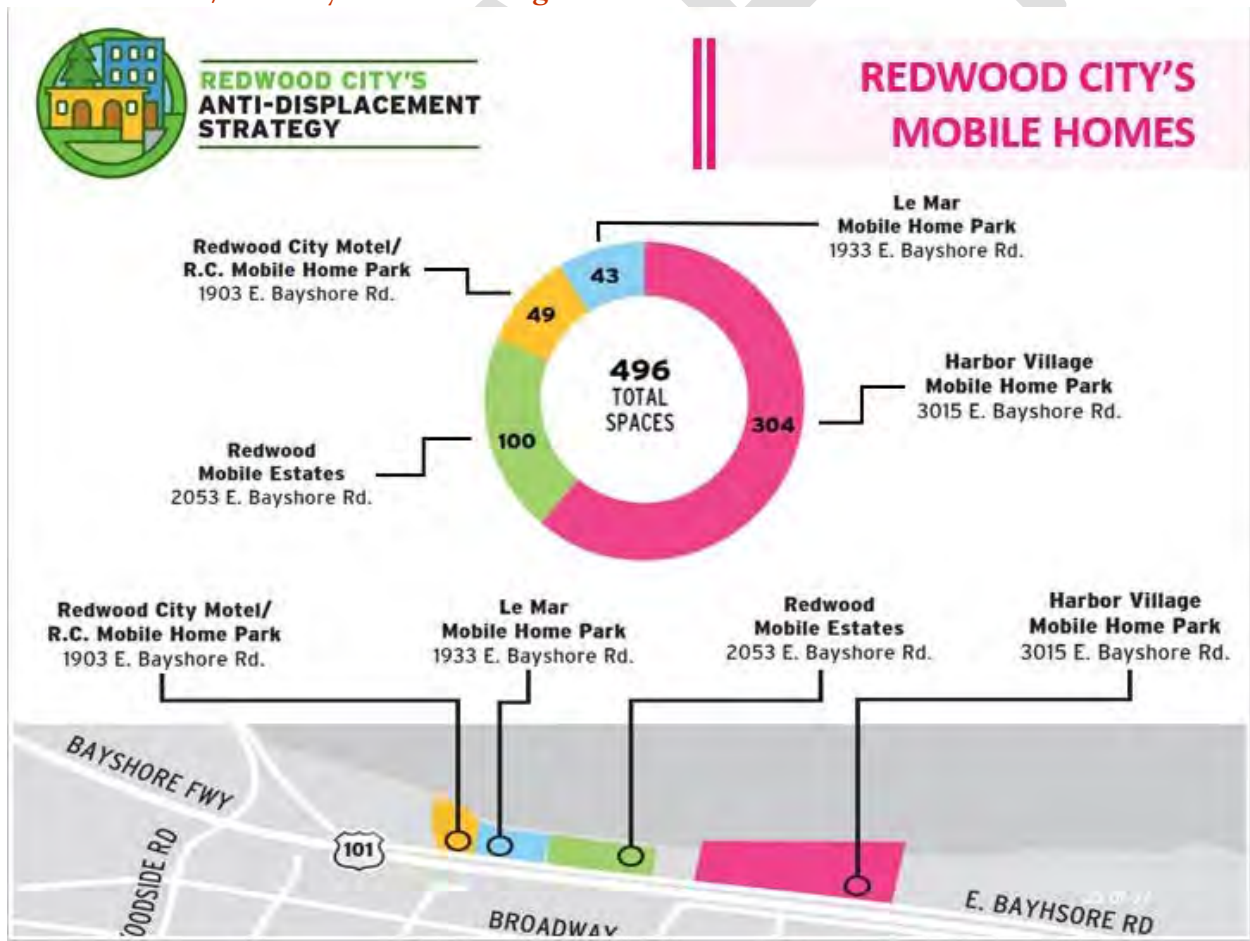
Effective January 1, 2019, AB 2162 requires supportive housing (Government Code Sections 65650 et. seq.) to be considered a use by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a

public transit stop. AB 2162 (Government Code Section 65653) also requires local entities to streamline the approval of supportive housing development that meets specified criteria by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements. As indicated in Program H3-3, the City will review and revise the Zoning Ordinance for consistency with AB 2162.

### Single-Room Occupancy (SRO)

Single-room occupancy hotels and/or boarding homes are collectively referred to as SROs. SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. SROs are not specifically addressed in the Zoning Ordinance but are conditionally permitted as boarding houses in the R-4, R-5, MUC, and MUN districts. In Redwood City, some existing hotels function as SROs, and additional hotels are being converted to housing through Project Homekey. Program H3-3 is included in the Housing Element to consider amending the Zoning Ordinance to define and clearly permit SROs in Redwood City.

### Mobilehomes/Factory-built housing



State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. Mobile home dwellings are permitted by right within the MH District. Program H3-5 is included in the Housing Plan to revise and update Zoning Ordinance definitions to include manufactured homes within the definition of “dwelling.” There are four mobile home parks in Redwood City. As part of the City’s Anti-Displacement Strategy, preservation recommendations have been identified, including rezoning parks that do not currently have consistent residential zoning and General Plan Land Use designations to the Mobile Home Park zoning district and the MDR General Plan land use designation (Program H2-7).

### Accessory Dwelling Units (ADU)

Accessory dwelling units (ADUs) can be an important source of affordable housing since they are smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. The City last updated its ADU ordinance in August 2021; and now has an up-to-date ordinance considered compliant with Government Code Section 65852.2.

### Housing for Persons with Disabilities

Housing element law requires that in addition to the needs analysis for people with disabilities, the City must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

### Zoning and Land Use

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for 6 or fewer persons must be permitted in all zones that allow single- or multi-family uses, subject to the same permit processing requirements and development standards; Redwood City is compliant with the Lanterman Act. Nursing/rest homes are allowed as a conditional use in the R-4 and R-5 zoning districts and as a by-right use in the CG zoning district. Licensed residential care facilities serving 7 or more clients are conditionally permitted in the MUN and MUT zoning districts. While there are no minimum distance requirements for the siting of special needs housing developments, Program H3-2 is included in the Housing Element to indicate that Redwood City will review and consider an update to its Zoning Ordinance to specifically address larger residential care facilities (not limited to seniors) as a unique use. Additionally, the City will consider a reduction in parking requirements for persons with disabilities served by such facilities in the applicable development standards (Program H4-7).

### Definition of Family

Redwood City defines a family as “One (1) person living alone, two (2) or more persons related by blood, marriage, or legal adoption, or two (2) or more persons living as a single housekeeping unit.” While not specifically stating that such persons can be “unrelated,” the definition does not unduly result in discriminating or limit access to housing of unrelated persons, and specifically those with disabilities.

## Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis. The City adopted a reasonable accommodation ordinance in 2014. The City's Reasonable Accommodation established a procedure for individuals with disabilities to seek minor deviations from the Zoning Ordinance to ensure equal access to housing. Furthermore, Redwood City does not require Architectural Permits and does not charge a fee for first-story additions to single-family residences, including bedroom additions that could be used to accommodate caretakers for persons with disabilities. In addition, the City provides CDBG and HOME funds to a number of nonprofit organizations and local community groups to provide housing preservation services and accessibility improvements. Program H6-2 and H6-3 are included in the Housing Element for the City to continue its Reasonable Accommodation program and consider a universal design ordinance.

## Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in Table H2-6. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Most cities do not control school and water impact fees.

**Table H2-6: Development Fees**

Fee Category	Fee Amount
<b>Planning and Application Fees</b>	
Variance	\$3,386
Conditional Use Permit	Initial Deposit - \$5,000
General Plan Amendment	Initial Deposit - \$15,250
Zone Change (Map or Text)	Initial Deposit - \$15,250
Planned Permit (Planned Community)	Initial Deposit - \$5,000 (Small) Initial Deposit - \$15,250 (Large)
Architectural Review	Residential - \$1,493 Hillside Residential - \$3,386 Initial Deposit - \$5,000 (Public Hearing)
Planned Development	Initial Deposit - \$7,500
Pre-Application Meeting Request	Initial Deposit - \$5,000

Table H2-6: Development Fees

Fee Category	Fee Amount	
<b>Subdivision</b>		
Certificate of Compliance	\$1,493	
Lot Line Adjustment/Lot Merger	\$1,493	
Tentative Tract Map	Initial Deposit - \$15,250	
Tentative Parcel Map	Initial Deposit - \$7,500	
Condominium Map	Initial Deposit - \$4,500	
Preliminary Design Map	Initial Deposit - \$1,000	
<b>Environmental</b>		
Initial Environmental Study	No separate fee or deposit. Costs for project environmental analysis and documentation is billed against the type of development application deposit.	
Environmental Impact Report		
Negative Declaration		
Mitigated Negative Declaration		
<b>Development Impact Fees</b>		
	SFR	MFR
Affordable Housing Impact Fee	\$25/sq ft	\$20/sq ft
Parks Impact Fee	\$12,733.28/unit	8-20 units - \$11,452.09/unit 21+ units - \$11,127.94/unit
Sewer System Capital Facilities Fee	\$960/unit	
Wastewater Treatment Capacity Fee	\$2,135.70/unit	\$1,423.80/unit
Traffic (Non-Downtown)	\$1,617/unit	\$992/unit
Traffic (Downtown)	\$1,212/unit	\$744/unit
School (Projects with 500 sq ft +)	\$3.48/sq ft	

Source: City of Redwood City, 2021. Effective July 1, 2021

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of state or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city.

Due to escalating real estate pricing for new homes throughout the State and particularly in coastal areas, development fees make up less than five percent of a home purchase price. The City of Redwood City fees are typical for most communities in the State and are comparable to those of surrounding communities. Table H2-7 and H2-8 below show the hypothetical fees that would be collected for a new multifamily project and individual single-family project, respectively.

Table H2-7: New 12-Unit Townhouse

Fee Type	Fee
<b>Planning Fees</b>	
Preliminary Review	\$4,000
Planning Fees & Planning Commission Hearing	\$14,600
<b>Subtotal</b>	<b>\$18,600</b>
<b>Building Fees</b>	
Plan Check	\$43,512
Water System Capital Improvement Fee	\$26,800
Parks Impact Fee	\$155,050
Building Permit Fee	\$44,909
Affordable Housing Impact Fee	\$618,646
<b>Subtotal</b>	<b>\$888,917</b>
<b>Other Permit Fees</b>	
Engineering - Off-Site	\$63,000
Fire Sprinkler Permit	\$5,700
<b>Subtotal</b>	<b>\$68,700</b>
<b>Grand Total:</b>	<b>\$976,217</b> <b>(\$81,351 per unit)*</b>

\*\$51,553 of the total fee is dedicated to affordable housing  
Source: City of Redwood City, August 2021

Table H2-8: New Single-Family Residence

Fee Type	Fee
<b>Planning Fees</b>	
Architectural Permit	\$1,406
<b>Subtotal</b>	<b>\$1,406</b>
<b>Building Fees</b>	
Plan Check	\$14,200
Water System Capital Improvement Fee	\$2,680
Demolition Permit	\$3,500
Building Permit Fee	\$11,800
<b>Subtotal</b>	<b>\$32,180</b>
<b>Other Permit Fees</b>	
Engineering - Off-Site	\$15,925
Fire Sprinkler Permit	\$758
<b>Subtotal</b>	<b>\$16,683</b>
<b>Grand Total:</b>	<b>\$50,269</b>

Source: City of Redwood City, August 2021

Redwood City provides impact fee reductions and waivers to help support affordable housing projects. Affordable (very low-and low-income) housing projects are exempt from the park fee, and moderate-income projects receive a 50-percent discount. In addition, the City’s Traffic Impact Fee Ordinance provides a reduced fee for affordable housing developments, senior housing projects, and transit-oriented development. Program H4-1 is included in the Housing Plan to allow payment of an in-lieu fee for the undergrounding of utilities for projects that qualify, which can also reduce the cost of developing affordable housing. The City will continue to explore efforts to continue to assist affordable housing projects through the waiver, discount, or deferral of City fees.

## Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints can increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer. Redwood City’s development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. Table H2-9 outlines the typical timelines for various residential entitlement approvals that may be required. Single-family dwelling unit applications (a single unit on an existing lot) typically take two months and depend upon a complete submittal; while a multifamily family development consisting of 20 units or more can take six to nine months. These timeframes are not unusual for residential development in the region.

**Table H2-9: Timelines for Permit Procedures**

Type of Approval, Permit, or Review	Typical Processing Time
These time periods begin when a complete application is submitted and are extended when additional information is requested by the City. The timeframes below reflect when the applicant can expect a decision on their application.	
Ministerial Review	1-3 months
Conditional Use Permit	3-6 months
Planned Development Permit	12-18 months
Planned Community Permit	212-18 months
Architectural Permit	Review is in conjunction with other permit types

### Ministerial Review

Planning review of routine, over the counter permits is limited to ministerial review of one-story single-family homes and/or ADUs. To ensure high-quality design and compliance with all zoning regulations, all other residential applications for new construction are subject to the Design Review process, described below.



## Design Review

Redwood City implements design review through an Architectural Permit. The purpose is to provide a means through architectural control to protect and enhance the natural beauty of the environment and to provide for the orderly and harmonious appearance of structures and grounds. An Architectural Permit is required for new two-story single-family homes and duplexes, but no public hearing is required. Multifamily residential projects of three or more units also require an Architectural Permit, with a public hearing. The Architectural Review Committee advises the Zoning Administrator and Planning Commission on matters concerning building and landscape architecture, site design, and signs. Specifically, the committee reviews applications for Architectural Permits pertaining to multi-family dwellings, signs, landscaping, commercial and industrial buildings, and makes recommendations. This discretionary review and process is performed in conjunction with related permits for a residential development project and does not add to the timing for approvals. Program H4-9 is included in the Housing Plan to indicate that the City will craft and adopt objective design standards to provide local guidance on design and standards for residential and mixed-use projects as allowed by state law.

## Conditional Uses

Discretionary review of residential development in Redwood City may be subject to the Conditional Use Permit (CUP) process, which is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the city's infrastructure, the built or natural environment, city resources, or the City's ability to provide public services. As was outlined in Table H2-2 – Zoning Districts Permitted Land Uses, Redwood City currently requires CUP approval for certain residential development land use types in certain districts. The Zoning Administrator or Planning Commission (if the project includes an environmental document that needs to be approved or if the project exceeds three stories or 35 feet in height), conducts a public hearing and must find that the proposed use will be consistent with the general plan and zoning regulations, is compatible with surrounding uses, will not be detrimental to the public health or safety, the general welfare, or the environment, will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property, that adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use. Processing for CUP applications normally do not exceed six months. However, CUPs may be appealed, and in such instances, the processing time can be extended. Program H4-9 is included in the Housing Plan for the City to streamline the number of projects requiring Planning Commission review and study additional ways to speed housing approvals.

## Planned Development Permits

Redwood City also has a process to allow certain zoning requirements to be different from those which otherwise would be required by a Zoning district. The Planned Development Permit process permits variations to height limits, lot coverage, building site sizes, setbacks, sign regulations, and parking standards. A Planned Development Permit with such modifications can only be granted approval if it is determined that the proposed development will provide an environment of physical and functional desirability in harmony with the character of the surrounding neighborhood or district. This permit is

reviewed by either the Zoning Administrator or Planning Commission, depending upon size of the parcel/development. While this discretionary type of review can add time to an approval, it provides a vehicle for medium to large scale residential development within an existing zoning district by encouraging flexibility in design standards and is not considered a constraint.

## Planned Community Permits

Planned Community Permits provide a mechanism for review of uses and structures in locations within the boundaries of a Precise Plan. In order for the City to approve the application, the proposal must implement the adopted Precise Plan. In addition, the City must find that the establishment, maintenance, or operation of project will not, under the circumstances of the particular case, be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed use, or the property and improvements in the neighborhood, or the City. In order to ensure this, conditions may be imposed as part of the permit approval. Since a public hearing is involved, review and approval time may vary.

## Environmental Review

State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). The timeframes associated with environmental review are regulated by CEQA. In compliance with the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete.

## SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act (CEQA). When the state determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 will automatically sunset on January 1, 2026.

As of June 18, 2021, the City of Redwood City was determined to be subject only to SB 35 streamlining for proposed developments with 50 percent or greater affordability. To accommodate any future SB 35 applications or inquiries, the City has created an informational packet that explains the SB 35 streamlining provisions in Redwood City and provides SB 35 eligibility information.

## Housing Resources

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

### Availability of Sites for Housing

A critical component of the Housing Element is the identification of sites for future housing development, and evaluation of the ability of these sites to accommodate the City's share of regional housing needs as determined by the Association of Bay Area Governments (ABAG). Redwood City is a highly urbanized community that has very little vacant, uncommitted land for new development. In Redwood City, additional residential growth will occur on properties with development capacity in the low, medium, and moderate density residential zones, along the major corridors, and in Downtown. The following discussion summarizes the residential growth potential in each of these areas and concludes with an assessment of how these sites can address the City's share of regional housing needs.

### Regional Housing Needs Allocation (RHNA)

California State law requires that each city and county has land zoned to accommodate its fair share of regional housing needs over the course of the housing element planning period. The housing element must identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and must make adequate provision for the existing and projected needs of all economic segments of the community (California Government Code §65583).

The California Department of Housing and Community Development (HCD) is responsible for determining the regional housing needs allocation (RHNA) (segmented by income levels) for each region's planning body. ABAG is responsible for adopting a methodology for the RHNA in the Bay Area. The RHNA for the ABAG region covers an 8.5-year projection period (June 30, 2022 – December 15, 2030, also known as the sixth cycle) and is divided into four income categories: very low, low, moderate, and above moderate. HCD determined that the projected housing need for the Bay Area region is 441,176 new housing units for this Housing Element planning period. ABAG allocated this projected growth to the various cities and unincorporated county areas within the ABAG region, creating the RHNA. Redwood City's RHNA for the projection period is 4,588 housing units, with the units distributed among the four income categories as shown in Table H3-1. As illustrated in this chapter, Redwood City has sufficient capacity under existing land use policy to meet its 2023-2031 RHNA obligations.

Table H3-1: Redwood City RHNA

Income Group	% of County Median Income	RHNA (Housing Units)	Percentage of Units
Extremely Low/Very Low	0-50%	1,115	24%
Low	51-80%	643	14%
Moderate	81-120%	789	17%
Above Moderate	120% +	2,041	45%
<b>Total</b>		<b>4,588</b>	<b>100%</b>

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation; as such, the City’s very low-income RHNA of 1,115 units can be split into 558 extremely low-income and 557 very low-income units.

### Progress Towards RHNA

The “projection period” is the time period for which the RHNA is calculated (Government Code Section 65588(f)(2)). Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. ABAG’s sixth RHNA projection period is June 30, 2022 through December 15, 2030.<sup>1</sup>

In recent years, multiple projects have been approved in Redwood City that will provide hundreds of units of housing. The projects range in size and complexity; some of the more complex and large-scale projects take additional time to develop and remain in the development process, while many of the smaller-scale projects have moved into construction phases.

Approved residential development projects credited toward the RHNA include a variety of affordable and market rate projects. There is significant development interest in Redwood City, especially in walkable and transit-rich areas, for new housing opportunities. Combined, these approved projects can accommodate 1,406 units (Table H3-2).

<sup>1</sup> The RHNA projection period varies slightly from the Housing Element planning period, which refers to the date the Housing Element is due to be adopted and the duration of the eight-year term. The Housing Element planning period for the sixth cycle in the ABAG region is January 31, 2023 through January 31, 2031.

Table H3-2: Approved Projects

Project	Project Status	Extremely/ Very Low- Income (0-50% AMI)	Low- Income (50-80% AMI)	Moderate- Income (80-120% AMI)	Above Moderate -Income (+120%)	Total
31 Center St	Under Construction	-	-	-	7	7
150 Charter Street	Approved	-	-	11	61	72
239 Vera Ave	Under Construction	-	-	-	5	5
353 Main St	Under Construction	63	61	-	1	125
955 Woodside Rd Townhomes	Approved	-	-	-	8	8
1401 Broadway St & 2201 Bay Rd "Broadway Plaza"	Approved	24	95	-	399	518
1548 Maple Street	Approved	-	-	-	131	131
1601 El Camino "Elco Yards formerly South Main Mixed-Use"	Under Construction	39	67	41	393	540
<b>Approved Projects Total</b>		<b>126</b>	<b>223</b>	<b>52</b>	<b>1,005</b>	<b>1,406</b>

***31 Center St Townhomes***

This project, under construction in 2022, includes seven for-sale 3-story townhomes in the Mixed-Use Corridor El Camino Real Zoning District. The site was previously occupied by a single-family residence.

***150 Charter Street Condominiums***

The Charter Street project (150 Charter Street) was approved in 2021 and will provide 72 residential for-sale units, including 11 units reserved for moderate-income households. The project combines three existing lots (totaling 1.8 acres) and replaces an existing grocery store. The project is located in the MUC-ECR zoning district.

***239 Vera Ave***

Currently under construction, 239 Vera Avenue consists of a three-story, five unit residential building and includes a subdivision of the lot into five condominium lots.

***353 Main Street***

This project, under construction by for-profit developer ROEM, will provide 124 affordable housing units and one unrestricted manager's unit. The project site is located within the North Main Precise Plan area between Veterans Boulevard and Brewster Avenue; surrounding land uses are primarily multi-family residential and commercial. The project site is 1.8 acres and was previously developed with a one-story office building serving five tenants and a shared surface parking lot. The project received a density bonus to exceed base density and building height.

**955 Woodside Road Townhomes**

The eight-unit townhome project at 955 Woodside Rd was approved in 2021. The project, located in the Commercial General – Residential (CG-R) combining zoning district, will replace an existing animal hospital with eight three-bedroom, for-sale townhomes on 0.42 acres.

**1401 Broadway St & 2201 Bay Rd “Broadway Plaza” Mixed Use Project**

Broadway Plaza is a comprehensive redevelopment project, approved in 2019. The residential portion of the project is located in the Mixed-Use Gateway/Broadway (MUC-GB) zoning district. The project involves replacement of an existing retail strip mall located at 1401 Broadway and office building located at 1055 Broadway with a mixed-use project consisting of 399 market-rate residential units, 119 affordable residential units, 420,000 s.f. of office space, 26,000 s.f. of retail space including



Broadway Plaza

a stand-alone CVS pharmacy, 10,000 square foot child care center, public and private open space, and shared underground parking. Combined, the project totals 15.3 acres. Initial project design included 400 residential units; to mitigate the impact of the 400 residential units, as well as the commercial and office development, the applicant redesigned the project to include an additional 119 units affordable to low, very low, and extremely low-income residents with one manager unit. These affordable units are provided in partnership with Mid-Pen Housing within one of the three residential buildings. The applicant has applied for building permits, which are under review with the City as of early 2022.



1548 Maple Street

**1548 Maple Street Townhomes**

This project will provide 131 three-story for-sale townhome residential units along the City's waterfront. The existing uses on the site included parking and structures for site maintenance and marina operations. The project, encompassing 7.9 acres, included a Zoning Map and Text Amendment to create a new zoning district as well as a Tentative Map, Condominium Permit, Planned Development Permit, Use Permit, Sign

Permit and a Project-Level Environmental Impact Report. The project, approved in 2018, will also include a Bay Trail connection along the waterfront and extension of Blomquist Street from Maple Street to Redwood Creek. The City has issued building permits for the project, and off-site improvements are underway as of early 2022.

### *1601 El Camino Real “Elco Yards” Mixed Use Project*

The Elco Yards project (previously known as South Main Mixed Use) was approved in 2020 and will redevelop six blocks (8.3 acres) with 540 multifamily residential rental units (including 147 affordable units), 530,000 of office, 28,841 sq. ft. of retail, and an 8,367 square foot child care facility generally located between El Camino Real, Maple Street, Cedar Street and Main Street, within the Mixed-Use Corridor (MUC-ECR) and Mixed-Use Transitional (MUT) zoning districts. An offsite development at 1304 El Camino Real will provide affordable housing associated with the development, which is within the Downtown Precise Plan (DTPP) area. Existing uses on the blocks include car dealerships, parking, automobile repair shops, restaurants, storage, office, commercial/industrial, a former roller rink, car wash, and residential multi-family units. The project displaces four residential tenants and three non-residential tenants who received relocation assistance per the approved Relocation Plan.

## Sites Inventory

In addition to the approved projects described above, the Housing Element Sites Inventory consists of proposed projects, accessory dwelling unit (ADU) projections, missing middle housing projections, SB 9 projections, and vacant and underutilized sites throughout Redwood City. Together, these sites ensure that the remaining RHNA can adequately be accommodated during the planning period.

## Proposed Projects

As of December 2021, the City is in the process of reviewing applications and preliminary plans for 1,970 new units in Redwood City (Table H3-3). Some proposed projects have a straight-forward review process; others have a review process that is more complicated due to the fact that the proposed project may not be compliant with either the existing zoning or provisions of the General Plan. Projects that have been proposed and where an applicant has submitted either a pre-application or a formal application are described in more detail below. In addition to projects that are proposed and being processed independently, certain projects have been consolidated to be reviewed comprehensively by the City Council through the “Gatekeeper” process, described in more detail below.

Table H3-3: Proposed Projects

Project	Project Status	Extremely/ Very Low- Income (0- 50% AMI)	Low-Income (50-80% AMI)	Moderate -Income (80-120% AMI)	Above Moderate -Income (+120%)	Total
<b>Proposed Projects (Non-Gatekeeper)</b>						
35-51 Renato Court	Proposed	-	-	-	13	13
77 Birch St Townhomes	Proposed	-	-	-	9	9
557 E. Bayshore Rd “Syufy Site”	Proposed	21	21	43	395	480
590 Veterans Blvd /91 Winslow St	Proposed	5	5	9	76	95
847 Woodside Rd	Proposed	-	-	6	38	44
1057 El Camino Real “Sequoia Station”	Proposed	102	130	22	377	631
1125 Arguello St “Arguello Street Mixed-Use”	Proposed	6	15	12	-	33
1201 Main St “1201 Main St Mixed Use”	Proposed	1	-	2	25	28
1330 El Camino Real “Redwood City Discovery”	Proposed	7	6	13	104	130
1818 El Camino Real “Comfort Inn”	Proposed	26	25	-	-	51
2336 El Camino Real “Redwood Square”	Proposed	-	-	-	16	16
<b>Subtotal:</b>		<b>168</b>	<b>202</b>	<b>107</b>	<b>1,053</b>	<b>1,530</b>
<b>Proposed Projects (Gatekeeper)</b>						
651 El Camino Real “American Legion”	Proposed	5	5	10	79	99
750 Bradford St “Bradford / RCSD”	Proposed	4	4	8	71	87
901 El Camino Real/ 920 Shasta St	Proposed	48	51	1	-	100
1900 Broadway St	Proposed	35	35	1	-	71
2300 Broadway St “Chase Bank”/609 Price Ave	Proposed	32	49	2	-	83
<b>Subtotal:</b>		<b>124</b>	<b>144</b>	<b>22</b>	<b>150</b>	<b>440</b>
<b>Proposed Projects Total</b>		<b>292</b>	<b>346</b>	<b>129</b>	<b>1,203</b>	<b>1,970</b>

*Proposed Projects (Non-Gatekeeper)*

**35-51 Renato Court**

This project, located on two adjacent parcels totaling 0.57 acres, is currently zoned Professional Office (PO); however, the General Plan designation is High Density Residential (HDR). The City initiated a zone



change to achieve consistency between the General Plan and zoning, which is proposed in conjunction with the Housing Element. The parcel will be rezoned R-4-O (Environmental review for this zone change will occur as part of the Housing Element “project” analyzed for CEQA purposes). An application was initiated in December 2021 by the property owner for this project and is current (as of early 2022) under review with the City. The applicant is proposing 13 market-rate units.

### **77 Birch St Townhomes**

The townhome project at 77 Birch (0.38 acres) would provide nine for-sale, market-rate units within the R-5-O zoning district. The application was deemed incomplete; additional information is needed from the applicant. This project would replace an existing medical office building.

### **557 E. Bayshore Rd “Syufy Site”**

The Syufy project proposes to redevelop a former movie theater site, which has been vacant for many years (14.6 acres), with a 480-unit multi-family development and 97,101 square foot sport club. Consistent with the City’s inclusionary housing requirements, 85 affordable units would be provided to very low-, low-, and moderate-income households. While the zoning for the site is General Commercial (CG zoning district), half of the parcel has a General Plan designation of Mixed-Use Waterfront and would be permitted to develop with residential uses within that portion of the site. The project as proposed is requesting a zoning change on the CG-zoned parcel to Mixed-Use Waterfront to be consistent with the General Plan and produce a more cohesive site plan. The application has been deemed complete and is in the environmental review phase, with estimated completion prior to Housing Element adoption.



*590 Veterans/91 Winslow*

### **590 Veterans Blvd /91 Winslow St Apartments**

Comprised of two parcels, one zoned Mixed Use – Veterans Boulevard (MU-VB) and one zoned Mixed Use – Transitional (MU-T), together totaling 1.2 acres, the Veterans + Winslow project proposes 95 rental units at a density of 79 units per acre. Currently, 590 Veterans Boulevard contains a retail building, and 91 Winslow contains a vacant one-story building. While the application has not yet determined the

affordability of units, consistent with the City’s inclusionary housing requirements, for purposes of the Housing Element it is anticipated that five percent will be affordable to very low-income households, five percent to low-income households, and 10 percent to moderate-income households. The application was submitted in December 2021 and is under review by the Planning Department.

**847 Woodside Road Condominiums**

This project, located in the Mixed Use – Neighborhood (MU-N) zoning district, would demolish a one-story cemetery/mortuary on a 0.94 acre site, to be replaced with 44 for-sale residential units and 2,500 square feet of commercial. Seven units, equivalent to 15 percent of the proposed units, would be reserved for households of moderate income. The application was deemed incomplete; additional information is needed from the applicant.



*847 Woodside*

**1057 El Camino Real “Sequoia Station” Mixed Use Project**

Sequoia Station is proposed as a transit-oriented, mixed-use development on six blocks (12 acres) with 631 rental residential units (including 254 affordable units), 1,230,000 square feet of office, 166,600 square feet of retail, a 10,000 square foot child care facility, and 86,000 square feet of public open space, generally located between El Camino Real, Jefferson, James, and the Caltrain tracks within the Downtown Precise Plan (DTPP) area. The City is currently undertaking a comprehensive planning process for the Transit District, including engaging with the community to define the vision for the district and working with Caltrain to study how a new, elevated station would fit in downtown, where future bus operations would happen and how to get people to and from the transit center without needing to drive. The existing Sequoia Station development will need to be redeveloped to accommodate the addition of more tracks, as proposed by Caltrain. The preliminary concept for the site has been refined with input from the City, to lower the height and increase residential development. Future project revisions will incorporate feedback from the community on benefits and priorities for the site and requirements of the Transit District Plan. The City will consider amendments to the General Plan, Downtown Precise Plan, and the associated environmental review of the Transit District through preparation of a Subsequent EIR (SEIR) to the Redwood City Downtown Precise Plan Final Environmental Impact Report (DTPP Final EIR). The EIR is scheduled to be completed by the end of 2022.

**1125 Arguello Street Mixed Use Project**

The Arguello Street Mixed Use project is a proposal to demolish existing commercial buildings on-site (office, automobile repair, parking, and storage) and to construct a new four-story (60-foot tall) office building, a four-story (46-foot tall) affordable housing development of 33 condominiums, and a child care facility for up to 30 children in the Mixed Use – Transitional (MU-T) zoning district. The project contains three designated historic homes within the Mezesville Historic District. One of the structures is proposed to be demolished to allow for the construction of the child care center and the remaining two structures would be utilized as part of the child care center. This for-sale affordable housing development would offer 2-bedroom, 3-bedroom and 4-bedroom units in partnership with Habitat for Humanity for very low-, low-, and moderate-income households. Plans call for a vacant lot at the corner of Arguello and Brewster

to be redeveloped into a public park and dedicated to the City. The application was deemed incomplete and the City is awaiting additional information from the applicant.

### **1201 Main St. Mixed Use Project**

The project proposes the construction of a five-story mixed use building. The lower three floors would contain all office uses and the fourth level would have a small office component and residential uses, and the fifth level would be an all-residential level including 28 rental units (8 studios and 20 one-bedroom units). The project would include affordable units in accordance with the City's inclusionary housing requirements and is requesting the use of State Density Bonus concessions and waivers.

### **1330 El Camino Real "Redwood City Discovery" Apartments**

Redwood City Discovery, located at 1330 El Camino Real, is proposed as a six-story, 130-unit rental project with a variety of unit sizes. Of these, 26 will be reserved as affordable housing. Located within the Downtown Precise Plan, there is no limit on density. Currently a retail building and a residential four-plex occupies the parcel. The planning application has been submitted and is being reviewed by Planning Department staff for compliance with the Downtown Precise Plan requirements.

### **1818 El Camino Real "Comfort Inn"**

The County is in the process of purchasing a 51-room hotel (Comfort Inn & Suites Hotel at 1818 El Camino Real) and converting these into 51 permanent affordable units for homeless individuals; 25 units will be 30 percent of area median income (AMI) and 25 units will be 60 percent AMI. The purchase agreement was approved by the Board of Supervisors in January 2022 and the project has been awarded \$16 million in State Homekey funds and \$1.3 million from the City in HOME Investment Partnerships (HOME) funds. It is anticipated that the rehabilitation efforts (adding kitchens to each unit) and lease-up would be complete by early 2023.

### **2336 El Camino Real "Redwood Square"**

This proposed project consists of a four-story residential building with 16 for-sale units, located at 2336 El Camino Real. The property is zoned Mixed-Use Corridor El Camino Real (MUC-ECR) and it is currently developed with an existing Day Care Center that will remain on the site. The application is under review by the Planning Department.

### ***Proposed Projects - Gatekeeper Projects***

The City Council directed staff to initiate a one-time "Gatekeeper" process to evaluate multiple pending General Plan Amendment and Downtown Precise Plan (DTPP) Amendment requests. Throughout 2020-2021, the City Council considered, at a high level, multiple potential projects at one time to decide which projects should be reviewed and considered for General Plan/DTPP amendments. Consideration of these projects was based on basic submittal requirements and a detailed project narrative that were analyzed against the City Council's Strategic Plan and Priorities.

As part of this process, DTPP Amendments will amend the City's General Plan and Downtown Precise Plan to: 1) increase the maximum allowable office development caps to potentially accommodate additional development capacity from the Gatekeeper Projects (described below) located in the DTPP collectively, 2) extend the DTPP boundary approximately 0.1 miles northward between El Camino Real and the Caltrain tracks (to accommodate the 651 El Camino Real parcel, APN: 052-271-030, as well as four additional

parcels: APNs 052-271-040, -050, -080, and -090) and facilitating additional residential units at 651 El Camino Real “American Legion” discussed below, and 3) change certain DTPP development standards.

The DTPP sets maximum allowable development caps for office, residential, retail, and hotel development in the Downtown. The cap for residential uses is almost met and will be removed as part of the Housing Element update. The cap for office space is almost met as well. Any project proposing to exceed the office cap must request both a General Plan and DTPP amendment to increase the cap. The DTPP amendments are informed by the City Council’s direction, given in October 2020 and May 2021, to review and recommend an appropriate maximum allowable development cap to accommodate the Gatekeeper Projects and additional anticipated development capacity for the parcels to be added into the DTPP boundary. A program level Subsequent Environmental Impact Report (SEIR) will evaluate the environmental impacts of the DTPP Amendments.

Five of the eight Gatekeeper projects are identified as sites to meet the RHNA and discussed below; additional Gatekeeper projects have been proposed but would also require additional rezoning and General Plan amendments to allow residential development. Since the underlying use allowance in place is not residential, these projects are not included as sites to meet the RHNA but represent additional housing opportunities in Redwood City.

### **651 El Camino Real “American Legion” Mixed Use Project**

This proposed project, located at 651 El Camino Real (1.68 acres), would replace the existing American Legion building with an eight-story mixed-use development including 300 rental units and a 12,000 square foot space for the American Legion. Currently zoned MUC-ECR, the project application includes a rezone to incorporate this Downtown Precise Plan-adjacent parcel into the Downtown Precise Plan, allowing for increased density and height. For the purposes of this Housing Element, the project includes a reduced number of housing units, which would be allowed under the current zoning (MUC-ECR), 99 units, with affordability levels as prescribed in the City’s inclusionary housing requirements.

### **750 Bradford St “Bradford/RCSD” Mixed Use Project**

This project application is for a mixed-use development including a 170,000 square foot office building and 87 housing units for Redwood City School District (RCSD) staff, located at 750 Bradford Street within the Downtown Precise Plan. Affordability of units is assumed consistent with the City’s inclusionary housing requirements. The applicant is partnering with the Redwood City School District (RCSD) on this proposal.

### **901 El Camino Real/920 Shasta St**

This proposed project includes a six-story 259,000 square foot office building, 8,000 square foot teen center, and 15,242 square foot public open space (Chrysanthemum Plaza) at 901 El Camino Real (within the Downtown Precise Plan) and 100 off-site affordable units (very low- and low-income, and one manager’s unit) at 920 Shasta Street, which is in the Mixed Use – Transitional (MU-T) zoning district. The office portion of the project will require a General Plan amendment, as part of the Gatekeeper process, to exceed the existing office development cap.

### **1900 Broadway St. Mixed Use Project**

This project is for a seven-story (100 foot) mixed-use building consisting of 228,000 sq. ft. of office, 71 rental residential units offered at moderate levels of affordability, 10,000 square feet of ground floor retail

and a 12,000 square foot public open space plaza at the corner of Broadway and Main Street within the Downtown Precise Plan.

### **2300 Broadway St “Chase Bank”/609 Price Ave**

This proposed project would replace an existing bank building within the Downtown Precise Plan with 200,000 square feet of office, 15,000 square feet of retail space, and 5,000 square feet of open space (‘Redwood Grove’) on the corner of Broadway and Hamilton. In addition to the onsite open space, the project requests utilizing a portion of Hamilton Street adjacent to the subject property, and Courthouse Square, to create a 15,000 square foot plaza. The application also includes 83 off-site affordable units at 609 Price Street (32 very low-, 49 low-income, and 2 units for onsite property management staff at moderate-income levels). The office component of the project is included in the Gatekeeper process to increase the office development cap in Downtown. The offsite affordable housing site (609 Price) is currently zoned Commercial Office (CO), which will be rezoned concurrently with the Housing Element to Mixed Use – Corridor, Veterans Boulevard (MUC-VB).

### **Accessory Dwelling Unit (ADU) Projections**

Since 2017, the State Legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize their development. Interest in constructing ADUs is high in Redwood City and continues to grow. In 2018, 23 ADUs received building permits; in 2019, 39 ADUs received building permits; in 2020, 60 ADUs received building permits; and in 2021 81 ADUs received building permits. This represents a 70 percent increase between 2018 and 2019, a 54 percent increase between 2019 and 2020, and a 35 percent increase between 2020 and 2021. The City estimates that interest will continue to increase over the next few years before leveling off. Redwood City’s diverse built environment includes many single-family neighborhoods; as such there is ample capacity for additional ADUs. As of 2021, there were 9,839 parcels zoned R-1 and R-H (Residential Hillside), totaling 2,749 acres. In addition, ADUs are permitted in multi-family developments and mixed-use developments, which are allowed within a significant share of Redwood City, including Downtown, the neighborhoods surrounding Downtown, and large portions of the major corridors. The ongoing increase in ADU development experienced in recent years is likely to be representative of ADU production moving forward, based on trends in Redwood City, new and pending favorable legislation that creates new incentives and streamlined processes to build ADUs, and the pent-up demand for additional housing in Redwood City and the Bay Area region at large. While it is impossible to predict with certainty the exact number of ADUs that will be developed in the planning period (2023-2031), the City has estimated a level of ADU development that accounts for pent-up demand at the start of the planning period and the potential leveling off of ADU development in the latter part of the planning period. To provide a conservative approach, the City assumes:

- An average of 60 ADUs per year will be constructed throughout the planning period. This reflects the average number of building permits issued for ADUs between 2019 and 2021. Given the anticipated increase in ADUs over the near term, this is a conservative estimate.
- Between July 1, 2022 and December 31, 2022, an estimated 30 units are anticipated (as the RHNA planning period starts July 1, 2022)
- During 2030, an estimated 57 units are anticipated (as the RHNA planning period ends December 15, 2030).

- A total of 506 ADUs can be predicted to be constructed during the planning period.

The affordability assumptions for the ADUs are based on the ABAG Housing Technical Assistance Team ADU affordability analysis for RHNA 6, which is in the process of being reviewed to be pre-certified by HCD<sup>2</sup>. This analysis and recommendations result in a conservative interpretation that assumes more moderate and above moderate ADUs than the research found and represent a minimum for Redwood City.

### Senate Bill (SB) 9 Projections

In September 2021, Governor Newsom signed Senate Bill (SB) 9 into law, with an effective date of January 1, 2022. SB 9 (1) mandates ministerial approval of duplexes on lots zoned for a single-family residence and (2) requires ministerial approval of subdivisions of a single-family lot into two lots, creating the theoretical possibility of four units on each single-family parcel in the state (with some exceptions). The Turner Center for Housing Innovation at UC Berkeley conducted extensive analysis statewide to determine how many parcels could feasibly utilize the provisions of SB 9<sup>3</sup> and found that approximately seven percent of single-family parcels throughout the State may redevelop in this way. In Redwood City, the Turner Center identified 12,000 single-family parcels, of which 10,900 are eligible for SB 9 development. The Turner Center eliminated parcels where market feasibility would deter SB 9 use and concluded that 1,100 new units were market feasible under SB 9 regulations (rounded to nearest 100). The Turner Center analysis does not set a horizon year for this buildout. Conservatively estimating that 25 percent of this ultimate projection could occur in the next eight years, a projection for an additional 275 housing units through SB 9 lot splits and duplex provisions are assumed for the next planning period. Because the affordability of such units is unknown at this time, they are allocated to the moderate- and above-moderate income category, pending guidance from HCD. Included in the Housing Element is Program H4-5 to adopt implementing ordinances to facilitate SB 9 compliance.

### Missing Middle Housing Projections

Missing Middle Housing is a term used to describe duplexes, triplexes, and fourplexes that are compatible in scale with detached single-family homes and are often described as house-scale buildings with multiple units in walkable neighborhoods. It is described as “missing middle” for two reasons:

- It is rarely constructed - while single-family homes and mid-rise apartments have been commonly constructed in the last 40 or 50 years, duplexes, triplexes, and fourplexes have not. They have been “missing” from new construction.
- Income Level – Missing Middle Housing is more affordable than single-family homes, and can be a valuable form of housing for moderate, or middle-income, families.

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<sup>2</sup> ABAG estimates an affordability breakdown of ADUs in the Bay Area as follows: 30% extremely low- and very low-income, 30% low-income, 30% moderate-income, and 10% above moderate-income. *ABAG Housing Technical Assistance Team: Affordability of Accessory Dwelling Units: A report and recommendations for RHNA 6, September 8, 2021.*

<sup>3</sup> Ben Metcalf, David Garcia, Ian Carlton, Kate MacFarlane. “Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes? Assessing the Viability of New Housing Supply Under California’s Senate Bill 9.” A Turner Center Report, July 2021.

Missing Middle Housing is located throughout Redwood City's older neighborhoods. Rather than being built in larger tracts, which was common in the 1960s and 1970s, duplexes, triplexes, and fourplexes were interspersed with single family homes in neighborhoods with dense grids of streets and near transit. Most of these neighborhoods are zoned R-2, R-3, R-4, or R-5, which allow for multi-family housing.

### *Existing Zoning Requirements and Revisions*

Existing zoning requirements implemented in the 1960s can create barriers towards renovating or building new examples of Missing Middle Housing. The existing Zoning Ordinance was written with an intent to encourage lot consolidation, establishing a minimum lot size threshold and minimum lot width for duplexes, triplexes, and fourplexes.

### *Minimum Lot Size*

The majority of lots in the R-2, R-3, R-4, and R-5 zones contain single-family homes, with duplexes and triplexes making up 31 percent (1,585 lots). Planned Developments and lots with more than three units make up only four percent (208) of the lots in the study area.

**Table H3-4: R-2, R-3, R-4, and R-5 Housing Characteristics**

Type of Housing	Number of Lots	Percentage
Single-Family	3,123	63%
Single Family + ADU	40	1%
Duplex	1,383	28%
Triplex	202	3%
Four or More Units/Planned Development	208	4%
<b>Total</b>	<b>4,956</b>	

Under existing zoning regulations, over 75 percent of existing lots are too small to accommodate a duplex or triplex. Currently, all multifamily residential districts require a 7,500 square foot lot to build a duplex and a 10,000 square foot lot to build a triplex. This restriction limits the density allowed, creating a gap between the envisioned General Plan density and the allowed Zoning District density.

**Table H3-5: R-2, R-3, R-4, and R-5 Housing Characteristics**

Lot Size (Square Feet)	Number of Lots	Percentage of Total Lots	Max. Allowed Housing Type
Less than 7,500	3,827	77%	Single-Family
7,500 to 10,000	742	15%	Duplex
Greater than 10,000	418	8%	Triplex or more, depending on zoning district

### *Minimum Lot Width*

Multifamily districts also currently require minimum lot widths for duplex or triplex development, with a minimum lot width requirement of 50 feet for duplexes and 75 feet for triplexes. Lots in older neighborhoods are rarely built with these types of dimensions. Only four percent of R-2 lots are wide enough for a triplex, and only six percent of R-4 or R-5 lots have the necessary width.

### *Parking*

Two parking spaces per unit are required for duplexes, triplexes, and multifamily units outside of the downtown. Multi-family units require at least one covered parking space per unit, which is more expensive to construct and requires more surface area than uncovered parking. Currently, uncovered parking is required to be set back from property lines with the same setbacks as the multifamily unit. Covered parking includes both garages and carports. As part of the zoning text amendment to occur in conjunction with the Housing Element, the requirement for covered parking for multi-family units in multi-family zones will be removed and parking will be allowed within all setbacks.

### *Open Space*

Multifamily districts have open space requirements for missing middle development based on bedroom count, with a minimum of 300 square feet of open space required for a one-bedroom unit and an additional 100 square feet required for each additional bedroom. Comparatively, mixed use zoning districts, which allow higher densities, have less intensive fixed open spaces requirement (125 square feet per unit). Existing missing middle housing in older neighborhoods are rarely built with these open space requirements and could be considered nonconforming. As part of the zoning text amendment to occur in conjunction with the Housing Element, the open space requirements will be reduced to 150 square feet per unit.

### *Proposed Changes to Zoning Regulations for Middle Housing*

The Redwood City Housing and Human Concerns Committee initiated an effort to analyze and amend the City's Zoning Ordinance to remove these barriers in a variety of zoning districts (R-2, R-3, R-4, and R-5). The largest impact of these changes is anticipated to occur in the R-2 and R-3 zones, where previous zoning regulations limited many individual parcel's ability to achieve maximum densities. These zone text amendments will be proposed in conjunction with adoption of the Housing Element and include revisions to:

- Minimum Lot Size: Revised to 5,000 square feet for all building types (removing 7,500 minimum square feet for duplexes, 10,000 square feet for triplexes, and 1,000 to 2,000 square feet for each additional unit in excess of three units on the same lot, depending on the zoning district).
- Minimum Lot Width: Revised to 35 feet, or 20 feet wider than the driveway approach width, whichever is greater. This is revised down from 50 feet for a single-family dwelling or duplex and 75 feet for a triplex or larger development.
- Parking Requirements: Removed requirement for covered parking spaces and allow parking to be located within required setbacks.
- Minimum Open Space: Reduced requirement from 300 square feet of open space per bedroom to 150 square feet of open space per unit.

### *Anticipated Increase in Housing Production*

Redwood City collaborated with 21 Elements to analyze strategies to expand housing opportunities and meet projected housing needs associated with the RHNA. The purpose of the analysis was to provide an initial assessment of potential strategies to meet the RHNA and indicate the market feasibility of policy changes and the potential for adding housing capacity. The analysis quantified, where feasible, the net new unit capacity that would result from the changes in policy. The strategies were tested with zoning-sensitive pro forma models to evaluate development feasibility. The analysis concluded that removing barriers to missing middle housing in multi-family zoning districts would have a "substantial" net new housing capacity result. The modeling suggested that the zoning text amendments proposed could have



a major influence on development projects, resulting in the largest change in market-feasible units among all strategies tested.

Similar to ADU construction, it is impossible to predict with certainty the particular individual parcels within the R-2, R-3, R-4, and R-5 zoning districts will redevelop with missing middle housing products. However, the City estimates a similar level of demand and resulting increase in housing production to parallel the increase in ADU construction in Redwood City. Using the ADU projections as a benchmark, missing middle housing is anticipated at the same level (506 units during the planning period). While missing middle housing is intended to be more affordable by design, the affordability levels of such units are unknown at this time and are conservatively estimated to be equally divided between moderate- and above moderate-income levels.

**Table H3-6: ADU, SB 9 and Middle Housing Projections to Meet the RHNA**

Project	Extremely/ Very Low- Income (0- 50% AMI)	Low- Income (50-80% AMI)	Moderate- Income (80- 120% AMI)	Above Moderate- Income (+120%)	Total
Projected ADU construction	152	152	152	50	506
Projected SB 9 duplex construction	--	--	137	138	275
Projected Missing Middle (R2-R5 ZTAs)	--	--	253	253	506
<b>Total</b>	152	152	542	441	1,287

*Notes: Estimated ADU production is credited toward the RHNA consistent with HCD guidelines and ABAG Housing Technical Assistance Team ADU affordability assumptions (Affordability of Accessory Dwelling Units: A Report and Recommendations for RHNA 6; September 8, 2021).*

*Sites allowing the State-designated default density standard (at least 30 du/ac) are credited toward the lower income RHNA. Small sites meeting the default density standard are credited toward the moderate- and above moderate-income category, as are sites with lower densities.*

## Vacant and Underutilized Residential Land

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Consistent with HCD guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. The Housing Element sites inventory surveyed large-scale residential development projects approved or built within recent years to develop estimates related to potential development by General Plan designation and zoning. Most recent projects have achieved densities very near actual maximum densities, particularly those in mixed use areas and some have exceeded maximums due to the use of density bonuses in exchange for the provision of affordable housing. This helped provide a more realistic and conservative understanding of the potential development capacity. The sections that follow provide more details on the assumptions for each zoning area.

Vacant, uncommitted land in residential designated areas throughout the City was identified, totaling 1.16 acres on seven parcels. A review of recent housing development in Redwood City (2016-2021) shows that developments located on residential designated land developed at an average of 40 – 55 percent of the

maximum allowable density. Table H-3-7 lists the realistic capacity assumed based on development trends for these zones. This resulted in an estimated capacity of 11 new dwelling units on vacant residential lots (Table H3-7).

**Table H3-7: Vacant Residential Land Inventory**

General Plan Designation	Zoning	Maximum Density	Assumed Density	Vacant Acres	Potential Dwelling Units	Affordability Level
Medium Density Residential	R-2 R-3	20 du/acre	11 du/acre	0.29	2	Moderate
Medium High Density Residential	R-4	30 du/acre	12 du/acre	0.75	9	Extremely/Very Low/Low/Moderate
<b>Total</b>				<b>1.16</b>	<b>11</b>	

*Note: Potential dwelling units do not reflect the straight application of maximum density to vacant land. The number of potential dwelling units in residential areas has been reduced based on local development trends.*

In addition to vacant sites, one underutilized (nonvacant) residential lot that is 0.22 acres in size was also identified, which has the capacity for at least two units (see Table H3-8). Based on recent development trends, 40 - 55 percent of maximum density was utilized to calculate realistic capacity for nonvacant residential sites. Given the scarcity of developable land in Redwood City and the continuing demand for housing in the Bay Area, nearly all of the recent residential construction in the City has involved infill development on underutilized properties.

**Table H3-8: Underutilized Residential Land Inventory**

General Plan Designation	Zoning	Maximum Density	Assumed Density	Acres	Potential Dwelling Units	Affordability Level
Medium Density Residential	R-3	20 du/acre	11 du/acre	0.22	2	Moderate
<b>Total</b>				<b>0.22</b>	<b>2</b>	

*Note: Potential dwelling units do not reflect the straight application of maximum density to underutilized land. The number of potential dwelling units in residential areas has been reduced based on local development trends.*

***Residential Zones - Density and Affordability Assumptions***

Due to the predominantly built-out nature of Redwood City, most development will occur as infill on underutilized sites. The parcel identified in Table H3-8 can double the number of existing units on the site (currently it is occupied by one single-family unit). Program H1-3 is included in the Housing Plan requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Government Code Section 66300(d)). The vacant and underutilized identified sites in the R-2, R-3, and R-4 zoning districts are appropriate for accommodating a range of affordability levels as indicated in Table H3-15.

Historically, the rental and ownership housing stock in Redwood City has been more affordable (on average) than surrounding cities in San Mateo County. Many cities in the region have a history of actively discouraging the provision of multi-family or entry-level housing. As a result, Redwood City has

long been one of the more affordable cities on the Peninsula for renters, where 50 percent of Redwood City households are renters.

Sites that allow densities of at least 30 units per acre may be counted as meeting the lower-income RHNA, based on the provisions of State law allowing developments at “default densities” (at least 30 units per acre in Redwood City). As noted above, additional measures will be put in place to further encourage smaller unit sizes and multi-family development in the R-2, R-3, R-4, and R-5 zones. Sites identified to meet the RHNA are located in the R-2, R-3, and R-4 zones, with a General Plan designation of MDR which allows up to 20 units per acre. Land use designations with density ranges near the default density are considered appropriate to accommodate housing for moderate-income households. As such, the City has determined that sites in residential zones are appropriate to meet the moderate-income RHNA.

Sites redeveloping to higher-intensity uses is likely to occur in Redwood City. Most development in Redwood City occurs as infill development and replaces less intense uses. The scarcity of land makes higher-density development most cost-effective and development often occurs on small lots. Recently completed and entitled housing projects on small lots include:

- 31 Center St (0.18 acres), 7 units
- 211-217 Vera Ave (0.49 acres), 10 units
- 955 Woodside Rd (0.42 acres), 8 units
- 2336 El Camino Real (0.51 acres), 16 units
- 239 Vera Ave (0.26 acres), 5 units
- 77 Birch St (0.37 acres), 9 units
- 1030 Haven Ave (0.22 acres), 2 units
- 1128 McKinley St (0.18 acres), 2 units
- 1460 Kentfield Ave (0.12 acres), 2 units
- 491 Oak Ave (0.19 acres), 2 units
- 1013 Hudson St (0.21 acres), 2 units
- 420 Cedar St (0.11 acres), 2 units

In addition, two recent 100-percent affordable projects were on very small sites:

- 612 Jefferson Ave (20 affordable units on 0.11 acres)
- 1304 El Camino Real (39 affordable units 0.21 acres)

Even so, the City acknowledges that small lot development in residential areas may be more difficult and thus has only identified properties that have the potential for sufficient added capacity to make recycling of land economically feasible. For the one underutilized residential property included in this sites inventory, the realistic capacity estimated was calculated to at least double the number of existing housing units.

### Vacant and Underutilized Mixed-Use Land

Nearly all of Redwood City is developed; there is an extremely limited amount of vacant land within City limits. However, the mixed-used zones have the capacity to accommodate additional residential growth. Redwood City seeks to create housing opportunities for a variety of housing types. The City’s Downtown Precise Plan and Mixed Use zoning districts have been facilitating the redevelopment of underutilized properties to create vibrant, walkable centers and corridors. New housing in these areas is an integral part of the vision for Redwood City; a balance of housing opportunities for both affordable and market-rate housing is essential to meet this goal.

Mixed-use areas allow residential development at maximum densities that range between 20 and 60 dwelling units per acre. As part of this Housing Element update, the City proposes amending the Zoning

Ordinance to allow higher densities in mixed-use designations as shown in Table H3-9 and indicated in Program H1-6 in the Housing Plan.

**Table H3-9: Mixed Use Designations Maximum Densities**

General Plan Designation	Zoning	Maximum Density	Increased Density Limit
Mixed Use – Corridor	MUC	60 du/acre	80 du/acre
Mixed Use – Neighborhood	MUN	40 du/acre	60 du/acre
Mixed Use – Live/Work	MUT	20 du/ac; 40 du/ac with community benefits	40 du/ac; 60 du/ac with community benefits
Mixed Use – Waterfront Neighborhood	MUW	40 du/ac	--

Development trends in Redwood City indicate that most projects in mixed-use zoning districts realistically occur at a range of 35 to 98 percent of the maximum capacity, depending on the zoning district. Realistic capacity in each zoning district varied; as such the average for each district was applied to the allowed density to calculate the estimated realistic capacity of sites identified in the mixed-use areas. In MU-C, MU-N, and MU-T, the increased density limits indicated in Table H3-9 were incorporated into the development assumptions.

Due to the built-out nature of Redwood City, no vacant land is available in mixed-use areas. However, the City identified several underutilized properties that are ripe for redevelopment. The sites chosen are significantly underutilized given their size, age of structures on site, and given the development potential under the mixed-use development standards. Demand for housing in these areas is already strong; the higher density limits are further anticipated to facilitate housing construction. Other criteria that were applied to identify underutilized sites within mixed-use zoning districts are:

- Developers and/or property owners have expressed interest in redeveloping the site, the property has recently been purchased or is for sale, and/or the existing business on site has closed.
- The area chosen is significantly underutilized and the surrounding area has experienced recent production of new housing.
- The specific sites do not have infrastructure constraints, environmental constraints, or other constraints that would prohibit or delay site development.
- The sites have appropriate General Plan or zoning designations in place (or will have these in place in conjunction with Housing Element adoption) and require minimal lot consolidation.

A total of 46.60 acres of underutilized parcels in mixed-use zones were identified, with a potential to yield 2,911 new dwelling units (Table H3-10). Additionally, three sites were identified in the General Commercial – Residential (CG-R) zone, which is a combining district that allows for mixed use. The Combining District allows residential uses consistent with the development standards of the R-5 Zoning district, which has a maximum density of 40 units per acre. A review of recent development found that the average density of project in CG-R zones was 28 units per acre, which is the equivalent to 70 percent of the maximum density.

Table H3-10: Underutilized Mixed Use Land Inventory

General Plan Designation	Zoning	Maximum Density	Assumed Density	Acres	Potential Dwelling Units	Affordability Level
Mixed Use – Corridor	MUC	80 du/acre <sup>2</sup>	71 du/acre	29.64	2,100	Extremely Low, Very Low, Low, and Moderate
Mixed Use – Neighborhood	MUN	60 du/acre <sup>2</sup>	59 du/acre	12.29	722	Extremely Low, Very Low, Low, and Moderate
Mixed Use – Live/Work	MUT	40 du/ac <sup>2</sup> 60 du/ac	31 du/acre 46 du/acre	0.24	11	Extremely Low, Very Low, Low, and Moderate
Mixed Use – Waterfront Neighborhood	MUW	40 du/ac	14 du/acre	2.02	28	Extremely Low, Very Low, Low, and Moderate
High Density Residential	CG-R	40 du/ac	28 du acre	2.41	50	Extremely Low, Very Low, Low, and Moderate
<b>Total</b>				<b>46.60</b>	<b>2,911</b>	

**Note:**

1. Potential dwelling units do not reflect the straight application of the maximum density. The number of potential dwelling units in residential areas has been reduced based on local development trends in each zoning district.
2. The MU-T zoning district allows increased density limits if projects include community benefits as described in the ordinance.

**Mixed-Use Zones - Density and Affordability Assumptions**

The potential for development of residential units in mixed-use areas is predicated on the interest from developers and on the limited opportunities for higher-density development elsewhere in the immediate surrounding areas. Most projects in mixed use areas occur at or near maximum density and several have utilized density bonuses to exceed maximum densities. Based on a review of approved projects from 2016 to 2020 in mixed use areas, the realistic capacity for each zoning district was determined. During this period, 25 projects were approved in mixed use areas; of these ten were all residential, nine were all commercial, and six were a combination of residential and commercial. Six of the 16 projects with residential uses utilized a density bonus. To account for the possibility of commercial development on mixed-use sites, a significant surplus of sites has been identified well beyond the City's required RHNA.

Previous and proposed projects in mixed use areas, including CG-R zones, accommodate a mix of incomes. For example, Elco Yards Mixed Use (1601 Camino Real), provides 15 extremely low-income, 24 very low-income units, 67 low-income units, and 41 moderate-income units. Arguello Street Mixed Use (1125 Arguello Street) includes 6 very low-income units, 15 low-income, and 12 moderate-income units. These trends indicate that sites in mixed use areas are appropriate for accommodating the very low-, low-, and moderate-income RHNA.

**Vacant and Underutilized Sites in the Downtown Precise Plan**

The Downtown Precise Plan provides new housing opportunities in Redwood City by encouraging compact, transit-accessible, pedestrian-oriented housing and mixed-use development Downtown. With no parcel-specific densities and a comprehensive Precise Plan framework streamlining development

review, developers have had extensive interest in building housing in Downtown Redwood City, since the plan’s inception in 2011.

Thousands of housing units have been constructed or are currently proposed in Downtown Redwood City. Many highly viable opportunity sites remain within the Downtown. These sites have no specific individual limits on density, although there are height limitations on each parcel. When the Downtown Precise Plan was adopted, a maximum of 2,500 units was established. Development is approaching this maximum; as part of the Housing Element adoption the maximum limit is being removed from the Precise Plan (see Program H1-7 in the Housing Plan).

The realistic capacity calculated for sites in the Downtown Precise Plan is based on the average density and acreage of projects approved in the past few years or are currently proposed. Because there is no limit on density, average densities are based exclusively on recent development trends. A survey of land reveals that the Downtown Precise Plan area has 3.45 acres of vacant and underutilized land that are highly viable for conversion to residential or mixed use and could realistically yield 501 units. Table H3-11 summarizes the capacity calculated and affordability assumptions. All parcels are over 0.5 acres in size or are part of a larger site that totals over 0.5 acres, all of which have common ownership.

**Table H3-11: Underutilized Mixed Use Land Inventory**

General Plan Designation	Zoning	Maximum Density	Assumed Density	Acres	Potential Dwelling Units	Affordability Level
Mixed-Use – Downtown	PP	--	108 du/ac <sup>1</sup> 149 du/ac	3.45	501	Extremely Low, Very Low, Low, and Moderate
<b>Total</b>				<b>3.45</b>	<b>501</b>	

Note:

1. Potential dwelling units reflect average densities of recent development trends in the Precise Plan area; smaller parcels at 108 du/ac and larger parcels at 149 du/ac.

Site selection in the Downtown Precise Plan area is based on the vacant and underutilized nature of the sites. Downtown Redwood City provides a high profile with a sustained demand for residential development, encouraged by the flexibility provided by the Precise Plan. Key sites with existing uses that are ripe for redevelopment were chosen because they contained older structures (over 30 years of age) and are underutilized given the development potential afforded by the Precise Plan development standards. Examples of existing uses include small-scale commercial uses, warehouses, and structures with large surface parking lots. Other criteria that were applied to further identify underutilized sites within the Downtown Precise Plan include:

- Developers and/or property owners have expressed interest in redeveloping the site.
- The area chosen is significantly underutilized and the surrounding area has experienced recent production of new housing.
- The specific sites do not have infrastructure constraints, environmental constraints, or other constraints that would prohibit or delay site development.

- The sites have appropriate General Plan or zoning designations in place and require minimal lot consolidation (sites smaller than 0.5 acres have common ownership on all parcels and thus function as one contiguous site).

Appendix B also provides more detail on the sites included in the inventory including the criteria used in identifying underutilized sites.

### *Downtown Precise Plan - Density and Affordability Assumptions*

Since the City adopted the Downtown Precise Plan in 2011, the City has seen an incredible increase in development interest in the Downtown. The estimated realistic capacity for sites in the Downtown Precise Plan area is based on allowed uses and recent development trends. Since the Precise Plan does not define minimum or maximum densities, the site inventory analysis calculated the realistic capacity based on the average density and acreage of the approved projects listed in Table H3-12. There is some variation in the densities achieved for smaller projects (less than or approximately 0.5 acres) and larger projects (greater than 0.5 acres); the average densities for smaller sites are generally lower than densities achieved on larger sites. Recent projects on large sites (greater than 0.5 acres) have an average density of 149 du/acre. Small projects have an average density of 108 du/acre. Due to the range in potential densities, the Precise Plan has the capacity to accommodate a range of housing types for all income levels.

**Table H3-12: Recent/Active Projects in Downtown Precise Plan Area**

Project Name	Acres	# of units	Actual Density	Status	Affordability Level
1 Franklin St "The Cardinal"	1.26	175	138 du/acre	Built	5 Very Low, 32 Low, and 138 Above Moderate
201 Marshall Street	0.67	116	173 du/acre	Built	Above Moderate
299 Franklin St "Franklin 299"	2.28	305	134 du/acre	Built	Above Moderate
488 Winslow/439 Fuller St "Locale Apartments"	0.91	131	146 du/acre	Built	4 Low and 127 Above Moderate
612 Jefferson "Habitat for Humanity"	0.11	20	183 du/acre	Under Construction	Low
675 Bradford St "Indigo Apartments"	2.39	463	193 du/acre	Built	Above Moderate
707 Bradford St "Arroyo Green"	1.41	117	83 du/acre	Built	116 Very Low and 1 Above Moderate
735 Brewster Av. "Classics at Redwood City"	0.56	18	34 du/acre	Built	Above Moderate
750 Bradford St "Bradford / RCSD"	1.26	87	69 du/acre	Pending/In Review	13 Moderate and 74 Above Moderate
825 Marshall St "Marston Apartments"	1.12	196	168 du/acre	Built	Above Moderate

**Table H3-12: Recent/Active Projects in Downtown Precise Plan Area**

Project Name	Acres	# of units	Actual Density	Status	Affordability Level
1305 El Camino Real “Huxley”	0.76	137	179 du/acre	Built	Above Moderate
1409 El Camino Real “Highwater”	1.62	350	216 du/acre	Built	35 Low and 315 Above Moderate

Source: City of Redwood City, 2022

In addition to the projects identified in Table H3-12, additional projects have been proposed or entitled since the initial analysis to assess capacity was completed. These projects (Table H3-13) show a range of densities and a variety of site sizes and further support the realistic capacity assumptions on an ongoing basis.

**Table H3-13: Additional Projects in Downtown Precise Plan Area**

Project Name	Acres	# of units	Actual Density	Status	Affordability Level
651 El Camino Real “American Legion”	1.65	300	182 du/acre	Pending/In Review	15 Very Low, 53 Low, and 232 Above Moderate
1304 El Camino Real “Parcel F of Elco Yards Project”	.21	39	185 du/acre	Entitled	15 Extremely Low, 15 Very Low, 8 Low, and 1 Above Moderate
1330 El Camino Real “Redwood City Discovery”	.59	130	220 du/acre	Pending/In Review	7 Very Low, 6 Low, 13 Moderate, and 104 Above Moderate
1900 Broadway St	1.60	71	44 du/acre	Pending/In Review	35 Very Low, 35 Low, and 1 Above Moderate

Source: City of Redwood City, 2022

## Site Suitability, Realistic Capacity and Re-use of Sites (Assembly Bill [AB] 1397)

Consistent with updated Housing Element law (Assembly Bill 1397), related to the suitability of small and large sites, the lower-income sites inventory presented in this section is limited to sites of between 0.5 and 10 acres in size, as HCD has indicated these size parameters best accommodate lower-income housing. In this inventory, several sites include multiple parcels that are less than one-half acre in size; however, when consolidated with adjacent parcels, most achieve more than 0.5 acres. Lot consolidation is common in Redwood City, and Program H1-8 is included to continue to facilitate lot consolidation and support small site development. Small sites (less than one-half acre) are credited toward the moderate-income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects.

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the Housing Element must present “substantial evidence” that the existing use does not constitute an impediment for



additional residential use on the site. Due to the built-out nature of Redwood City, most sites have existing uses. Non-vacant sites included in the inventory have been chosen due to their location, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included, and clear criteria were used to evaluate all sites within Redwood City, as described above.

AB 1397 also requires that specific parameters be placed on sites that were used in previous planning cycles but did not develop and are now used in the current Housing Element to meet the lower income RHNA: The site must meet the required default densities (i.e., is zoned to allow 30 du/ac); and the site must allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. 'By right' means that no review is required under the California Environmental Quality Act (CEQA), unless a subdivision is required, and the project can only be reviewed using 'objective' design standards.

However, as noted in HCD guidance documents, due to updates in the prior planning period to the general plan or other planning activities, such as the creation of a precise plan, some sites previously identified in the housing element may have been rezoned allowing a higher density, and therefore increasing the potential housing capacity of the site. Because the zoning characteristics of this site have changed, it can be considered a new site for the purposes of the housing element inventory. Because the Downtown Precise Plan will be amended in conjunction with the Housing Element to remove development maximums, and the maximum density in the MU-C, MU-N, and MU-T zoning districts was increased, all sites in these areas are considered new sites. Only one site at 2650 El Camino Real (indicated in Figure H3-1) is allocated to meet the very low- or low-income RHNA and is reused from previous cycles without a change to zoning to be considered a new site.

## No Net Loss Provision

A jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period (Government Code Section 65863). If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must determine whether there is sufficient capacity to meet remaining unmet need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. Redwood City has identified a surplus of sites in order to address the no-net loss provision and Program H1-2 is included in the Housing Element to set up a process for compliance.

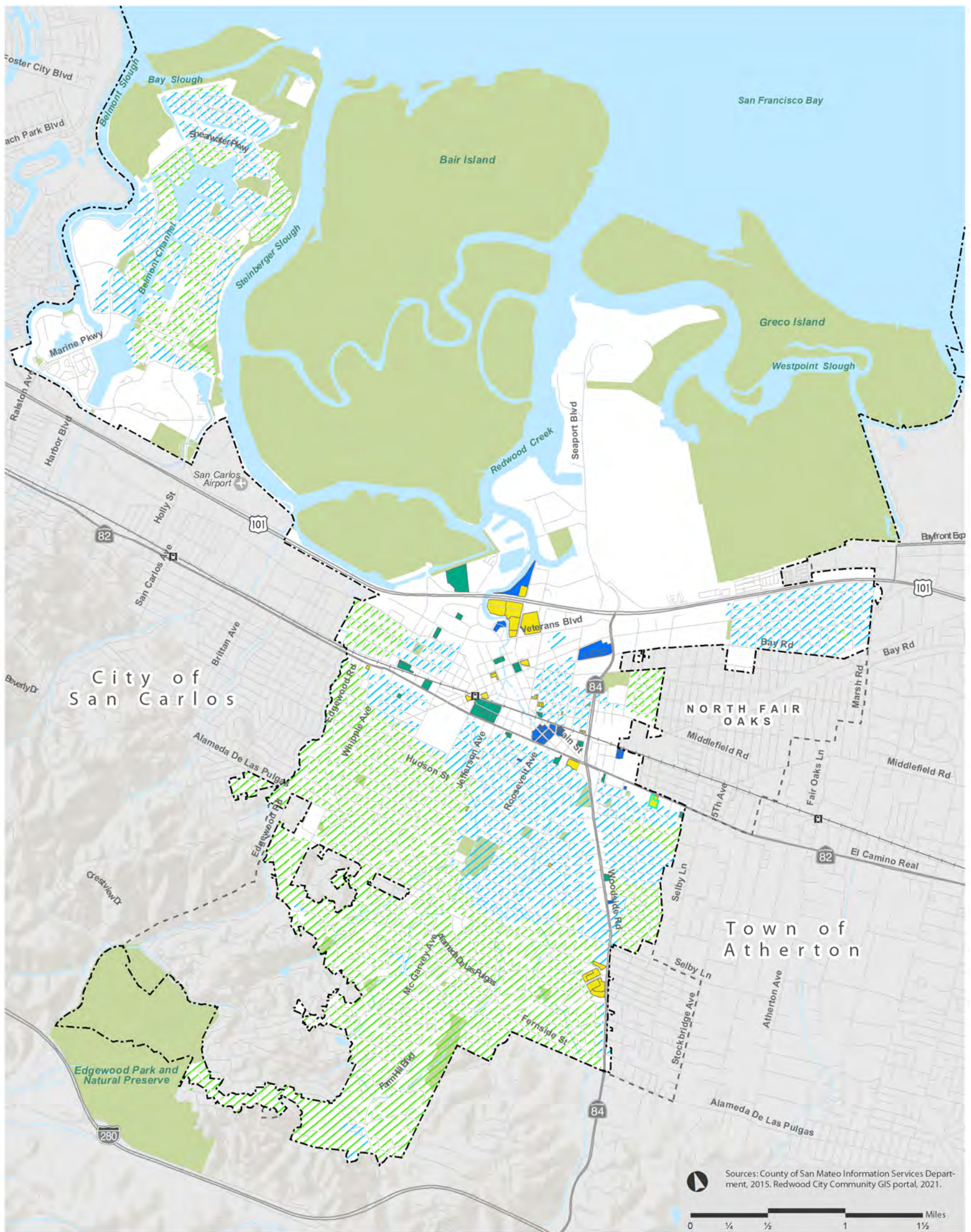
## Comparison of Sites Inventory and RHNA

Combined, the vacant and underutilized opportunity sites identified have the potential to accommodate 3,425 residential units. As Table H3-14 indicates, these sites and the densities allowed will provide opportunities to achieve remaining RHNA goals for all income categories as well as provide surplus of 3,500 units, which help support no net loss provisions consistent with State law and contribute to efforts by the City to achieve a Pro-Housing designation from HCD. Table H3-15, H3-16, and H3-17 provide site-specific detail for each site identified in the inventory.

The opportunity areas identified involve sites that can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for more affordable housing throughout San Mateo County, and 2) the availability of underutilized land in areas designated for mixed-use, with the potential for high-density residential development. The sites chosen are significantly underutilized given their size and location and recent development trends. Interest is especially high in areas identified in this Housing Element, including Downtown and mixed-use areas. Redwood City makes every effort to support development that contributes to the city and facilitates a walkable, pedestrian-oriented community, consistent with land use policy. Developers continue bring forward new projects in Redwood City, due to the city’s convenient location, available transit, maximum allowable densities, and livable community.

**Table H3-14: Comparison of Credits, Sites, and RNHA**

Project	Extremely/ Very Low- Income (0- 50% AMI)	Low- Income (50-80% AMI)	Moderate- Income (80-120% AMI)	Above Moderate- Income (+120%)	Total
<i>RHNA</i>	1,115	643	789	2,041	4,588
<b>RHNA Credits</b>					
Approved Projects	126	223	52	1,005	1,406
<b>Sites Inventory</b>					
Proposed Projects	292	346	129	1,203	1,970
Projected ADU construction	152	152	152	50	506
Projected SB 9 construction	--	--	137	138	275
Projected Middle R2-R5 Zone Changes	--	--	253	253	506
Residential Sites	3	3	7	--	13
Mixed Use Sites	1,257	725	929	--	2,911
Downtown Precise Plan Sites	219	126	156	--	501
<i>Subtotal Sites Inventory</i>	1,923	1,352	1,763	1,644	6,682
<b>Total</b>	<b>2,049</b>	<b>1,575</b>	<b>1,815</b>	<b>2,649</b>	<b>8,088</b>
<b>Surplus RHNA Sites</b>	<b>934</b>	<b>932</b>	<b>1,026</b>	<b>608</b>	<b>3,500</b>



Sources: County of San Mateo Information Services Department, 2015. Redwood City Community GIS portal, 2021.

0 1/4 1/2 1 1 1/2 Miles

**RHNA Credits**

Approved Projects

**Sites Inventory**

Sites Subject to AB 1397

Opportunity Sites

Proposed Projects

**Projected ADU and SB 9 Units**

**Projected Missing Middle and ADU Units**

**Base Map Features**

Redwood City Boundary

Sphere of Influence Boundary

Railway and Stations

San Mateo County Streets

US Highway 101

Channel, Rivers, and Streams

Bay, Harbor, and Sloughs

Open Space and Parks



Figure H3-1: Sites Inventory

## Consistency with Affirmatively Furthering Fair Housing (AFFH)

State law requires that for housing elements due on or after January 1, 2021, include an assessment of fair housing that considers the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs (Government Code Section 65583(c)(10)). Affirmatively furthering fair housing means taking meaningful actions that address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element sites inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (for example, with a lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

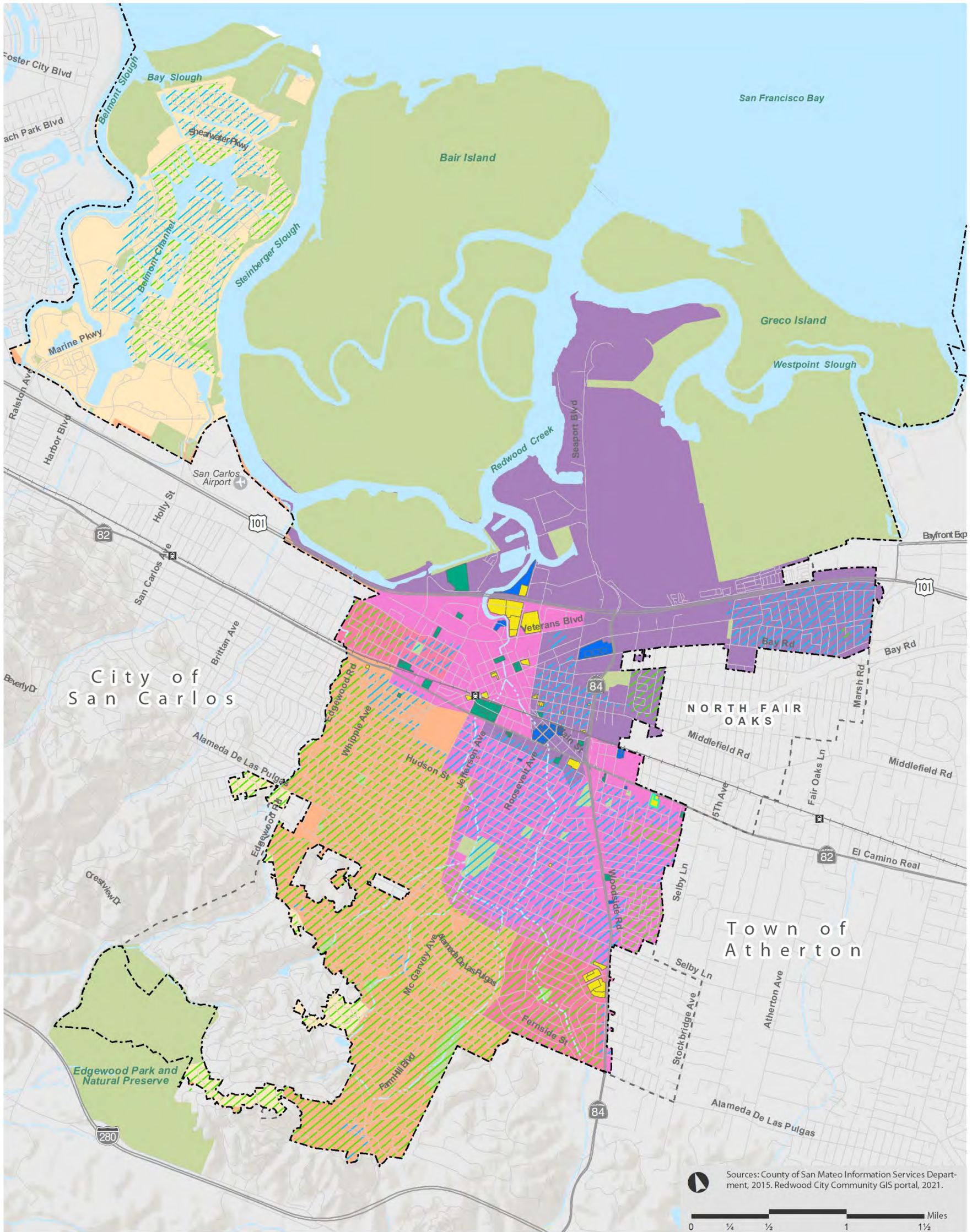
HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that identify areas in every region of the state whose characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Figure H3-2 shows the TCAC opportunity areas in Redwood City, ranging from low to high resources, with a majority of the city categorized as moderate resource.

Racially or ethnically concentrated areas of poverty (R/ECAPs) are U.S. Department of Housing and Urban Development (HUD)-designated Census tracts with relatively high concentrations of non-white residents living in poverty. For this study, the poverty threshold used was three times the average tract poverty rate for the County—or 19.1 percent. In addition to R/ECAPs that meet the HUD threshold, “edge” or emerging R/ECAPs that hit two thirds of the HUD defined threshold for poverty are identified—emerging R/ECAPs in San Mateo County have two times the average tract poverty rate for the county (12.8 percent). As of 2019, there are two census tracts that qualify as R/ECAPs in San Mateo County and 14 that qualify as edge R/ECAPs. One of the two census tracts that qualifies as a R/ECAP is located in Redwood City and four of the edge R/ECAPs are located in Redwood City—which means they are majority minority and have a poverty rate two times higher than the countywide census tract average. These areas are concentrated on the central and eastern part of the city.

The distribution of identified sites improves fair housing and equal opportunity conditions in Redwood City because sites are mostly distributed in moderate resources areas. This is positive, considering that these represent locations where new higher-density housing can be provided and residents will have access to good schools, diverse jobs, and distant from industrial uses. Additional opportunities for more affordable housing are presented through the City’s efforts to remove barriers to missing middle housing in residential zones and encourage accessory dwelling units in high resource areas. A thorough AFFH analysis is included in the Housing Constraints section of this Housing Element.

## Infrastructure Capacity

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



Sources: County of San Mateo Information Services Department, 2015. Redwood City Community GIS portal, 2021.

0 1/4 1/2 1 1 1/2 Miles

**RHNA Credits**

Approved Projects

**Sites Inventory**

Sites Subject to AB 1397

Opportunity Sites

Proposed Projects

**Projected ADU and SB 9 Units**

**Projected Missing Middle and ADU Units**

**TCAC Opportunity Areas, 2021**

Highest Resource

High Resource

Moderate Resource (Rapidly Changing)

Moderate Resource

Low Resource

**Base Map Features**

Redwood City Boundary

Sphere of Influence Boundary

Railway and Stations

San Mateo County Street

US Highway 101

Channel, Rivers, and Streams

Bay, Harbor, and Sloughs

Open Space and Parks



**Figure H3-2: Sites Inventory and TCAC Opportunity Areas**

To ensure that infrastructure needs of specific projects are addressed, the City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure the capacity exists to service new developments.

Redwood City also has an added infrastructure constraint related to the availability of water. Redwood City's sole potable water supply is the Hetch Hetchy regional water system. The amount of water available through the Hetch Hetchy water system is limited by hydrology, physical facilities, and institutional parameters that allocate the water supply. However, through increased active water conservation efforts coupled with expanded recycled water deliveries, Redwood City intends to remain within its contractual allotment from Hetch Hetchy and be able to supply water for new residential and commercial development in the city. The City updates its Urban Water Management Plan (UWMP) every five years and is currently updating the plan with expected completion in 2022. Consistent with recent conservation efforts, newer types of housing, dual plumbing required in new construction, as well as lower occupancy rates, has resulted in a lower level of water use than previously predicted. The City's efforts at conservation and reuse of water have resulted in a measurable decrease in water demand; the City will continue to track water resources and conservation efforts through the UWMP.

## Administrative and Financial Resources

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

### Financial Resources

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

### Federal Resources

**CDBG:** Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for a wide range of community development activities. These funds can be used for the acquisition of land for affordable housing units, rehabilitation through a nonprofit organization for housing, development of infrastructure and facilities, and public service activities. The City is an entitlement jurisdiction and receives CDBG funding directly from HUD.

**HOME:** Another source of HUD funds is available under the HOME Investment Partnerships Program (HOME). These funds can be used to assist tenants or homeowners through acquisition, construction, reconstruction, or the rehabilitation of affordable housing. A federal priority for use of these funds is preservation of the at-risk housing stock. The City is an entitlement jurisdiction and receives HOME funding directly from HUD.

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

## State Resources

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

Additional State housing resources include:

- Affordable Housing and Sustainable Communities (AHSC)
- CalHFA Single and Multi-Family Program
- CalHome Program
- Homekey
- Housing-Related Parks Grant
- Infill Infrastructure Grant (IIG)
- Local Housing Trust Fund (LHTF)
- Multifamily Housing Program (MHP)
- No Place Like Home
- Permanent Local Housing Allocation (PLHA)

## Local Resources

**Housing Endowment and Regional Trust of San Mateo County (HEART):** HEART was formed in 2003 as a public/private partnership among the San Mateo cities and county, and the business, nonprofit, education, and labor communities. HEART raises funds from public and private sources to meet critical housing needs in San Mateo County.

**Affordable Housing Impact and In-Lieu Fees:** The City's Affordable Housing Ordinance applies to both residential and nonresidential developments. For nonresidential and smaller residential developments (between five and 19 units), the City charges an affordable housing impact fee. Residential developments with 20 units or more are required to construct affordable housing units onsite but can proposed to pay an in-lieu fee rather than construct affordable units. The affordable housing impact fees are a resource for affordable housing projects and often are used to support affordable projects with local match requirements for receipt of other grants and funding.

**San Mateo County Affordable Housing Fund:** The San Mateo County Affordable Housing Fund was established in 2013 and is comprised of Measure K funds and other local and state housing funding sources. Together with its Preservation sub-fund, the County has allocated over \$120 million to assist 2,761 units in San Mateo County—supporting development of 2,403 new affordable rental and homeownership units, and preservation as affordable housing of 358 multifamily rental units.

## Administrative Resources

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

### Redwood City

**Community Development and Transportation Department:** Redwood City Community Development and Transportation Department (CDT) core services are in four primary areas: planning, building, engineering, and transportation. CDT drafts and implements powerful community-supported plans and programs and brings together the critical functions of government related to building and improving the physical and economic elements of the City, ensuring that growth and change will protect, nurture and enhance every Redwood City neighborhood. The vision of the CDT is to continuously improve customer service, enabling approved development to enhance the quality of life for our entire community.

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

**City Manager's Office:** The Housing Division is a division of the City Manager's Office. The Housing Division oversees all of the City's affordable housing programs and policies including administration of the City's CDBG, HOME and other affordable housing funds.

### San Mateo County

The Housing Authority of the County of San Mateo administers the HUD Section 8 Housing Choice Voucher Program for Redwood City residents. In addition, the San Mateo County Department of Housing administers the County's Affordable Housing Fund and other housing programs and the County's Human Services Agency (HSA) coordinates homelessness response for the County and the HSA's Center on Homelessness serves as San Mateo County's Continuum of Care

## Partnerships

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





Affordable townhomes,  
constructed in 2009 by  
Peninsula Habitat for  
Humanity

Redwood City works with many local partners to further housing opportunities. Some of these local partners include:

- **Abode Services** (homeless services provider)
- **First Community Housing** (designs, develops, and manages affordable housing)
- **HIP Housing: Human Investment Project** (supports home sharing, self-sufficiency, and property development/housing rehabilitation)
- **Habitat for Humanity Greater San Francisco** (builds and rehabilitates homes for affordable purchase)
- **Housing Choices** (developmental disabilities service provider)
- **LifeMoves** (homeless services provider)
- **MidPen Housing** (designs, develops, and manages affordable housing)
- **Mental Health Association of San Mateo County** (housing and services provider)
- **Samaritan House** (homeless services provider)

For-profit developers also provide affordable units in larger-scale projects in Redwood City, both through density bonuses and the City's inclusionary housing requirements, as well as providing 100-percent affordable housing developments.

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

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Table H3-15: Residential Vacant and Underutilized Sites

Site Name	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Assumed Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Common Ownership	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Subject to AB 1397	Affordability Level				
														EL VL	L	M	AM	Total
1304-1324 Middlefield Road	053145230	HDR	R-4	30	12	0.27	Yes	VACANT LAND	Owner A	3	Yes	No	--	1	1	1	--	3
	053145240	HDR	R-4	30	12	0.17		VACANT LAND	Owner A	2	Yes	No	--	--	1	1	--	2
	053145260	HDR	R-4	30	12	0.20		VACANT LAND	Owner A	2	Yes	No	--	1	1	--	--	2
1415 Gordon	059055200	MDR	R-3	20	11	0.22	--	SINGLE FAMILY RESIDENTIAL	--	2	Yes	No	--	--	--	2	--	2
Iris	053011190	MDR	R-2	20	11	0.18	--	VACANT LAND	--	1	Yes	No	--	--	--	1	--	1
1440 Jefferson	053035310	HDR	R-4	30	12	0.11	--	VACANT LAND	--	1	Yes	No	--	--	--	1	--	1
519 Spruce	053361090	HDR	R-3	20	11	0.11	--	VACANT LAND	--	1	Yes	No	--	--	--	1	--	1
611 Heller	053155050	HDR	R-4	30	12	0.12	--	VACANT LAND	City of Redwood City	1	Yes	No	--	1	--	--	--	1
Total													3	3	7	--	13	

Table H3-16: Mixed Use Underutilized Sites

Site Name	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Assumed Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Common Ownership	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Subject to AB 1397	Affordability Level				
														EL VL	L	M	AM	Total
1243 Middlefield	053141130	HDR	CG	40	28	0.31	Yes	RESTAURANT	Owner A	8	Yes	No	--	--	--	8	--	8
	053141140	HDR	CG	40	28	0.14		RESTAURANT	Owner A	3	Yes	No	--	--	--	3	--	3
1548 Maple Ave	052532020	MU-WF	TP	40	14	2.02	Yes	PARK	--	28	Yes	No	--	12	7	9	--	28
301 Spruce	053347010	MU-T	MUT-S	60	46	0.10	Yes	OPEN STORAGE	Owner A	5	Yes	No	--			5	--	5
	053347020	MU-T	MUT-S	60	46	0.14		OPEN STORAGE	Owner A	6	Yes	No	--			6	--	6
234 El Camino Real "Avondale"	052065070	MU-N	MUN	60	59	0.30	--	SERVICE STATION	--	18	Yes	No	--			18	--	18
1135 Veterans "K-Mart"	052434030	MU-C, O	MUC-VB, CO	80	71	9.25	--	DEPARTMENT STORE	--	655	Yes	No	--	287	165	203	--	655
250 Walnut "Kohl's"	052385040	MU-C	MUC-RC	80	71	6.57	--	SHOPPING CENTER	--	465	Yes	No	--	204	117	144	--	465
202-300 Walnut "Peninsula Boardwalk"	052385050	MU-C	MUC-RC	80	71	6.83	Yes	SHOPPING CENTER	Owner A	484	Yes	No	--	212	122	150	--	484
	052385070	MU-C	MUC-RC	80	71	3.36		SHOPPING CENTER	Owner A	238	Yes	No	--	104	60	74	--	238
	052385060	MU-C	MUC-RC	80	71	1.35		SHOPPING CENTER	Owner B	96	Yes	No	--	42	24	30	--	96

Table H3-16: Mixed Use Underutilized Sites

Site Name	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Assumed Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Common Ownership	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Subject to AB 1397	Affordability Level				
														EL VL	L	M	AM	Total
2650-2700 El Camino Real	059163090	HDR	CG-R, R-4-T	40	28	1.96	Yes	HOTEL	Owner A	39	Yes	No	Yes	17	10	12	--	39
	059163020	MU-N	MUN	60	59	0.48		STORE	Owner B	28	Yes	No	--	12	7	9	--	28
1875 Virginia and 50-340 "Woodside Plaza"	069111130	MU-N	MUN	60	59	1.3	Yes	FINANCIAL	Owner A	76	Yes	No	--	33	19	24	--	76
	069113190	MU-N	MUN	60	59	2.42		PARKING LOT	Owner A	142	Yes	No	--	62	36	44	--	142
	069112280	MU-N	MUN	60	59	2.24		SHOPPING CENTER	Owner A	132	Yes	No	--	58	33	41	--	132
	069112290	MU-N	MUN	60	59	0.5		SHOPPING CENTER	Owner A	29	Yes	No	--	13	7	9	--	29
	069112300	MU-N	MUN	60	59	0.8		SHOPPING CENTER	Owner A	47	Yes	No	--	21	12	14	--	47
	069113180	MU-N	MUN	60	59	1.86		SHOPPING CENTER	Owner A	109	Yes	No	--	48	28	33	--	109
	069113200	MU-N	MUN	60	59	2.39		SUPERMARKET	Owner A	141	Yes	No	--	61	37	43	--	141
1950 El Camino Real	053281320	MU-C	MUC-ECR	80	71	2.28	--	SHOPPING CENTER	--	162	Yes	No	--	71	41	50	--	162
Total														1257	725	929	--	2911

Table H3-17: Downtown Precise Plan Vacant and Underutilized Sites

Site Name	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Assumed Density (du/ac)	Acres	Potential Lot Consolidation	Current Use	Common Ownership	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Subject to AB 1397	Affordability Level				
														EL VL	L	M	AM	Total
700 Jefferson "Bank of America"	052368130	MU-D	P	--	108	0.23	Yes	FINANCIAL	Owner A	24	Yes	No	--	11	6	7	--	24
	052368120	MU-D	P	--	149	0.63		FINANCIAL	Owner A	93	Yes	No	--	41	23	29	--	93
Caltrain Lot	052354030	MU-D	P	--	149	0.62	--	PARKING LOT	--	92	Yes	No	--	40	23	29	--	92
910 Marshall "Kaiser Trapezoid"	053203070	MU-D	P	--	149	1.06	--	PROFESSIONAL BLDG.	--	157	Yes	No	--	68	40	49	--	157
Winslow Lot	052362150	MU-D	P	--	149	0.91	--	VACANT LAND	City of RWC	135	Yes	No	--	59	34	42	--	135
Total														219	126	156	--	501

# Redwood City Fair Housing Assessment

## Executive Summary

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The State of California's 2018 Assembly Bill 686 (AB 686) requires that all public agencies in the state affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice. AB 686 requires all public agencies to

- "Administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and
- Take no action inconsistent with this obligation"<sup>1</sup>

AB 686 also makes changes to Housing Element Law to incorporate AFFH requirements as part of the housing element and general plan including an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

### Affirmatively Furthering Fair Housing

**"Affirmatively furthering fair housing"** means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)"

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

<sup>1</sup> California Department of Housing and Community Development Guidance, 2021, page 9.

## History of Segregation in the Region

The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. The Association of Bay Area Governments (ABAG), in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self segregation” (i.e., preferences to live near similar people).<sup>2</sup>

Researcher Richard Rothstein's recent book, *The Color of Law: A Forgotten History of How Our Government Segregated America*, chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region's non-White residents settled.

**This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.**

According to Rothstein, pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of “blockbusting” and “steering” or intervention by public officials—such as abruptly changing zoning to prevent certain residents from moving into a community.<sup>3</sup> These local discriminatory practices were exacerbated by actions of the Federal Housing Administration (FHA) which excluded low income neighborhoods, where the majority of people of color lived, from its mortgage loan program.<sup>4</sup>

The San Mateo County Historical Association has documented discrimination in Redwood City against African Americans in refusal to rent both residential and commercial properties.<sup>5</sup> This publication also highlights the benefit of predominantly Black communities like East Palo Alto in creating and defining community. Many residents locating into East Palo Alto had been driven out of other communities, like Redwood City. And limiting their housing choices made it easier to charge non-White residents higher prices.<sup>6</sup>

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<sup>2</sup> [https://www.planbayarea.org/sites/default/files/pdf/prosperity/research/FHEA\\_BAY\\_AREA\\_and\\_Appendices.pdf](https://www.planbayarea.org/sites/default/files/pdf/prosperity/research/FHEA_BAY_AREA_and_Appendices.pdf)

<sup>3</sup> Blockbusting is a practice whereby private investors convince current homeowners—typically white owners—to sell their homes cheaply based on the fear that non-White buyers would move into a neighborhood and lower property values. After inducing sales, those investors would purchase the homes and resell them at high prices to minority buyers. Steering is a practice whereby real estate agents show potential buyers homes only in certain areas—typically those where owners of the buyers' race and ethnicity are already concentrated.

<sup>4</sup> <https://www.theatlantic.com/business/archive/2014/05/the-racist-housing-policy-that-made-your-neighborhood/371439/>

<sup>5</sup> <https://historysmc.org/wp-content/uploads/2020/08/La-Peninsula-Migration-Spring-2016.pdf>

<sup>6</sup> <https://historysmc.org/wp-content/uploads/2020/08/La-Peninsula-Migration-Spring-2016.pdf>

According to *The Color of Law, in 1954*, after a White family living in East Palo Alto sold their home to an African American family, the then president of the California Real Estate Association set up an office in East Palo Alto to scare White families into selling their homes (“for fear of declining property values”) to agents and speculators. These agents then sold these homes at over-inflated prices to African American buyers, some of whom had trouble making their payments. Within six years, East Palo Alto became 82 percent African American. The FHA prevented re-integration by refusing to insure mortgages held by White buyers residing in East Palo Alto.

## Referenced Maps and Data

Throughout this section, there are references to maps created by State Department of Housing & Community Development (HCD) to support the AFFH and data tables created by HCD, ABAG, and the consultant team. Those maps and tables appear at the end of this Chapter and follow the organization of this section and state guidance. The maps, in particular, are useful in demonstrating how Redwood City compares with surrounding jurisdictions and the county overall in offering housing choices and access to opportunity.

## Primary Findings

- 11 percent (six complaints) of fair housing complaints filed in San Mateo County from 2017 to 2021 were in Redwood City—the City also accounts for 11 percent of the county’s population. The most common issues cited in the City were refusal to rent (2 complaints), and terms, conditions, privileges, or services and facilities (2 complaints).
- Compared to the county overall and surrounding communities, Redwood City does a better job of providing housing opportunities and housing a diverse set of residents. Specifically,
  - As shown in Figure I-7, Redwood City does not have a high concentration of housing choice vouchers in any area—yet voucher holders can find opportunities to use vouchers in many parts of the City. This differs substantially from surrounding communities, except for East Palo Alto, which has no data on the proportion of units that house voucher holders, likely because there are too few properties.
  - Redwood City houses a much larger share of non-White residents than surrounding communities, except for East Palo Alto (Figure II-6). There are very few census tracts in Redwood City that are a White majority (Figure II-7). This is unusual for the broader area; most surrounding communities are entirely majority White. Redwood City has strong racial and ethnic spatial diversity (Figure II-11).
  - Median household income varies by block group (Figure II-26), indicating that households have housing choices they can afford in many parts of the City (confirmed by Figure IV-29). Still, due to the very low incomes of many residents, cost burden is high in some parts of the City (Figure IV-13)—but this is not unusual for denser, more diverse cities in the county.
  - **In sum, Redwood City strikes a better balance than surrounding communities of housing a diverse set of residents without over concentrations.**

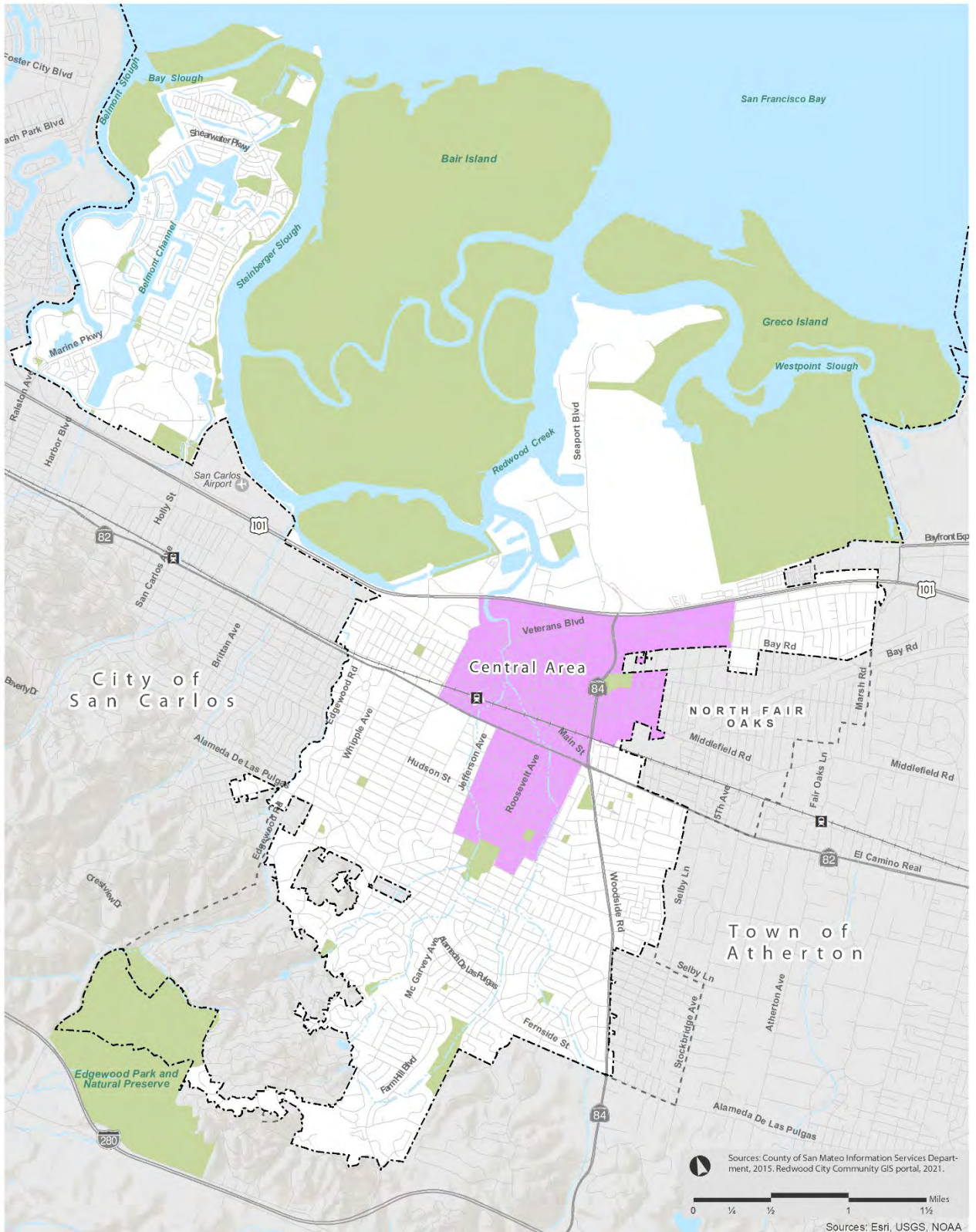
Within the City, improvements could be made to address geospatial disparities; those disparities are discussed below.

- Most racial and ethnic minority populations are **disproportionately impacted by poverty, low household incomes, overcrowding, and homelessness** compared to the non-Hispanic White population in Redwood City. Additionally, racial and ethnic minorities, especially Hispanic and Black or African American residents, are more likely **to live in low resource areas and be denied for a home mortgage loan**.
  - Hispanic and Black or African American residents have higher rates of poverty (Figure II-5) and lower household incomes (Figure II-4) compared to the non-Hispanic White population in Redwood City.
  - Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding (Figure IV-17). Low and moderate income households are also more likely to be overcrowded (Figure IV-18).
  - Countywide, people who identify as American Indian or Alaskan Native, Black, White, and Hispanic are overrepresented in the homeless population compared to their share of the general population (Figure IV-22).
  - Hispanic residents are the most likely to live in low resource areas (Figure III-12).
  - Hispanic, American Indian or Alaska Native, and Black or African American households have the highest denial rates for mortgage loan applications in 2018 and 2019 (Figure IV-33).
- **Over 50 percent of all renter households in Redwood City are cost burdened**—spending more than 30 percent of their gross income on housing costs—and close to one third are extremely cost burdened—spending more than 50 percent of their gross income on housing costs (Figure IV-9). There are disparities in housing cost burden in the Redwood City by race and ethnicity and family size (Figure IV-11 and Figure IV-12). **Hispanic households (61 percent) experience the highest rates of cost burden in the City**.
- Geospatially, **the central area of the City** (generally identified as Downtown, Stambaugh Heller, Central, Redwood Village, and the northern portion of the Friendly Acres neighborhoods) is disproportionately impacted by high poverty, low education opportunity, low economic opportunity, low environmental scores, high social vulnerability scores, concentrations of cost burdened households, overcrowding, and low resource scores. This area **also has a concentration of minority households and higher poverty rates** (Figure II-6 and Figure II-28).
  - Higher poverty rates between 10 percent and 30 percent (Figure II-28).
  - Education opportunity scores<sup>7</sup> between 0 and 0.5—meaning they have lower education scores compared to the rest of the City and the San Mateo County region (Figure III-1).

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<sup>7</sup>Tax Credit Allocation Committee's (TCAC) education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. Score ranges from 0 to 1.





- Low economic opportunity scores<sup>8</sup> between 0 and 0.25 (Figure III-7).
  - Low environmental scores<sup>9</sup>—which account for PM2.5<sup>10</sup>, diesel PM, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites (Figure III-9).
  - The composite opportunity score<sup>11</sup> for Redwood City shows census tracts in this area of the city fall within low resource areas while the rest of the city is within moderate or high resource areas (Figure III-14).
  - The Social Vulnerability Index (SVI) provided by the Centers for Disease Control and Prevention (CDC)—ranks census tracts based on their ability to respond to a disaster. This area of the City is more vulnerable according to the SVI (Figure III-15).
  - Higher concentration (40 percent to 80 percent of households) of cost burdened<sup>12</sup> households (Figure IV-13).
  - Overcrowded<sup>13</sup> households are concentrated in the same areas as cost burdened households (Figure IV-19).
  - These areas are also within Special Flood Hazard Areas (Figure IV-31) and are vulnerable to displacement (Figure IV-28).
  - The combination of high poverty rates and high share of minority residents make one of the census tracts in the area an R/ECAP<sup>14</sup>—having at least three times the poverty rate for the county and is majority minority (Figure II-30).
- The share of the population living with at least one disability is 7 percent in Redwood City, a slightly lower incidence as in San Mateo County. Residents living with a disability are primarily concentrated geographically in the western part of the City close to Woodside.
    - **Unemployment is disproportionately high among residents living with a disability at nine percent compared to three percent for residents without a disability** in Redwood City—particularly when compared to the county (Figure III-20).
  - Redwood City is served by the Redwood City and Belmont-Redwood Shores Elementary School Districts and the Sequoia Union Unified High School District. Six of the Redwood City School district’s schools are considered non-boundary schools or Schools of Choice; these schools do not use an address to determine priority. All students may apply for admission and they are then selected randomly by lottery.

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<sup>8</sup> TCAC’s economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. Score ranges from 0 to 1.

<sup>9</sup> TCAC’s environmental score are based on the CalEnviroScreen 3.0 indicators. Scores range from 0 to 1. A lower score implies less positive environmental outcomes.

<sup>10</sup> PM2.5 is defined as fine inhalable particles, with diameters that are generally 2.5 micrometers and smaller.

<sup>11</sup> TCAC’s composite opportunity score is made up of a combination of educational scores, proximity to jobs, access to transportation, and environmental scores and is used to determine low, moderate and high resource opportunity areas.

<sup>12</sup> Paying more than 30% of household income in housing costs.

<sup>13</sup> Indicated by more than one occupant per room.

<sup>14</sup> Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP)

- Enrollment in Redwood City Elementary decreased 11 percent between 2010 to 2020 while enrollment in Belmont-Redwood Shores increased by 30 percent.
- Redwood City Elementary has a much higher share of Hispanic students than San Mateo County (70 percent v. 38 percent) and Belmont-Redwood Shores has a higher share of Asian students compared to the county (32 percent v. 17 percent).
- **56 percent of students qualify for reduced lunch in Redwood City Elementary, and 38 percent of students are English learners.**
- At the high school level, **Sequoia Union district has the highest dropout rate in the County (10 percent), and dropout rates among Pacific Islander (20 percent), Hispanic (16 percent), and Black (12 percent) students are much higher.**
- 21 percent of respondents to the resident survey conducted for this AFFH said that schools in their neighborhood were of poor quality.

## Resident Needs Collected through Local Survey

A survey administered to capture residents' needs and support the AFFH found the following housing challenges. Over 160 residents completed the survey:

- About 25 percent of residents said their house or apartment is too small for their family;
- 20 percent of renters said they worry that if they request a repair they will experience a rent increase or get evicted;
- **12 percent of renters are often late on rent and can't keep up with utilities.**

## Contributing Factors and Fair Housing Action Plan

The disparities in housing choice and access to opportunity discussed above stem from historical actions, the inability of the broader region to respond to housing demand, concentrations of low income populations within Redwood City, regional barriers to open housing choice, and, until recently, very limited resources to respond to needs. Four fair housing issues have been identified in Redwood City. The contributing factors to each is discussed below.

**Fair housing issue: Disproportionate housing needs due to lack of affordable housing exist among Hispanic and Black households. Evidence is in higher rates of cost burden for Hispanic and Black (severe burden) households and overcrowding for Hispanic households.**

- Higher poverty rates among Redwood City's Black and Hispanic residents stem from decades of discrimination in employment, education, and housing markets. Black and Hispanic have faced greater challenges building wealth through economic mobility and homeownership.
- It is well documented that persons of color—particularly African American residents—were denied loans to purchase homes, were not allowed to buy in many neighborhoods because of restrictive covenants, and were harassed if they managed to purchase a home in a predominantly White neighborhood. These historical actions have led to a significant homeownership gap among racial and ethnic minorities except for Asians.
- Mortgage application rates remain high for American Indian and Hispanic households.

- Redwood City offers relatively more affordable housing opportunities than surrounding cities—except for East Palo Alto. Redwood City also allows more multifamily housing, which is disproportionately occupied by residents of color. The limited opportunity of residents to reside in surrounding areas leads to higher shares of poverty-level and low income households in Redwood City.
- Redwood City’s Black and Hispanic residents are more likely than others to work low wage jobs that do not support the City’s housing prices, resulting in cost burden and overcrowding. Their future employment opportunities are further constrained by K-12 achievement gaps and being less likely to meet university admission standards.

**Fair housing issue: Concentrations of Black or African American and Hispanic residents in low resource areas, especially areas with environmental hazards.**

- Concentration of affordable housing and housing density in central Redwood City. Lack of affordable housing opportunities in higher resourced, predominantly single family detached areas of the city.
- While the central area of Redwood City—with the most affordable housing density—is the part of the city with lower environmental ratings, higher social vulnerability ratings, and is within flood hazard zones, it is also the area with the best access to employment opportunities, services and public transit options.

**Fair housing issue: Higher unemployment rate for persons with disabilities.**

- The unemployment rate for Redwood City’s residents with disabilities is three times that of persons without a disability. The exact reasons for this disparity are unclear and are likely related to limited job opportunities, access to employment, and market discrimination.

**Fair housing issue: Loss of affordable housing and displacement of residents.**

- In Redwood City, of the 29 rental apartment developments with 1,203 affordable units, five complexes with a total of 239 units have expiring affordability covenants in Redwood City during the next ten years (2022-2032).
- Over 50 percent of all renter households in Redwood City are cost burdened—spending more than 30 percent of their gross income on housing costs—and close to one third are severely cost burdened—spending more than 50 percent of their gross income on housing costs.
- There are disparities in housing cost burden in Redwood City by race and ethnicity and family size. Hispanic (61 percent) households experience the highest rates of cost burden in the city. Non-Hispanic White (34 percent) and other or multi-racial households (16 percent) experience the lowest cost burden.
- Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding. Hispanic households (28 percent), other race households (34 percent), and Black or Asian households (7 percent) experience the highest rates of overcrowding.

The Housing Plan includes goals, policies, and programs to detail how Redwood City proposes to respond to the factors contributing to the fair housing challenges identified in this analysis.

## Report Content and Organization

The Fair Housing Assessment follows the April 2021 State of California State Guidance for AFFH. The study was conducted as part of the 21 Elements process, which coordinates completion of Housing Elements for all San Mateo County jurisdictions.

### Section I. Fair Housing Enforcement and Outreach Capacity

Reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.

### Section II. Integration and Segregation

Identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation

### Section III. Access to Opportunity

Examines differences in access to education, transportation, economic development, and healthy environments.

### Section IV. Disparate Housing Needs

Identifies which groups have disproportionate housing needs including displacement risk.

### Maps and Data

Includes maps, charts, and additional data to support Sections I, II, III, and IV.

## Section I. Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

### Fair Housing Legal Cases and Inquiries

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—**California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income** (including federal housing assistance vouchers).

The California Department of Fair Employment and Housing (DFEH) was established in 1980 and is now the **largest civil rights agency in the United States**. According to their website, the DFEH’s mission is, “to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.<sup>15</sup>

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH’s website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.<sup>16</sup> Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Mateo County has a number of **local enforcement organizations** including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County. Redwood City contracts with Project Sentinel, a non-profit, civil rights organization dedicated to promoting and securing fair housing.

From 2017 to 2021, 57 **fair housing complaints in San Mateo County were filed with the U.S. Department of Housing and Urban Development (HUD)—11 percent of complaints were in Redwood City (six complaints)**. Countywide, most complaints cited disability status as the bias (56 percent) followed by race (19 percent), and familial status (14 percent). In Redwood City, the most common issues cited were refusal to rent (2 complaints), and terms, conditions, privileges, or services and facilities (two complaints).

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<sup>15</sup> <https://www.dfeh.ca.gov/aboutdfeh/>

<sup>16</sup> <https://www.dfeh.ca.gov/complaintprocess/>

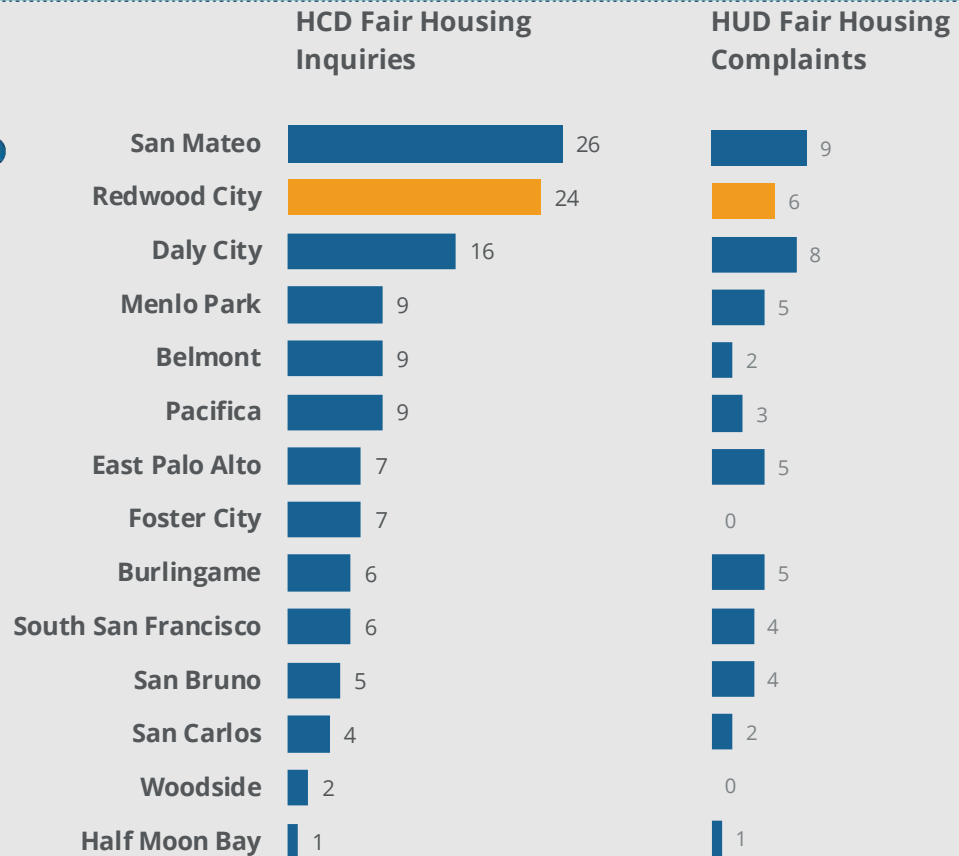
### Fair Housing Complaints and Inquiries

Fair Housing Complaints, by Basis, San Mateo County, 2017-2021



	Number	Percent
Disability	32	56%
Race	11	19%
Familial Status	8	14%
National Origin	3	5%
Religion	2	4%
Sex	1	2%
<b>Total cases</b>	<b>57</b>	<b>100%</b>

HCD Fair Housing Inquiries (2013- 2021) and HUD Fair Housing Complaints (2017- 2021)



Countywide, no cause determination was found in 27 complaints followed by successful conciliation or settlement with 22 complaints; in 7 cases, the complaint was withdrawn, and one complaint proceeded to court. Fair housing inquiries in 2020 were primarily submitted from the City of San Mateo, followed by Redwood City, Daly City, and Menlo Park. A higher volume of inquiries is expected in Redwood City, given its higher share of renters—50 percent of occupied housing units in Redwood

City are renter occupied compared to 40 percent in San Mateo County, and 44 percent in the Bay Area.

During this same time period (2007-2021), Project Sentinel also supported investigations of fair housing complaints for 25 households with a total of 83 persons. In addition, Project Sentinel provides consultations and information, serving 98 households with a total of 282 people over the five-year period.

Of the 100 Redwood City respondents to the resident survey, 63 residents have looked for housing seriously, of those, 20 (32 percent) indicated that a “*Landlord did not return calls and/or emails asking about a unit*”, and 22 (35 percent) indicated they have been denied housing to rent or buy in the past 5 years. The main reason for denial (72 percent) was “*income too low.*” Similarly, of the 12 voucher holders responding to the survey, the majority (83 percent) indicated that finding an affordable unit is somewhat or very difficult. Eight of them indicated this is due to “*Landlords have policies of not renting to voucher holders.*”

Nationally, the National Fair Housing Alliance (NFHA) reported a decrease in the number of fair lending cases referred to the Department of Justice from federal banking regulators and an increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019. Additionally, 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations—rather than state, local, and federal government agencies.<sup>17</sup>

## Outreach and Capacity

Redwood City’s website provides easy to follow links to housing information in both English and Spanish, as well as the option to select a different language. These links provide useful information of tenant protections, housing resources for renters and owners, as well as the opportunity to share input on the Housing Element. In addition, the City provides contact information for local fair housing organizations, legal assistance, and general information about the Fair Housing Act and discrimination under Tenant and Landlord resources.<sup>18</sup>

## Compliance with State Law

Redwood City is compliant with the follow state laws that promote fair and affordable housing. The City has not been alleged or found in violation of the following:

- Housing Accountability Act (Gov Code Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;
- No Net Loss Law (Gov Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations, including among income levels;
- Least Cost Zoning Law (Gov Code Section 65913.1);

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<sup>17</sup> <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>

<sup>18</sup> <https://www.redwoodcity.org/departments/city-manager/housing-services/tenants/tenant-landlord-resources>



- Excessive Subdivision Standards Law (Gov Code Section 65913.2);
- Limits on Growth Controls Law (Gov Code Section 65589.5).

## Housing-Specific Policies Enacted Locally

Redwood City has implemented the following housing policies in the City that promote housing production, funding for housing affordability, and stabilizing neighborhoods:

**Reduced parking requirements.** Affordable housing projects can request the jurisdiction reduce parking requirements for projects near qualifying transit areas that are applying for a density bonus.

**Condominium Conversion.** Regulates conversion of apartment buildings into condominiums and generally provides tenant protections.

**Inclusionary housing ordinance.** Requires developers to set aside a share of units in new housing developments for affordable housing.

**Homeowner Repair or Rehabilitation.** Provides grants and/or loans to help low-income homeowners to repair and rehabilitate their homes to keep families in their homes, allow seniors to age in place, and help low-income households build or maintain their assets.

**Streamlined permitting process.** Provides One-stop permitting or priority processing for certain kinds of housing developments (market or affordable).

**By-right strategies.** Allows projects to be approved administratively when proposal meets local zoning requirements.

**Homebuyer Assistance.** Programs that help low- and moderate-income households obtain loans not typically offered by other lenders. Home-buyer assistance programs can vary but generally tend to offer down payment or closing cost loans at a low or flat interest rate.

**Commercial development impact fee.** Levies a per square foot development fee levied on non-residential development that is used to develop or preserve affordable housing.

**Reduced fees of waivers.** Reduces fees or permit waivers for affordable housing development.

**Acquisition Rehabilitation or Conversion.** Programs to purchase, rehabilitate, and then convert properties from a past non-residential (or dilapidated residential) use to affordable (income-restricted) residential

**Housing development impact fee.** Levies a per square foot development fee levied on market rate residential development that is used to develop or preserve affordable housing.

**Tenant Based Assistance.** Locally-funded monetary assistance to tenants on a one-time or ongoing basis.

**Form-Based Code.** By placing primary emphasis on the form and then on the use, form-based codes create increased development predictability and allow better integration of a community vision. Form-based codes can also function as a strategy for a streamlined permitting process based on the adherence to the codes.

**Home Sharing Programs.** Locally-funded programs that encourage homeowners with extra rooms to “share” or room with a pre-screened tenant.

**One-to-One Replacement.** Establishes a jurisdiction’s intent, through preservation or replacement, to maintain at minimum its current level of homes affordable to low-income families. Affordable housing units can potentially be lost through demolition, rising rent, and the conversion of residential units to other uses.

**Minimum Lease Terms.** Provide more housing stability for tenants by encouraging longer lease terms. This ordinance requires landlords to offer a written lease with a minimum term of one year. The lease must also comply with all State requirements.

**Relocation Assistance.** Reduces disruption to tenants and their families caused by an unforeseen need for relocation by addressing some of the financial impacts.

According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), Redwood City does not have any public housing buildings. However, the City does over 1,000 units of deed-restricted affordable housing, as well as an area with a moderate (5 percent to 15 percent) share of households using housing vouchers. The Area with a moderate share is located east of Highway 101 on the border with Menlo Park. Compared to neighboring jurisdictions except East Palo Alto, **Redwood City appears more accommodating to renters with housing vouchers.**

## Section II. Integration and Segregation

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence.

### Integration and Segregation

**Integration** generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

**Segregation** generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

*Source: California Department of Housing and Community Development Guidance, 2021, page 31.*

### Race and Ethnicity

The population distribution by race and ethnicity (Figure II-1, based on 2019 ACS data) in Redwood City shows the largest portion of the population being non-Hispanic White (44 percent v. 39 percent in the county) followed by Hispanic (35 percent v. 24 percent in the county), and Asian (15 percent v. 30 percent in the county).<sup>19</sup> Older residents are less diverse with 74 percent of the population older than 65 years identifying as White Non-Hispanic compared to only 50 percent of the population for children less than 18 years old.

Racial and ethnic minority populations generally have higher rates of poverty and lower household incomes compared to the non-Hispanic White population in Redwood City. The exception to this is the Asian population, which has an income distribution similar to the non-Hispanic White population. Most of the census tracts in the central part of the city, west of Highway 101, are majority Hispanic<sup>20</sup> while the rest are majority White tracts.<sup>21</sup>

### Dissimilarity and Isolation Indices

The isolation index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority, it ranges from 0 to 100 and higher values of isolation tend to indicate higher levels of segregation. The Dissimilarity Index, or DI, is a common tool that measures segregation in a community. The DI is an index that measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of

<sup>19</sup> The share of the population that identifies as American Indian or Alaska Native is less than 1%.

<sup>20</sup> Majority census tracts show the predominant racial or ethnic group by tract compared to the next most populous.

<sup>21</sup> Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

a group’s population that would have to move for each area in the county to have the same percentage of that group as the county overall. DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation.

African Americans are the only racial group facing consistently high segregation in San Mateo County. This segregation, as measured by the dissimilarity index, has decreased over time and was approaching a moderate level as of 2017. African American/White segregation decreased or was stable in all participating partners. In contrast, Hispanic and Asian residents are more segregated (relative to White, non-Hispanic residents) today than in 1990. These groups have also experienced the strongest growth in the county. Residential settlement patterns of these two groups during the past 25 years appear to have influenced segregation.

In Redwood City, segregation is the highest among African American and Hispanic residents, as shown in Table H4-1. Segregation for African Americans has decreased since 1990 but has increased for Hispanics. Hispanics have experienced one of the strongest population growths in the city and county, which is likely to have influenced segregation trends amongst this group. However, Redwood City is generally relatively well-integrated (dissimilarity index values are considered moderate amongst all ethnic groups), particularly given its racial and ethnic diversity.<sup>22</sup> In comparison to the San Francisco-Oakland Hayward region, Redwood City has lower or similar levels of segregation, as shown in Table H4-1.<sup>23</sup>

**Table H4-1: Racial/Ethnic Dissimilarity Trends; Redwood City and Region**

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	2017	San Francisco-Oakland-Hayward Region (including San Mateo County) (2017)
Non-White/White	42.13	42.44	40.51	39.99	45.89
Black/White	45.76	43.63	38.84	45.84	63.49
Hispanic/White	50.01	54.89	53.20	50.18	51.24
Asian or Pacific Islander/White	24.06	32.01	30.23	36.60	48.21

The San Francisco region is one of the least affordable housing markets in the country. All types of households, except for very high-income households and households who have owned property in the area for decades, have difficulty finding affordable housing. A variety of factors present even greater challenges in securing affordable housing, such as households with very low incomes or needing to secure housing in certain locations to accommodate jobs or schools and/or housing with special features. As employment continues to expand in the region, larger households and households with special needs are likely to experience greater housing pressures than households

<sup>22</sup> More diverse communities usually have higher dissimilarity indices—and less diverse communities, lower indices. This is due to a number of factors, including settlement patterns and formation of ethnic enclaves, historical practices and policies leading to segregation, and limited housing choices.

<sup>23</sup> ABAG expects an update to this data to be available in early 2022; as information becomes available this section will be updated.

with fewer housing needs. This could lead to greater segregation of certain households if housing accommodating a variety of residents is not available.

## Disability Status

According to 2019 ACS data (Figure II-13), the **share of the population living with at least one disability is 7 percent in Redwood City**, slightly lower than San Mateo County's 8 percent. There is one census tract in the City that has a 10 percent to 20 percent share of the population living with a disability. Geographic concentrations of people living with a disability may indicate **increased access to services, amenities, and transportation that support this population.**

## Familial Status

The 2019 ACS shows that Redwood City is home to **more single-person households** than the County overall, with 25 percent of households compared to only 22 percent in the County. Additionally, there are **fewer married couple households in the City (51 percent) and more non-family households (10 percent) compared to the County (55 percent and 8 percent, respectively).**

Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. **Higher shares of nonfamily households indicates a continued need for one and two bedroom units.**

The majority of married couple households live in owner occupied housing. Residents living alone are more likely to be renters. The number of housing units available by number of bedrooms and tenure is consistent with the familial status of the households that live in Redwood City.

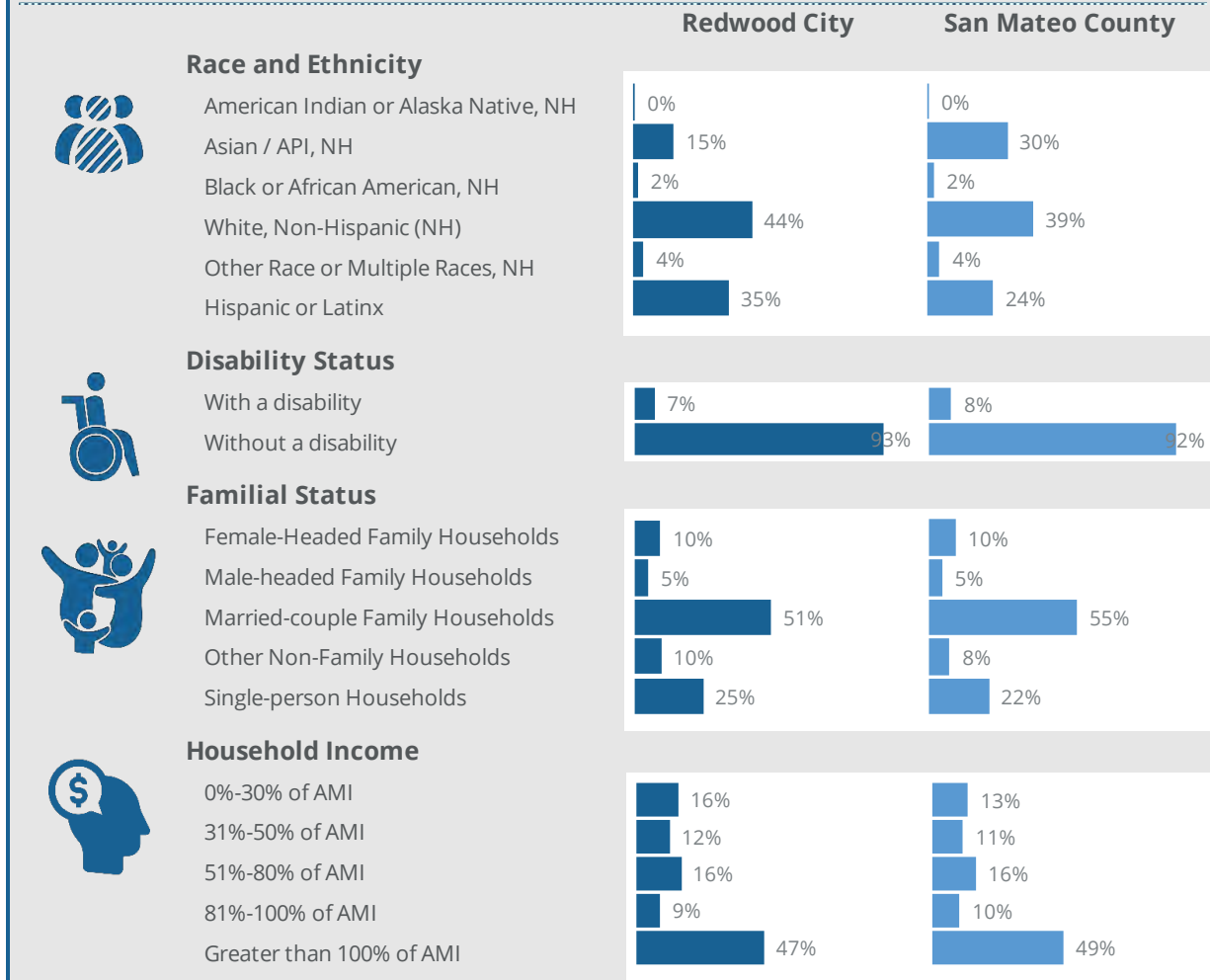
## Household Income

The household income distribution by percent of area median income (AMI) in Redwood City is more concentrated at lower incomes than the County, based on the 2019 ACS and shown in Figure II-25. In Redwood City, 28 percent of households have income below 50 percent AMI compared to 24 percent in the County.

There are several census block groups in the city that have median incomes below the 2020 state median income of \$87,100 and most are located in the central part of the city. Higher **poverty rates between 20 percent and 30 percent are concentrated in census tracts west of Highway 101 in the Friendly Acres, Stambaugh-Heller, Redwood Village, and Downtown neighborhoods.**

## Segregation and Integration

### Population by Protected Class



Source: ABAG Housing Needs Data Workbook based on 2019 American Community Survey data

## Racially or Ethnically Concentrated Areas of Poverty and Affluence

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs. However, recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the analysis of RCAAs as part of fair housing assessments, in addition to R/ECAPs, to

acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.<sup>24</sup>

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

### R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

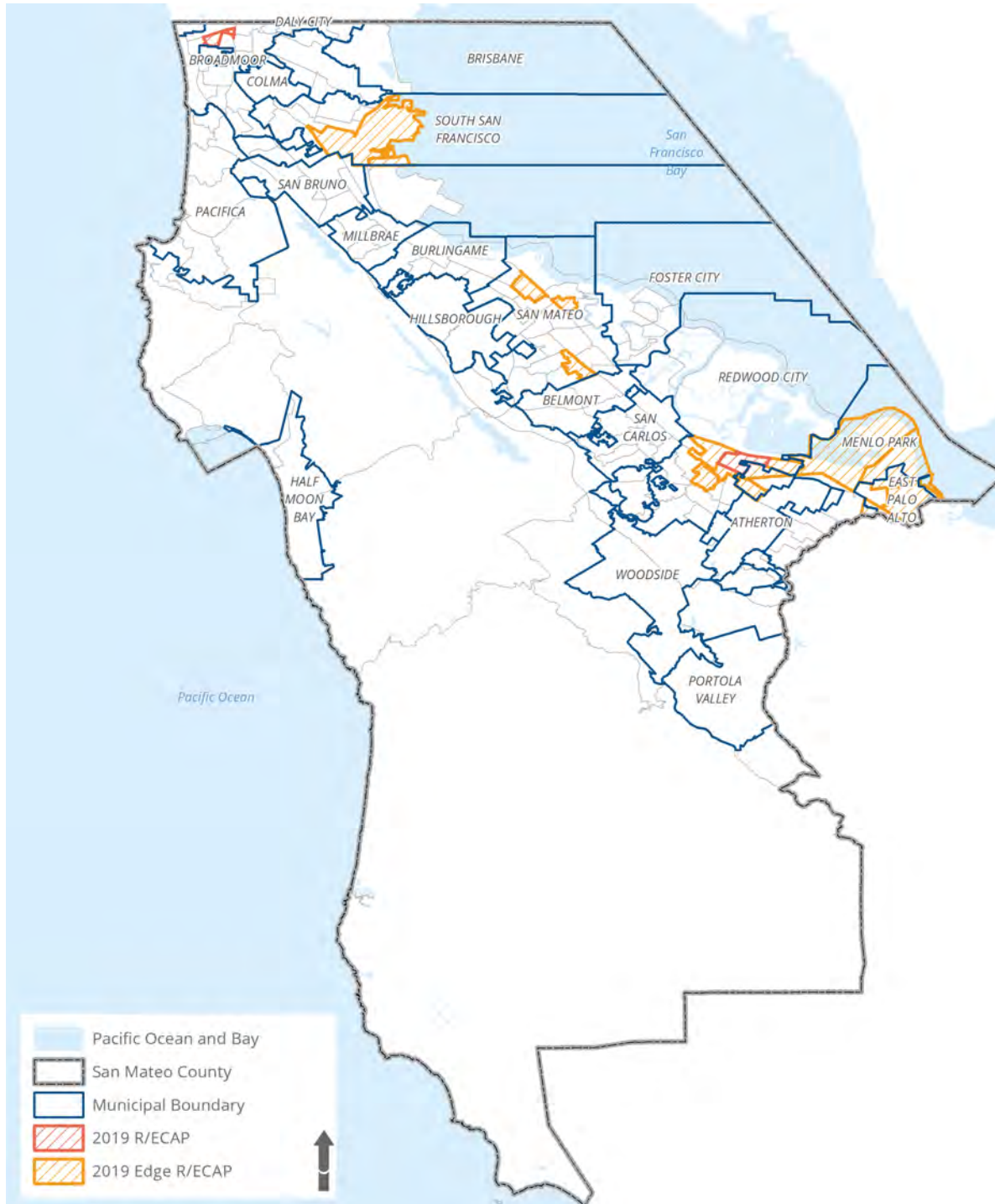
*Source: California Department of Housing and Community Development Guidance, 2021.*

For this study, the poverty threshold used was three times the average tract poverty rate for the County—or 19.1 percent. In addition to R/ECAPs that meet the HUD threshold, this study includes edge or emerging R/ECAPs which have 2 times the average tract poverty rate for the County (12.8 percent).

In 2010, there were three census tracts that qualify as R/ECAPs (19.4 percent poverty rate) in the County and 11 that qualify as edge R/ECAPs (13 percent poverty rate). One of the R/ECAPs was located in Redwood City in 2010, and 5 edge R/ECAP were located in Redwood City. All of these areas were concentrated on the central and eastern part of the City.

In 2019, there are two census tracts that qualify as R/ECAPs (19.1 percent poverty rate) in the county and 14 that qualify as edge R/ECAPs (12.8 percent poverty rate). **Four of the 2019 edge R/ECAPs are located in Redwood City**—which means they are majority minority and have a poverty rate two times higher than the countywide census tract average, and **one of the census tracts that qualify as R/ECAPs is located in Redwood City**. Again, these areas were concentrated on the central and eastern part of the city.

<sup>24</sup> Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124



Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.1% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (12.8% in 2019).

Source: HUD, Root Policy Research, 2022



## Racially Concentrated Area of Affluence

HCD's definition of a Racially Concentrated Area of Affluence is:

### RCAAs

HCD definition of a Racially Concentrated Area of Affluence is

- A census tract that has a percentage of total white population that is 1.25 times higher than the average percentage of total white population in the given Council of Governments (COG) region, and a median income that was 2 times higher than the COG AMI.

Source: California Department of Housing and Community Development Guidance, 2021.

HCD/TCAC has noted that map-based resources summarizing this information are anticipated to be available soon; as information becomes available this section will be updated.

## Section III. Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment.

### Access to Opportunity

**“Access to opportunity** is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

### Local knowledge: resident survey questions about access to opportunity.

Residents were asked about several resources that would improve their living situation in the survey conducted to support this AFFH. When asked what type of help they need to **improve their housing security**, top answers were:

- Help me with a down payment/purchase (35%);
- Help me get a loan to buy a house (33%); and
- Help me pay rent each month (25%).

When asked what type of help they need to improve their neighborhood, top answers were:

- Reduce crime (32%);
- Better lighting (31%); and
- Improve street crossings (31%).

When asked what type of help they need to improve their health, top answers where:

- Make it easier to exercise (14%);
- Better/access to mental health care (32%); and
- More healthy food (32%).

When asked what type of help they need to improve their job situation, top answers where:

- Increase wages (50%);
- Find a job near my apartment/house (23%); and
- Help paying for college (22%).

When asked what type of help they need to improve children’s education, top answers where:

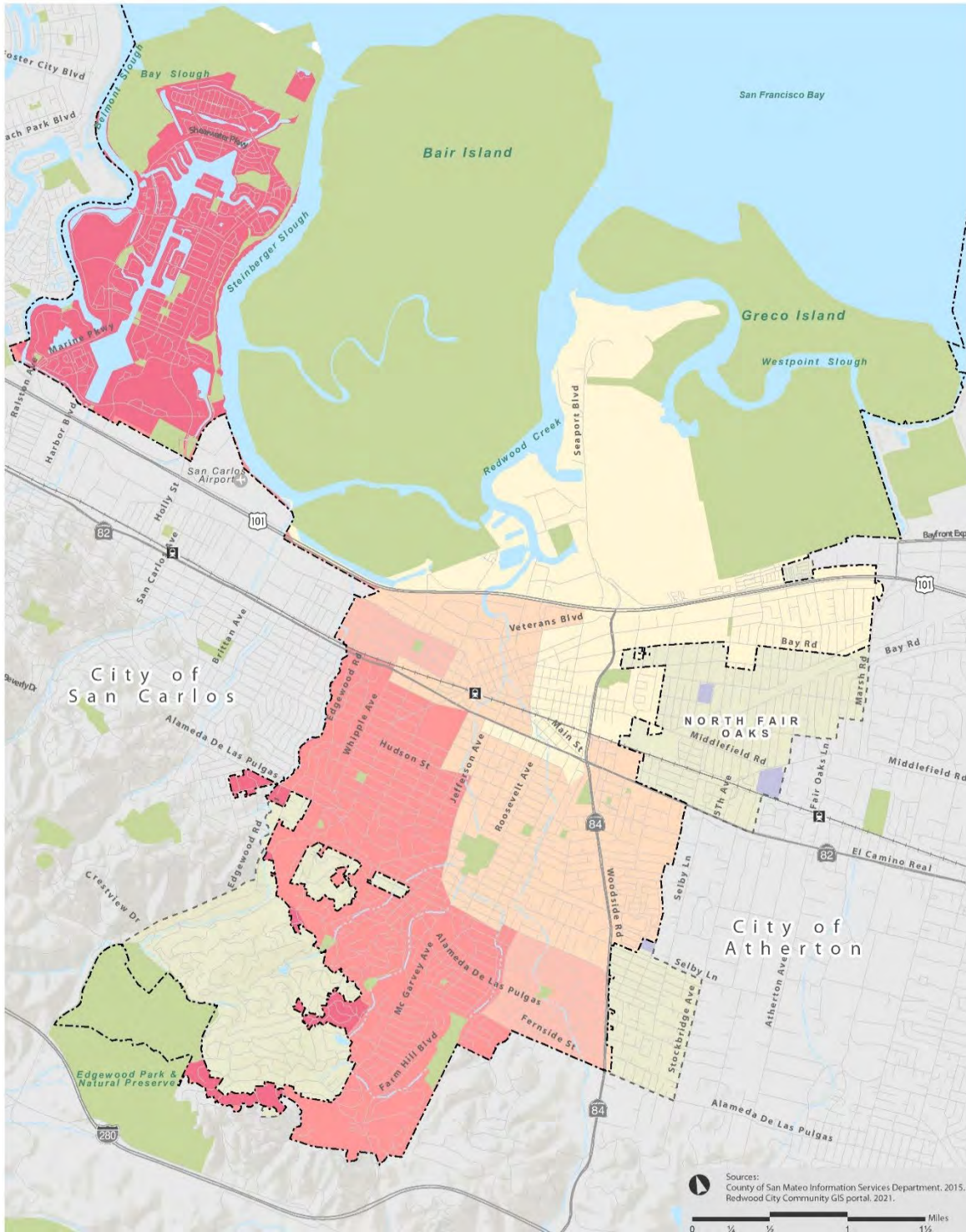
- Stop bullying/crime/drug use at school (30%);
- Have more activities afterschool (25%); and
- Have better teachers at their school (19%).

## Data Indicators of Access to Opportunity

The California Tax Credit Allocation Committee (TCAC), in collaboration with HCD, developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), and low resource.<sup>25</sup> TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Shown on Figure III-14, low resources are located predominately east of U.S. 101 in the industrial areas of the City and around the port, as well as the Friendly Acres, Stambaugh Heller, and Redwood Village neighborhoods. Areas of moderate to high resources are concentrated in the north-western portions of the City. Highest resource areas are located in Redwood Shores and areas bordering San Carlos/Emerald Hills.

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<sup>25</sup> TCAC and HCD created the Opportunity Map using reliable and publicly available data sources to identify areas in the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families and their children. The TCAC/HCD Opportunity Map uses 21 indicators to calculate opportunity index scores for census tracts in each region in California. For more information on these indicators, see the Opportunity Map methodology document <https://belonging.berkeley.edu/2021-tcac-opportunity-map>



**TCAC/HCD Opportunity Areas**

- Low Resource
- Moderate Resource
- Moderate Resource (Rapidly Changing)
- High Resource
- Highest Resource

## Education

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map, **a few census tracts in Redwood City score below 0.25**—opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes (see Figure III-1). These census tracts are **east of Highway 101 and in the central part of the city**.

Redwood City is served by the Redwood City and the Belmont-Redwood Shores Elementary School Districts; and the Sequoia Union Unified High School District.

**Redwood City Elementary experienced an 11 percent decrease in enrollment from 2010 to 2020.** This represents a larger decrease than the one percent decrease experienced in the county, while Belmont-Redwood Shores experienced the largest percentage increase in enrollment in the county (30 percent increase).

Enrollment in Sequoia Union Unified High School District increased by 18 percent from 2010 to 2020. **Redwood City Elementary has a much higher share of Hispanic students than San Mateo County (70 percent v. 38 percent) and Belmont-Redwood Shores Elementary (32 percent) had a much higher share of Asian students (32 percent v. 17 percent).** The enrollment composition in Sequoia Union Unified High School District is similar to the countywide distribution.

Overall, 29 percent of public school students in San Mateo County qualify for reduced lunch. This was substantially higher in **Redwood City Elementary School District, where 56 percent of students qualify for reduced lunch, and substantially lower in Belmont-Redwood Shores (7 percent).**

Countywide, 20 percent of public school students are English learners. Again, this rate is higher at Redwood City Elementary—where 38 percent of students are English learners—and substantially lower in Belmont-Redwood Shores (10 percent).

**Hispanic students at Redwood City Elementary are slightly more likely to have met or exceeded mathematics and English testing standards compared to the county overall and significantly more likely to have met or exceeded mathematics and English testing standards in Belmont-Redwood Shores.**

Countywide, 27 percent of Hispanic students met or exceeded mathematics testing standards and 40 percent met or exceeded English testing standards. These are lower than the 34 percent and 43 percent in Redwood City and significantly lower than the 52 percent and 64 percent in Belmont-Redwood Shores.

Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards at 69 percent followed by San Mateo Union High with 68 percent. **Pacific Islander, Hispanic, and Black students in the Sequoia Union district were less likely to meet the admission standards** with rates of 38 percent, 55 percent, and 50 percent respectively.

Despite the high share of students meeting college admission standards, Sequoia Union has the second to lowest college going rate, at 70 percent. The highest rate was 77 percent in San Mateo Union High.

In addition, **Sequoia Union district has the highest dropout rate in the County (10 percent), and dropout rates among Pacific Islander (20 percent), Hispanic (16 percent), and Black (12 percent) students are much higher.**

## Employment

The top industry by number of jobs in Redwood City is the information industry, followed by professional and managerial services, and health and educational services. The top industries by workers living in Redwood City are the professional and managerial services, followed by health and educational services, and arts, recreation, and other services.

Redwood City has a higher job to household ratio when compared to the county at 2.35 and 1.59 respectively. Although this ratio has historically been higher in Redwood City than the county, it had hovered at around 1.7 until 2011, when employment trends in Redwood City diverged more significantly.

The City also has a slightly lower unemployment rate than the county and the Bay Area.

TCAC's economic opportunity score (0 to 1) is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. **In Redwood City, areas with the lowest economic opportunity scores—below 0.25— are concentrated in the central part of the City and tend to coincide with R/ECAP and edge R/ECAP areas.** HUD's job proximity index—which measures how close neighborhoods are to major employment centers—shows these areas are in relatively close proximity to jobs

## Transportation

[TCAC's transportation opportunity score and maps were not available at the time of this report] SamTrans provides bus services in San Mateo County including Redi-Wheels paratransit service. The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the county including SamTrans and the Caltrain commuter rail.

In 2018, the Metropolitan Transportation Commission (MCT), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MCT conducted extensive community outreach about transportation within the area. Below is a summary of comments relevant to Redwood City and San Mateo County.

*“San Mateo’s Paratransit Coordinating Council (PCC) and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs.*

*Transportation information, emerging mobility providers, and transit fares were other common themes.”*

*While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential solutions, other comments called for the increased accessibility and affordability of these services in the meantime.”<sup>26</sup>*

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility & Climate Sustainability). The project’s overall goal is to, “stimulate connection and communication between the community of seniors and people with disabilities together with the transportation system– the agencies in the region local to the San Francisco bay, served by MTC.”<sup>27</sup> TRACS highlights that improving accessibility requires engagement for the community because there are no “watch-dog” systems in place to hold agencies accountable.

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MCT transit. One respondent who had used multiple services said **“it is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation.”**

The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the county’s senior population is expected to grow more than 70 percent over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership. The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.<sup>28</sup>

MCT also launched Clipper START—an 18 month pilot project— in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.<sup>29</sup>

## Environment

TCAC’s opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

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<sup>26</sup> [https://mtc.ca.gov/sites/default/files/MTC\\_Coordinated\\_Plan.pdf](https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf)

<sup>27</sup> <https://wid.org/transportation-accessibility/>

<sup>28</sup> [https://www.samtrans.com/Planning/Planning\\_and\\_Research/Mobility\\_Plan\\_for\\_Older\\_Adults\\_and\\_People\\_with\\_Disabilities.html](https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html)

<sup>29</sup> <https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm>

Generally, **census tracts around Highway 101 have the worse scores, while census tracts further west have better environmental scores. However, the City scores relatively high on the California Healthy Places Index (HPI)** developed by the Public Health Alliance of Southern California (PHASC). The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.<sup>30</sup> The central area west of Highway 101 in Redwood City scores the lowest on the HPI.

## Disparities in Access to Opportunity

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) undertook an effort to evaluate access to opportunity by producing annual opportunity area maps. The maps illustrate an overall composite score derived from characteristics grouped into three main categories: economic, environmental, and educational. The composite score ranges from low to highest resources, with low resources indicating less access to opportunity and high resources indicating greater access to opportunity. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity. TCAC's composite opportunity score<sup>31</sup> for Redwood City shows census tracts in the central part of the City and east of Highway 101 fall within low resource areas while the rest of the City is within moderate or high resource areas.

Hispanic and Black or African American residents are more likely to live in low resource areas compared to non-Hispanic White and Asian/Asian/Pacific Islander (API) residents in Redwood City.

**Sixty one percent of the population living in low resource areas are Hispanic** compared to 14 percent in high resource areas. Conversely, 59 percent of residents living in high resource areas are non-Hispanic White.

The Social Vulnerability Index (SVI) provided by the CDC—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. Again, **the central area—covering areas in the Central, Stambaugh-Heller, and Redwood Village neighborhoods—is most vulnerable according to the SVI.**

**The central area west of Highway 101—around the Centennial, Downtown, Stambaugh-Heller, Redwood Village, and Friendly Acres neighborhoods—in Redwood City qualifies as a disadvantaged community as defined under SB 535,** “disadvantaged communities are defined as the top 25 percent

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<sup>30</sup> <https://healthyplacesindex.org/about/>

<sup>31</sup> The composite score is composed of the three domain scores (Education, employment, and environment) averaged together to create an index score. For more detail refer to TCAC/HCD methodology: <https://belonging.berkeley.edu/2021-tcac-opportunity-map>

scoring areas from CalEnviroScreen<sup>32</sup> along with other areas with high amounts of pollution and low populations.”<sup>33</sup>

## Disparities Specific to the Population Living with a Disability

Seven percent of the population in Redwood City are living with at least one disability, a slightly lower share than the county. The most common disabilities in Redwood City are ambulatory (3.3 percent), independent living (2.6 percent), and cognitive (2.5 percent).

Of residents with a disability responding to the residents survey,<sup>34</sup> 32 percent said that their home does not meet the needs of their household member.

**For the population 65 and over the share of the population with an ambulatory or independent living difficulty increases.** As mentioned above under access to transportation, San Mateo County is rapidly aging, therefore this population with a disability is likely to increase.

**Unemployment is disproportionately high among residents living with a disability at 9 percent compared to 3 percent for residents without a disability.** High unemployment rates among this population points to a need for increased services and resources to connect this population with employment opportunities.

Residents living with a disability are primarily concentrated geographically in the western part of the City close to Woodside Rd in the Farmhill and Roosevelt neighborhoods. This is likely due to increased transportation access and access to support services.

### Disability

“**Disability types** include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.”

*Source: California Department of Housing and Community Development Guidance, 2021, page 36.*

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<sup>32</sup> CalEnviroScreen 4.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution. The indicators were selected based on scientific literature that confirms their detrimental effects on human, and especially child, health; the completeness, accuracy, and currency of the data; and the widespread concerns about each indicator in California. CalEnviroScreen 4.0 was developed to support the Affordable Housing and Sustainable Communities program and other programs that allocate funding from sale of capand-trade revenue, but it is explicitly acknowledged as a tool that can be used for a variety of policy and planning purposes.

<sup>33</sup> <https://oehha.ca.gov/calenviroscreen/sb535>

<sup>34</sup> A total of 62 persons who responded to this survey question indicated that a member of their household had a disability.



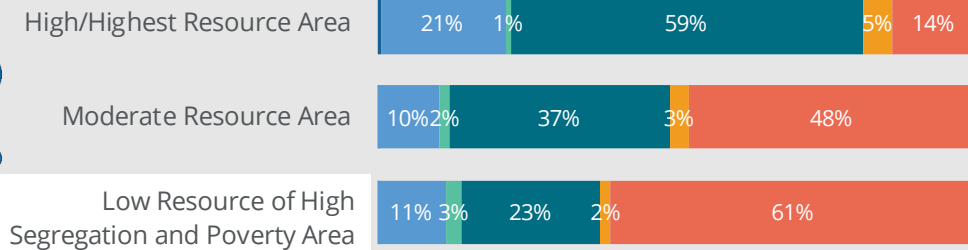
## Access to Opportunity

### Regional Access



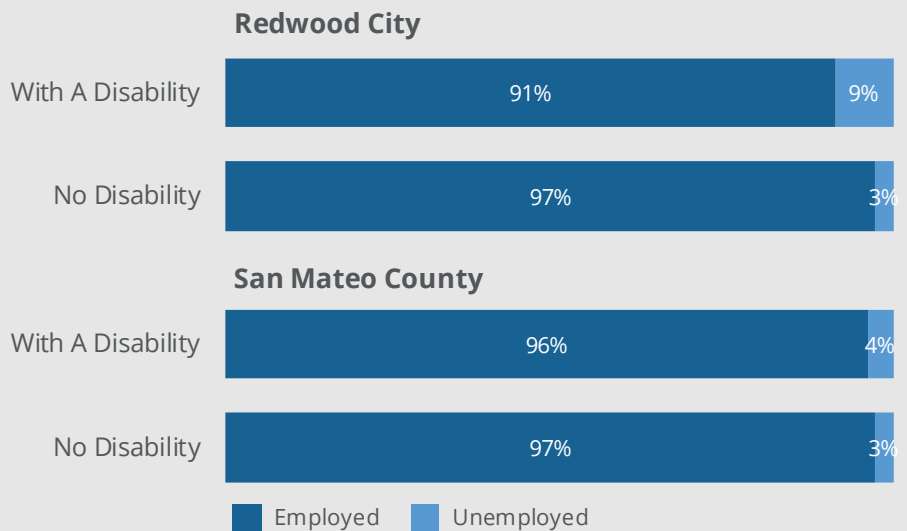
	Redwood City	San Mateo County
Jobs to Household Ratio	2.35	1.59
Unemployment Rate	5%	6%
Limited English Proficient (LEP) Popul	9%	7%

### Share of Population by Race in Resource Areas in Redwood City



- American Indian or Alaska Native, NH
- Asian / API, NH
- Black or African American, NH
- White, Non-Hispanic (NH)
- Other Race or Multiple Races, NH
- Hispanic or Latinx

### Employment by Disability Status



Note: Limited English Proficiency is defined as persons over the age of 5 who report in Census surveys as not speaking English “not well” or “not at all.”  
 Source: ABAG Housing Needs Data Workbook.

## Section IV. Disparate Housing Needs

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

### Disproportionate Housing Needs

“**Disproportionate housing needs** generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

*Source: California Department of Housing and Community Development Guidance, 2021, page 39.*

### Housing Needs

Population growth in Redwood City was in line with the county until 2013, when its growth accelerated faster than the county.

Between 2015 and 2020, the housing permitted to accommodate growth has largely been priced for above moderate income households with 2,357 permitted compared to 334 permitted for low income households, and 287 permitted for very low income households. The majority of the housing inventory in Redwood City was constructed between 1940 to 1980.

Compared to San Mateo County, **Redwood City’s owner-occupied housing market has a greater share of units priced over \$1 million—39 percent of units in the City fall within this price range compared to 33 percent in the county**, based on the 2015-2019 American Community Survey. According to the Zillow home value index, home prices have experienced remarkable growth in the city and county. Redwood City’s price trends began to accelerate at a faster pace than the County’s beginning in 2013; faster population growth is a likely contributor to this.

Rents have increased at a similar pace as countywide rents. Compared to the county, **Redwood City has slightly more higher end rental units**—27 percent of units rent for more than \$3,000 in the city compared to 22 percent in the county, based on the 2015-2019 American Community Survey. .

### Cost Burden and Severe Cost Burden

Over 50 percent of all renter households in Redwood City are cost burdened—spending more than 30 percent of their gross income on housing costs—and close to one third are severely cost burdened—spending more than 50 percent of their gross income on housing costs. Cost burdened households have less money to spend on other essentials like groceries, transportation, education,

healthcare, and childcare. Severely cost burdened households are considered at risk for homelessness.

The rates of cost burden in Redwood City are slightly higher than the county overall. Lower income households are more likely to experience housing cost burden. **Three fourths of households earning less than 30 percent AMI—considered extremely low income households—are severely cost burdened**, compared to only one percent of households earning more than 100 percent of AMI.

There are disparities in housing cost burden in Redwood City by race and ethnicity and family size. Hispanic (61 percent) households experience the highest rates of cost burden in the City. Non-Hispanic White (34 percent) and other or multi-racial households (16 percent) experience the lowest cost burden.

## Overcrowding

The vast majority of households (91 percent) in Redwood City are not overcrowded—indicated by more than one occupant per room. However, renter households are significantly more likely to be overcrowded with 15.5 percent of households having more than one occupant per room compared to 2.2 percent of owner households.

The resident survey shows higher needs: 30 percent of respondents said that their house or apartment isn't big enough for their family members.

**Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding.** Hispanic households (28 percent), other race households (34 percent), and Black or Asian households (seven percent) experience the highest rates of overcrowding. Low and moderate income households are also more likely to be overcrowded.

Geographically, overcrowded households are concentrated in the same areas as cost burdened households, in the central part of the city.

## Substandard Housing

Renter households are also more likely to have substandard kitchen and plumbing facilities compared to owner households. Generally, a low share of households are lacking kitchen or plumbing. For renters, 1.2 percent are lacking kitchen facilities while 0.6 percent are lacking plumbing. For owners, 0.3 percent and 0.4 percent are lacking kitchen or plumbing facilities respectively.

## Homelessness

In 2019, 1,512 people were experiencing homelessness countywide, 40 percent of people were in emergency or transitional shelter while the remaining 60 percent were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children.

**People who identify as American Indian or Alaskan Native (6 percent homeless, less than one percent of the general population),** Black (13 percent, 2 percent), White (67 percent, 51 percent), and Hispanic (38 percent, 28 percent) are overrepresented in the homeless population compared to their share of the general population. People struggling with chronic substance abuse (112 people), severe mental illness (305), and domestic violence (127) represent a substantial share of the homeless population in 2019.

## Displacement

Owner households generally enjoy a greater amount of housing stability whereas renter households are more mobile. In this study, displacement is defined as an involuntary move resulting from reasons such as no longer being able to afford rent, adverse housing conditions, evictions, and/or foreclosures.

In 2021, Redwood City prepared a Live/Work Policy Analysis report, which found evidence of significant displacement pressure in Redwood City.<sup>35</sup> While housing prices have increased significantly over the past decade and many higher income households have been added, thousands of lower income households in Redwood City cannot afford the average rent or home price in the City. New housing construction has not kept pace with the demand for affordable housing, and the supply of affordable homes is significantly lower than the number of lower to moderate income households. Thousands of lower income households are cost-burdened or overcrowded, a key indicator of displacement pressure.

The resident survey conducted for this study found that 25 percent of Redwood City residents have been displaced in the past 5 years. The top reason for displacement was “Rent increased more than I could pay” (43 percent).

In Redwood City, 7 percent (58 units) of **deed-restricted, affordable rental units are at very high risk for conversion to market-rate**<sup>36</sup> and another 11 percent (93 units) are at moderate risk of conversion. In San Mateo County, 417 units are at high or very high risk of conversion—8 percent of the total deed-restricted housing units in the county.

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<sup>35</sup> Redwood City Disparate Impact Draft Report, July 2021.

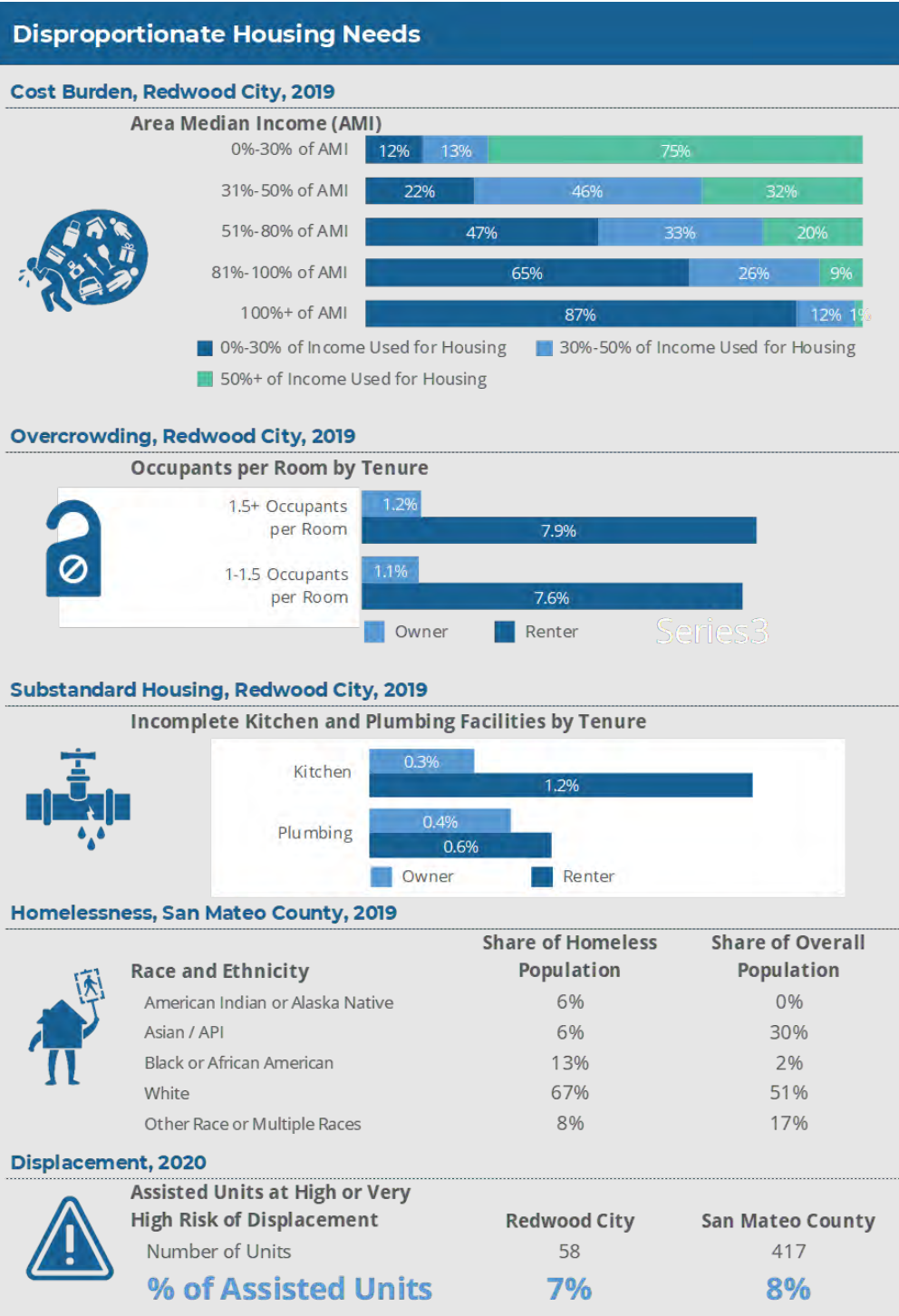
<sup>36</sup> -California Housing Partnership uses the following categories for assisted housing developments in its database:

--Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

--High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

--Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

--Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.



Source: ABAG Housing Needs Data Workbook

According to the Urban Displacement Project, renters living in census tracts in the central part of the City and east of Highway 101 are vulnerable to displacement<sup>37</sup>—these same Tracts have high shares of renter households. In these areas, an estimated 1,721 owner and 5,221 renter households are susceptible to or experiencing displacement. Additionally, areas of the city with the highest cost burden and overcrowding—along the waterfront—are included in the Special Flood Hazard Areas.

## Access to Mortgage Loans

Disparities by race and ethnicity are also prevalent for home mortgage applications, particularly in denial rates. **Hispanic (35 percent denial rate), American Indian or Alaska Native households (33 percent), and Black or African American households (22 percent) have the highest denial rates for mortgage loan** applications in 2018 and 2019. Conversely, non-Hispanic Asian (16 percent), and White households (20 percent) have the lowest denial rates during the same time.

## Maps and Data

The following section includes maps, charts, and additional data to support Sections I, II, III, and IV above.

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<sup>37</sup> Categories are combined as follows for simplicity, for detailed criteria visit <https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/>:

- At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive
- At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification
- Stable Moderate/Mixed Income: Stable Moderate/Mixed Income
- Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement
- Other: High Student Population; Unavailable or Unreliable Data

## SECTION I. Fair Housing Enforcement and Outreach Capacity

Figure I-1.

Fair Housing Assistance Organizations, San Mateo County

Name	Service Area	Address	Phone	Website
<b>Project Sentinel</b>	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	<a href="https://www.housing.org/">https://www.housing.org/</a>
<b>Legal Aid Society of San Mateo County</b>	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	<a href="https://www.legalaidsmc.org/housing-resources">https://www.legalaidsmc.org/housing-resources</a>
<b>Community Legal Services of East Palo Alto</b>	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bay Road, East Palo Alto, CA 94303	(650)-326-6440	<a href="https://clsepa.org/services/#housing">https://clsepa.org/services/#housing</a>

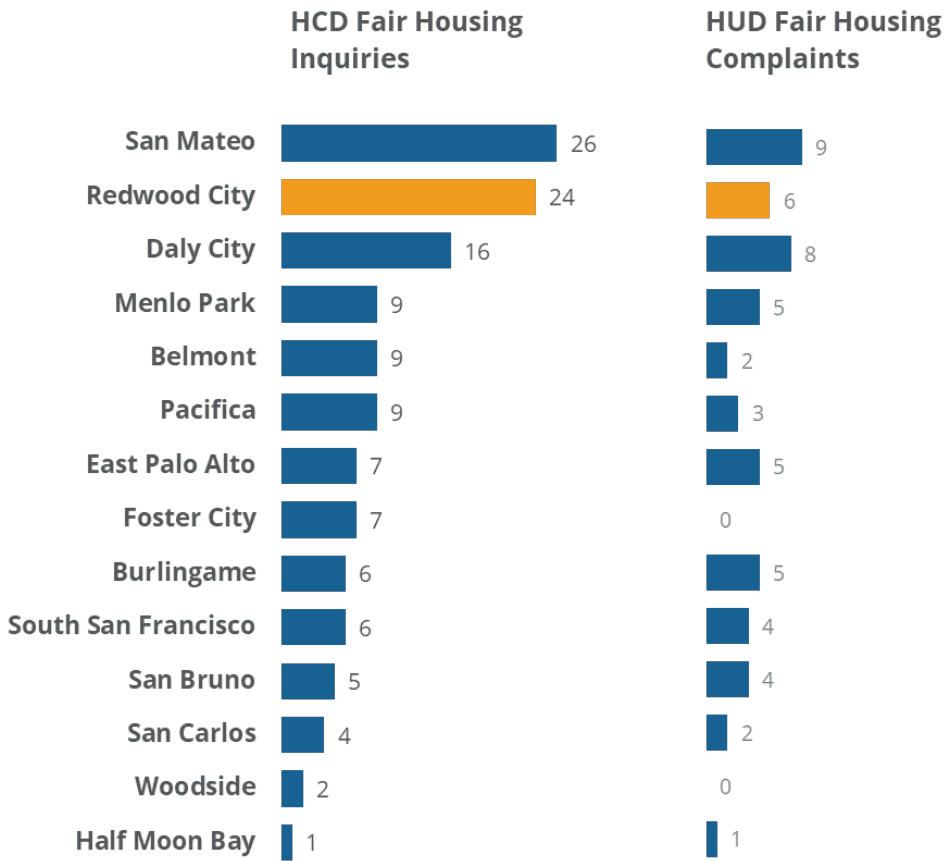
Source: Organization Websites

Figure I-2. Fair Housing Complaints Filed with HUD by Basis, San Mateo County, 2017-2021

Source: HUD.

	2017	2018	2019	2020	2021	2017-2021 Total	
						Cases	% of Total
<b>Disability</b>	8	9	3	9	3	32	56%
<b>Race</b>	3	5	2	1		11	19%
<b>Familial Status</b>	4	3			1	8	14%
<b>National Origin</b>	2				1	3	5%
<b>Religion</b>		1		1		2	4%
<b>Sex</b>					1	1	2%
<b>Total cases</b>	17	18	5	11	6	57	100%

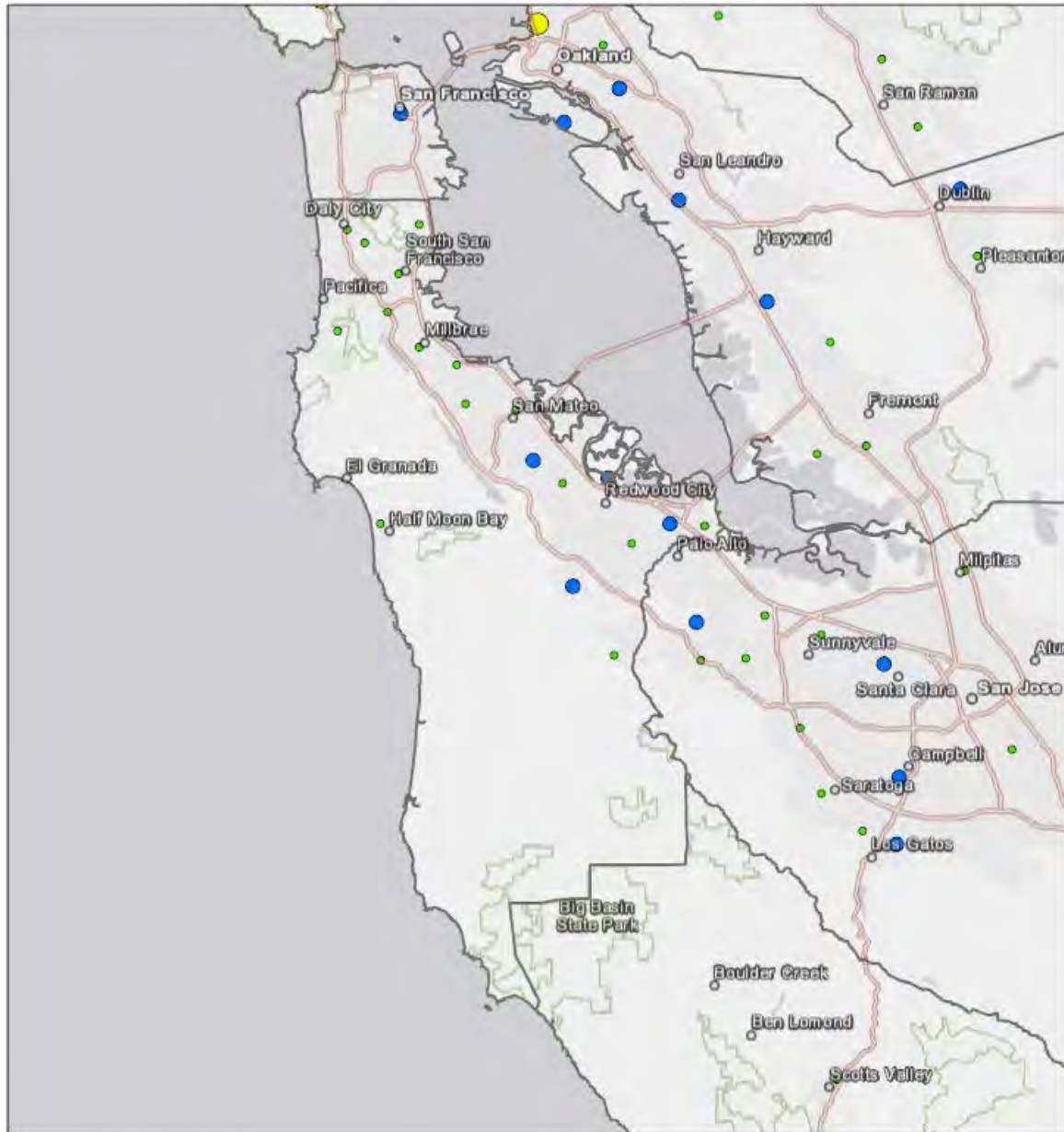
**Figure I-3.**  
**HCD Fair Housing Inquiries (2013- 2021) and HUD Fair Housing Complaints (2017- 2021)**



Source: Organization Websites



**Figure I-4.**  
**FHEO Inquiries by City to HCD, San Mateo County, 2013-2021**



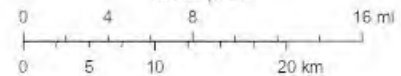
9/28/2021, 11:38:10 AM

1:577,791

County Boundaries

(R) FHEO Inquiries by City (HUD, 2013-2021)

- < .25 Inquiries
- < .5 Inquiries
- < 1 Inquiry



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Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

CA HCD

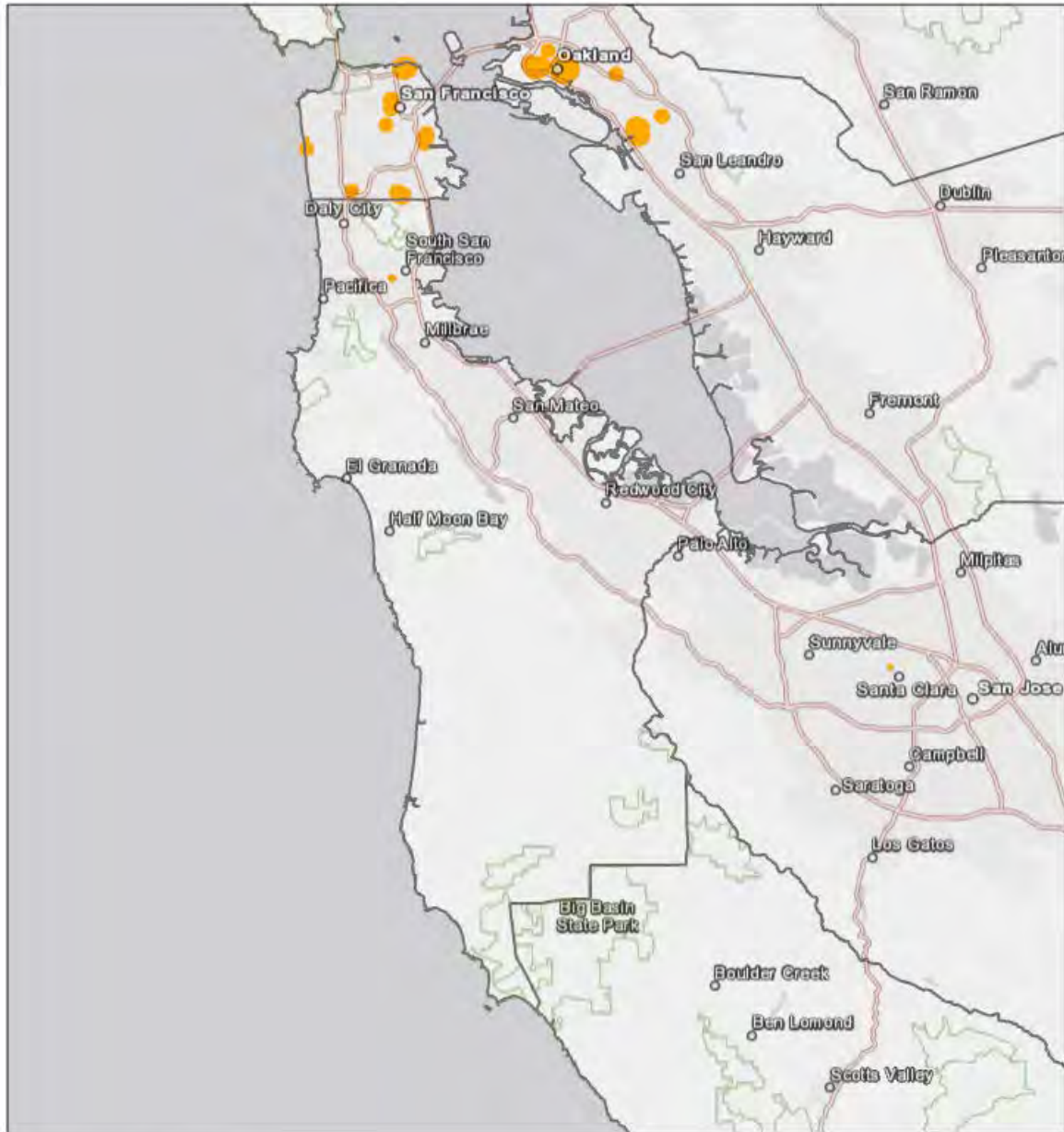
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure I-5.  
HCD Fair Housing Inquiries by Bias, January 2013-March 2021**

Jurisdiction	Disability	Race	Familial Status	National Origin	Religion	Sex	Color	Total
Atherton	0	0	0	0	0	0	0	0
Belmont	2	0	1	0	0	0	0	9
Brisbane	0	0	0	0	0	0	0	0
Burlingame	3	0	2	0	0	0	0	6
Colma	0	0	0	0	0	0	0	0
Daly City	1	2	1	3	0	0	0	17
East Palo Alto	1	1	0	0	0	0	0	7
Foster City	4	0	0	0	0	0	0	7
Half Moon Bay	0	0	0	0	0	0	0	1
Hillsborough	0	0	0	0	0	0	0	0
Menlo Park	3	0	0	0	0	1	0	11
Millbrae	0	0	0	0	0	0	0	0
Pacifica	3	0	0	1	0	1	0	9
Portola Valley	0	0	0	0	0	0	0	0
Redwood City	5	1	1	1	0	1	0	24
San Bruno	0	0	0	0	0	0	0	5
San Carlos	1	0	1	0	0	0	0	4
San Mateo	4	2	2	2	0	0	0	27
South San Francisco	0	0	0	1	0	0	0	6
Woodside	0	0	0	0	0	0	0	2

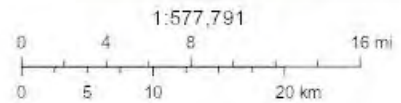
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure I-6.  
Public Housing Buildings, San Mateo County**



9/28/2021, 11:37:11 AM

- County Boundaries
- 8 - 35 Units
- (R) Public Housing Buildings
- 36 - 89 Units
- ≤ 7 Units
- 90 - 160 Units

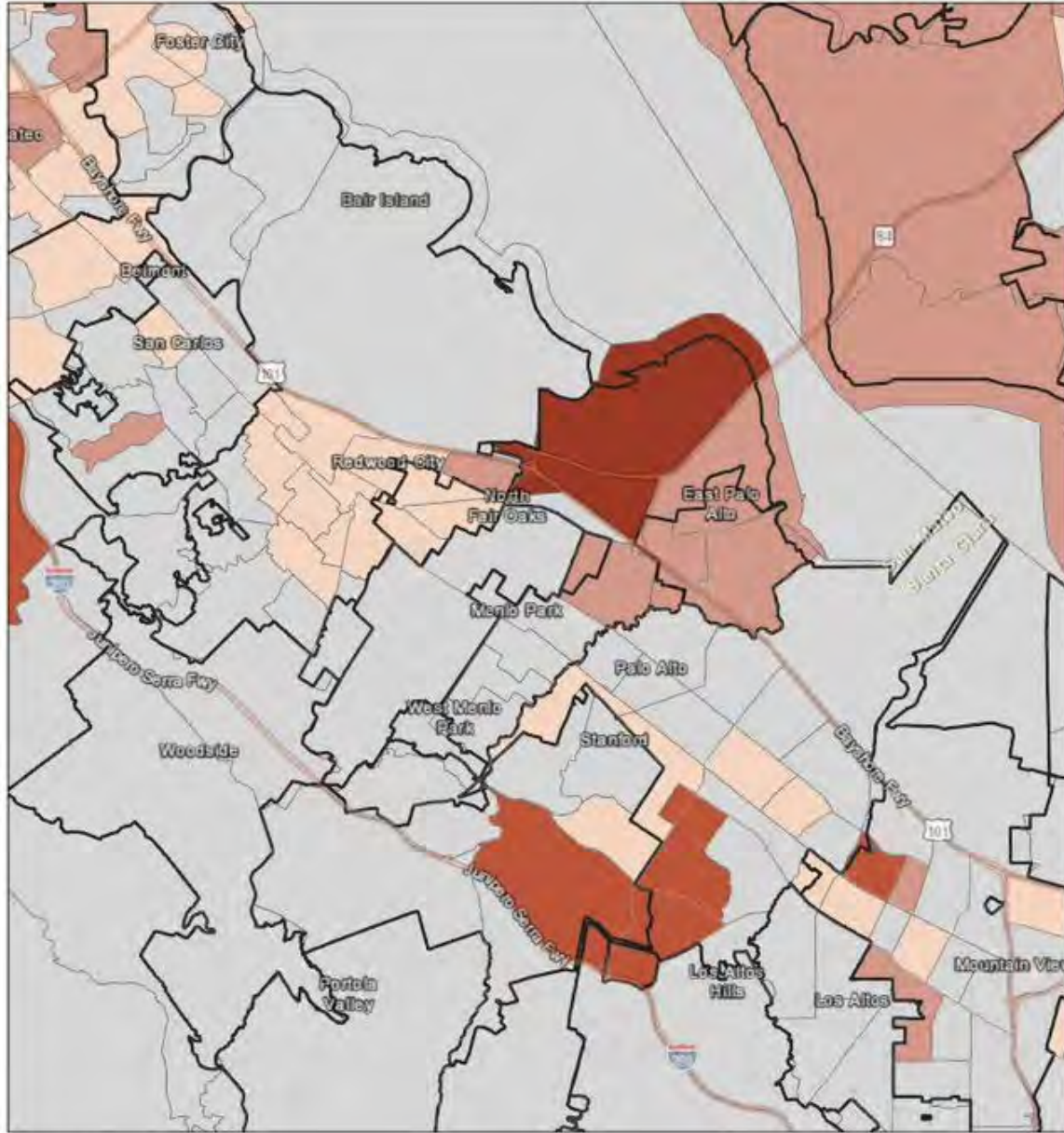


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CA HCD  
Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

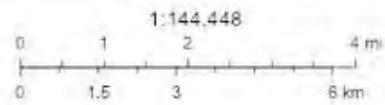
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure I-7.  
Housing Choice Vouchers by Census Tract**



11/16/2021, 1:27:52 PM

- City/Town Boundaries
- (R) Housing Choice Vouchers - Tract > 0 - 5%
- > 5% - 15%
- > 15% - 30%
- > 30% - 60%
- No Data



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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlotWorks 2021 | Map 2018 | PlotWorks 2021

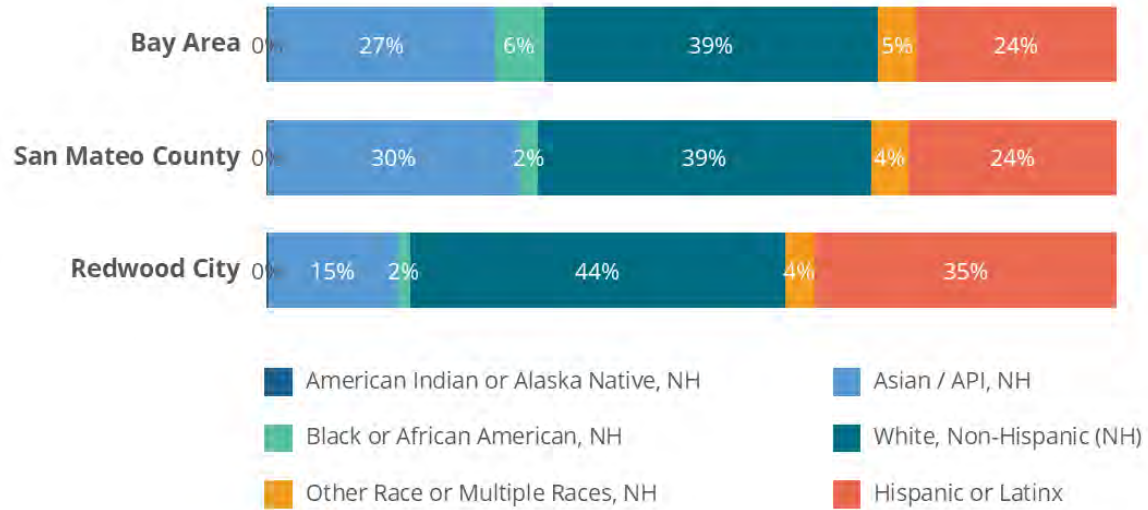
Source: California Department of Housing and Community Development AFFH Data Viewer

## SECTION II. Integration and Segregation

### Race and ethnicity.

Figure II-1.

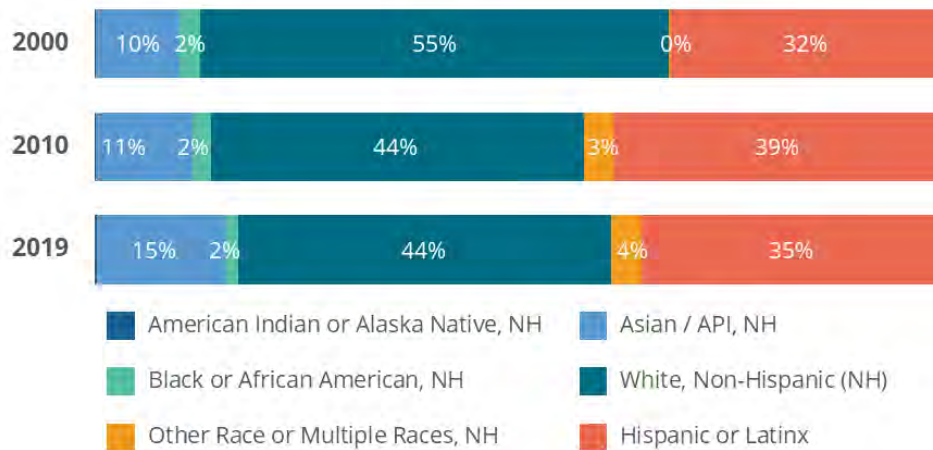
Population by Race and Ethnicity, 2019



Source: ABAG Housing Needs Data Workbook

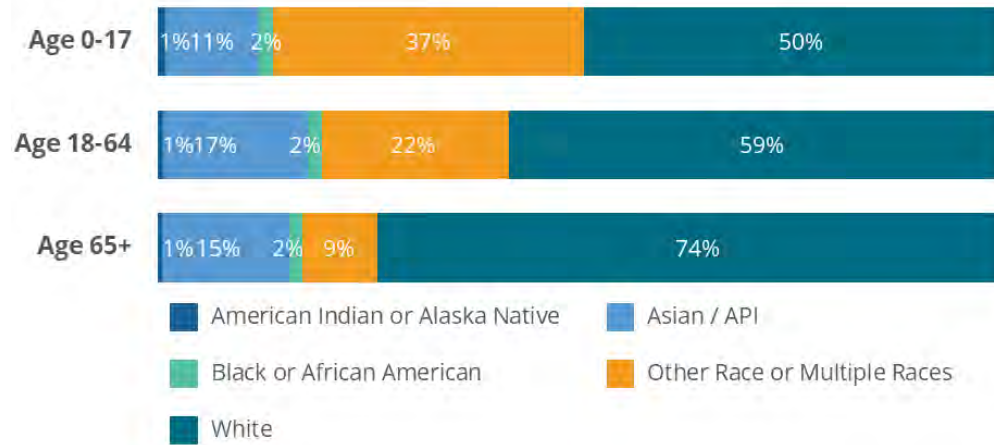
Figure II-2.

Population by Race and Ethnicity, Redwood City, 2000-2019



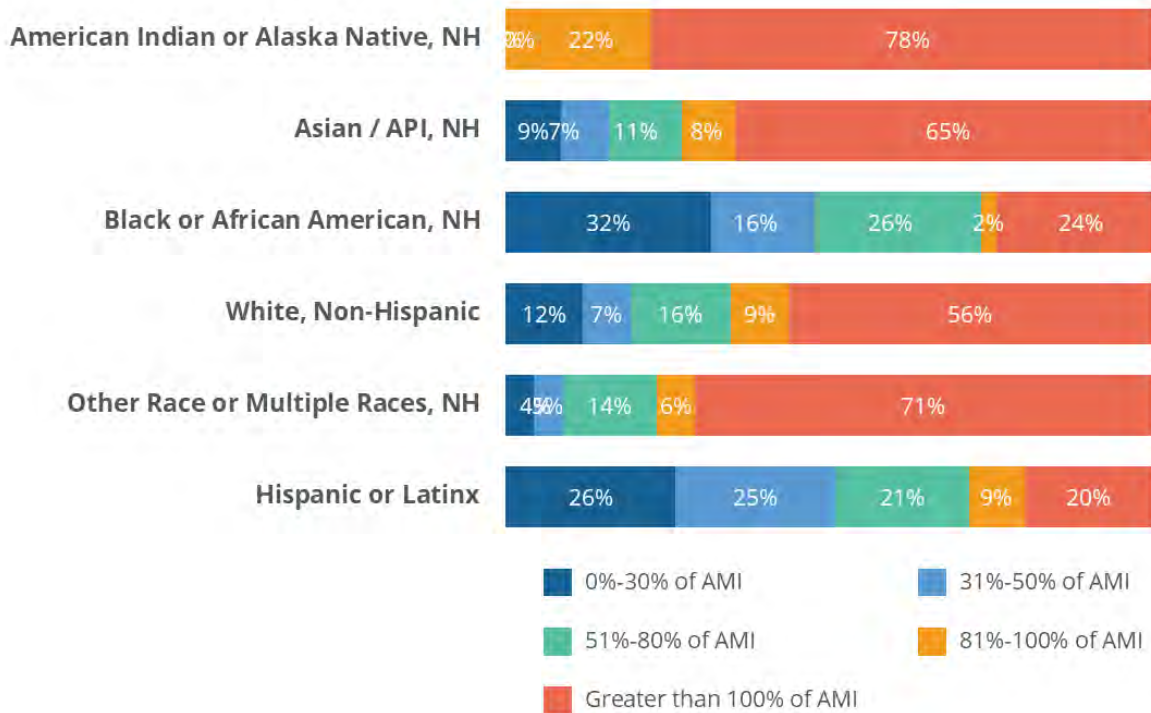
Source: ABAG Housing Needs Data Workbook

**Figure II-3.**  
**Senior and Youth Population by Race, Redwood City, 2000-2019**



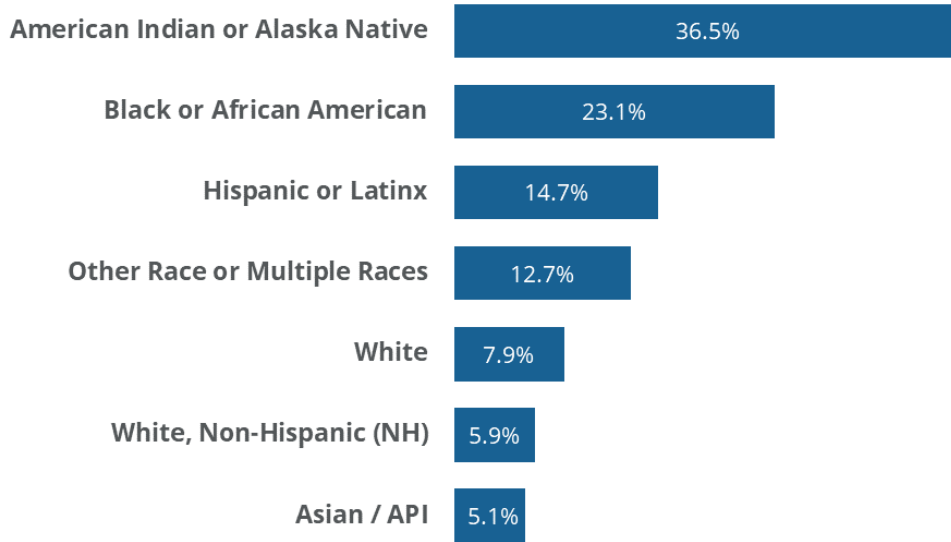
Source: ABAG Housing Needs Data Workbook

**Figure II-4.**  
**Area Median Income by Race and Ethnicity, Redwood City, 2019**



Source: ABAG Housing Needs Data Workbook

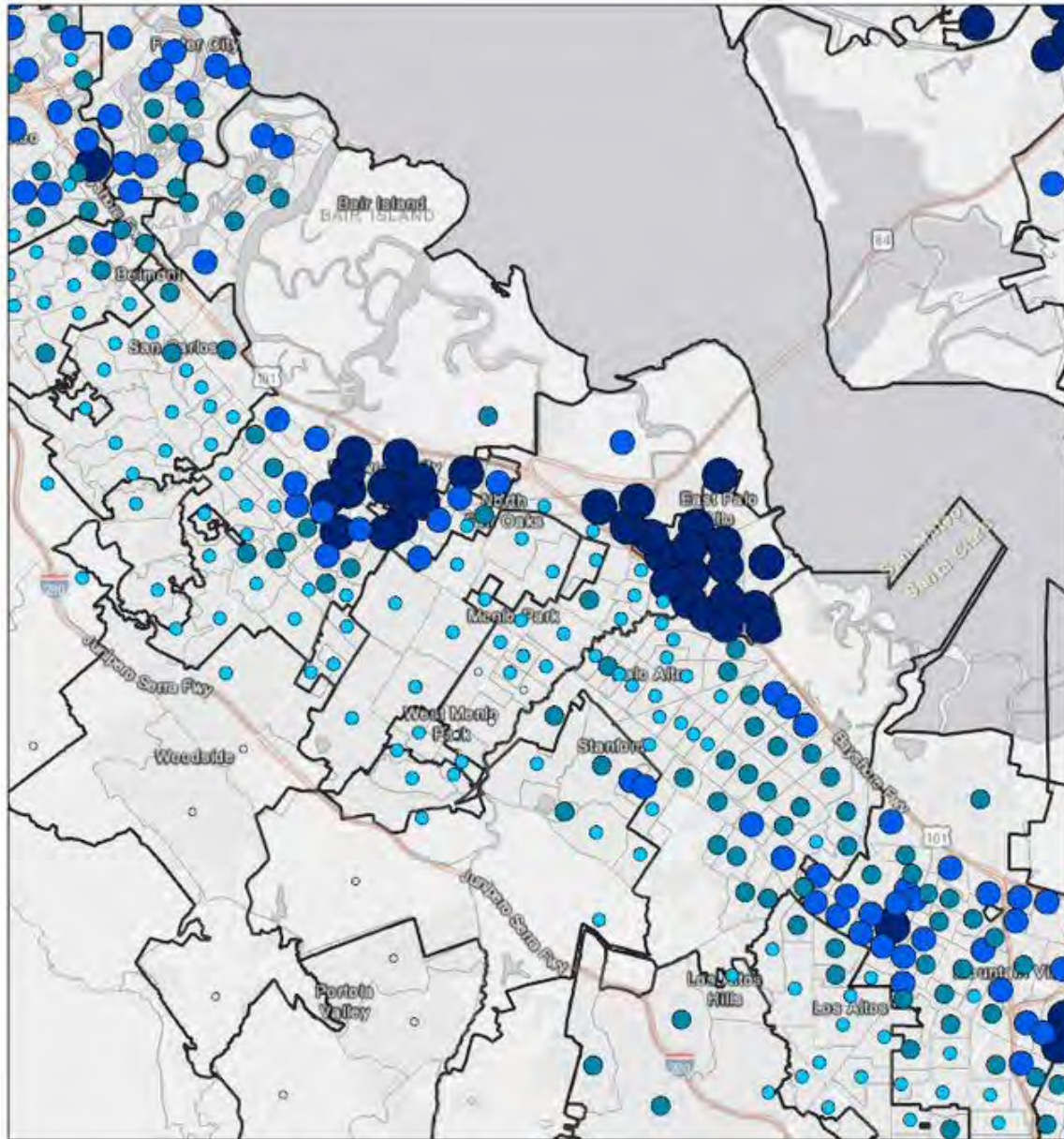
**Figure II-5.  
Poverty Rate by Race and Ethnicity, Redwood City, 2019**



Source: ABAG Housing Needs Data Workbook

DRAFT

**Figure II-6.**  
**% Non-White Population by Census Block Groups, 2018**



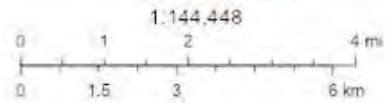
11/16/2021, 2:17:31 PM

City/Town Boundaries

(R) Racial Demographics (2018) - Block Group - Graduated Dots

- 0 - 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%

Redwood City, County of San Mateo, California, County of Santa Clara Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, PlaceWorks 2021, IAG 2018 | PlaceWorks 2021



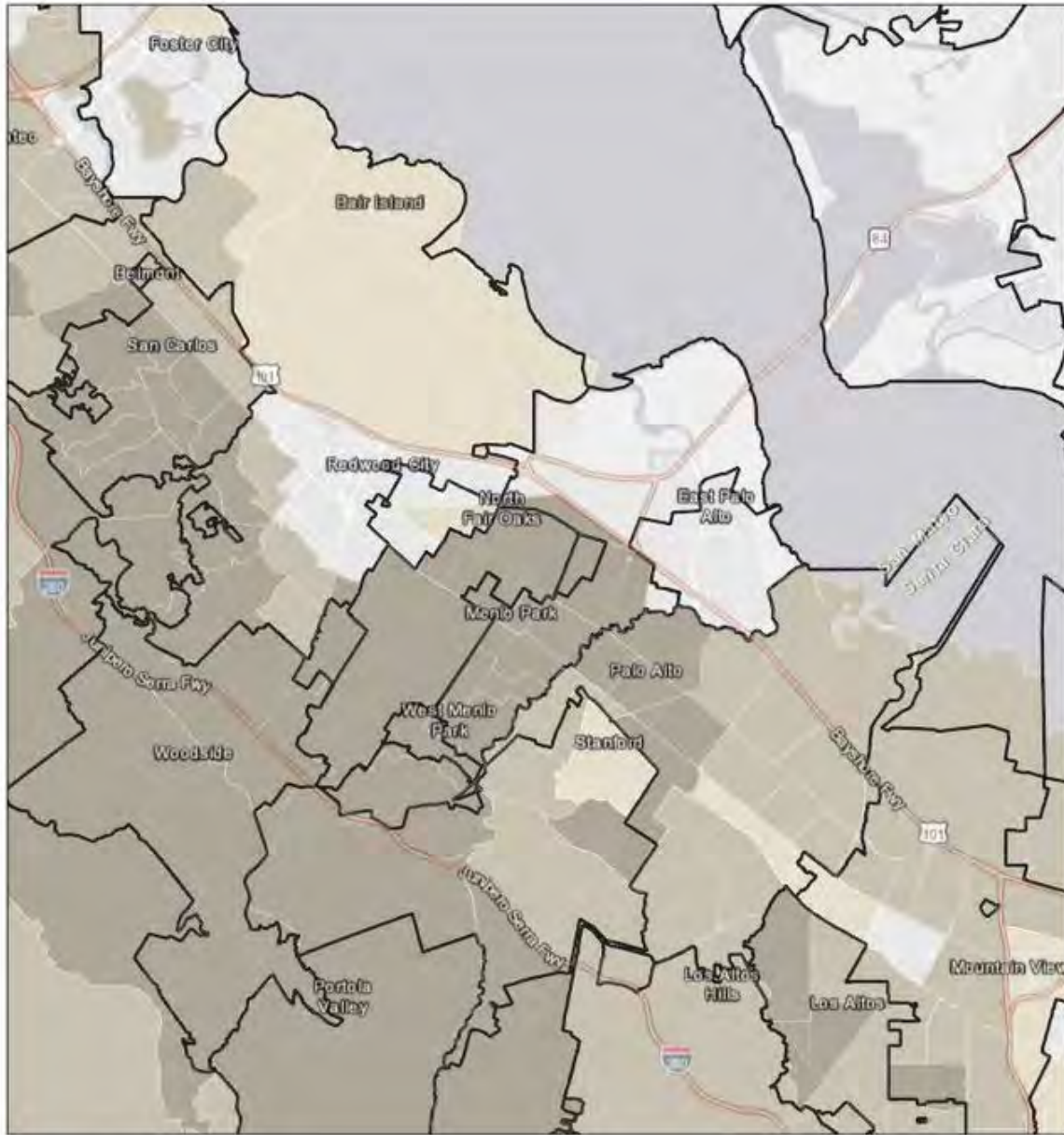
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CA MCD

Source: California Department of Housing and Community Development AFFH Data Viewer



**Figure II-7.  
White Majority Census Tracts**

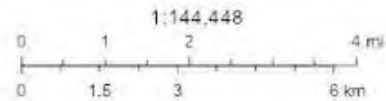


11/16/2021, 2:19:20 PM

City/Town Boundaries

(R) Predominant Population - White Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% - 50%)
- Predominant (gap > 50%)

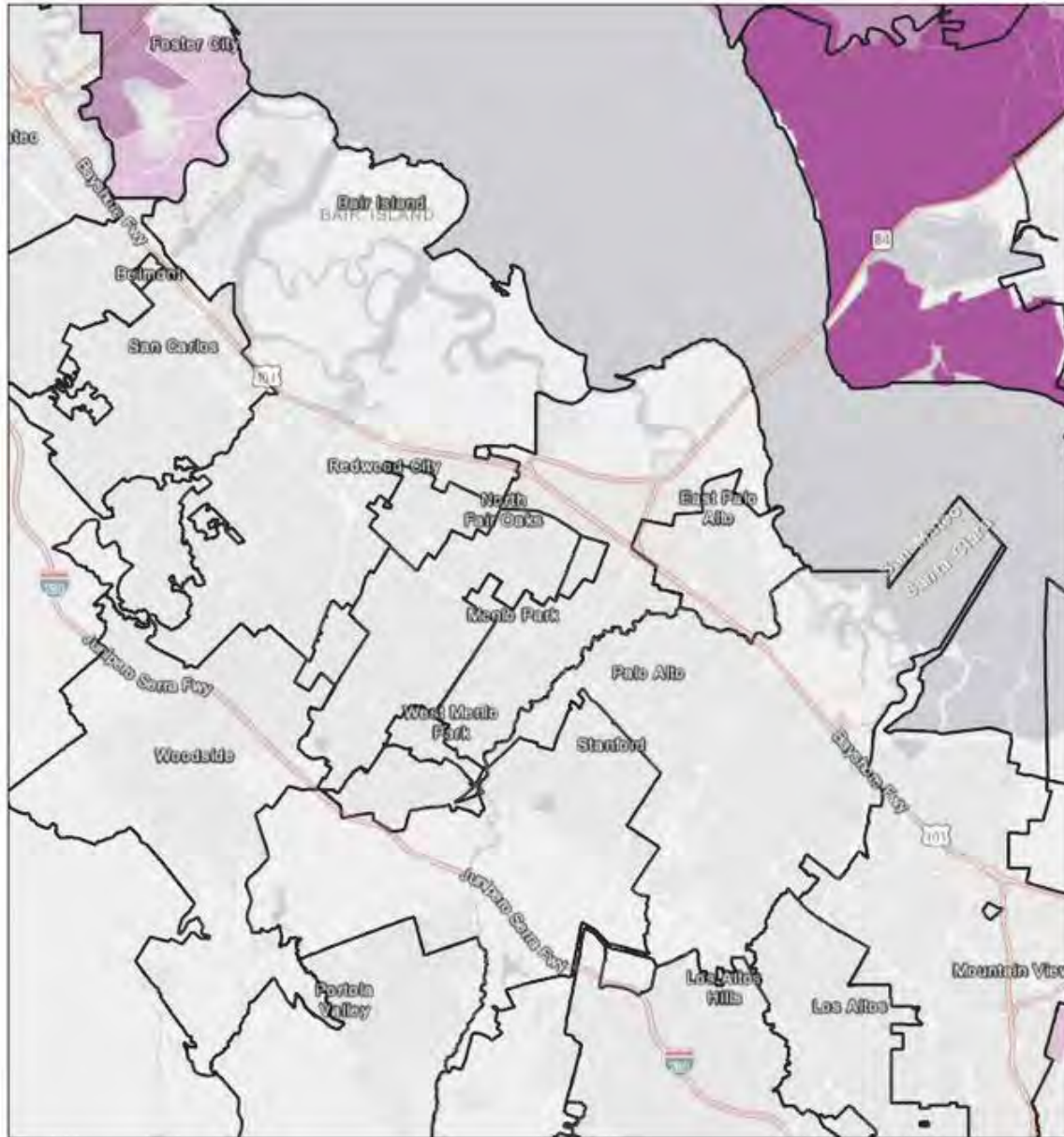


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CA HCD  
Redwood City, County of San Mateo, California; County of Santa Clara, (Bureau of Land Management), Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2018 | PlaceVox 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

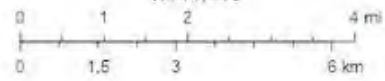
**Figure II-8.  
Asian Majority Census Tracts**



11/16/2021, 1:39:11 PM

1:144,448

- City/Town Boundaries
- (R) Predominant Population - Asian Majority Tracts
  - Slim (gap < 10%)
  - Sizeable (gap 10% - 50%)
  - Predominant (gap > 50%)

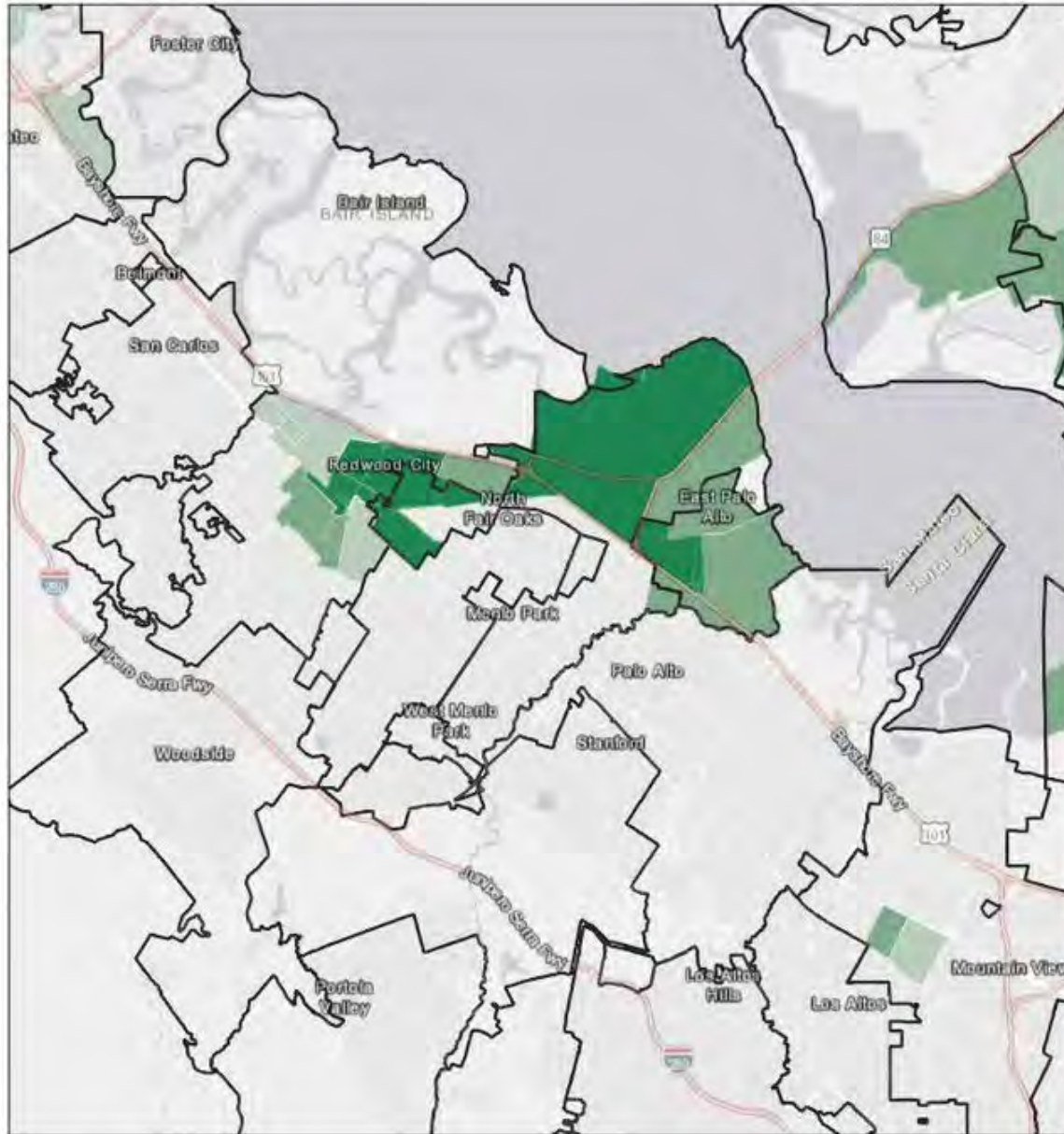


Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, H&G 2018 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-9.  
Hispanic Majority Census Tracts**



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1:144,448

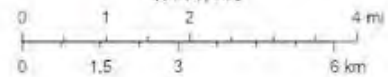
City/Town Boundaries

(R) Predominant Population - Hispanic Majority Tracts

Slim (gap < 10%)

Sizeable (gap 10% - 50%)

Predominant (gap > 50%)



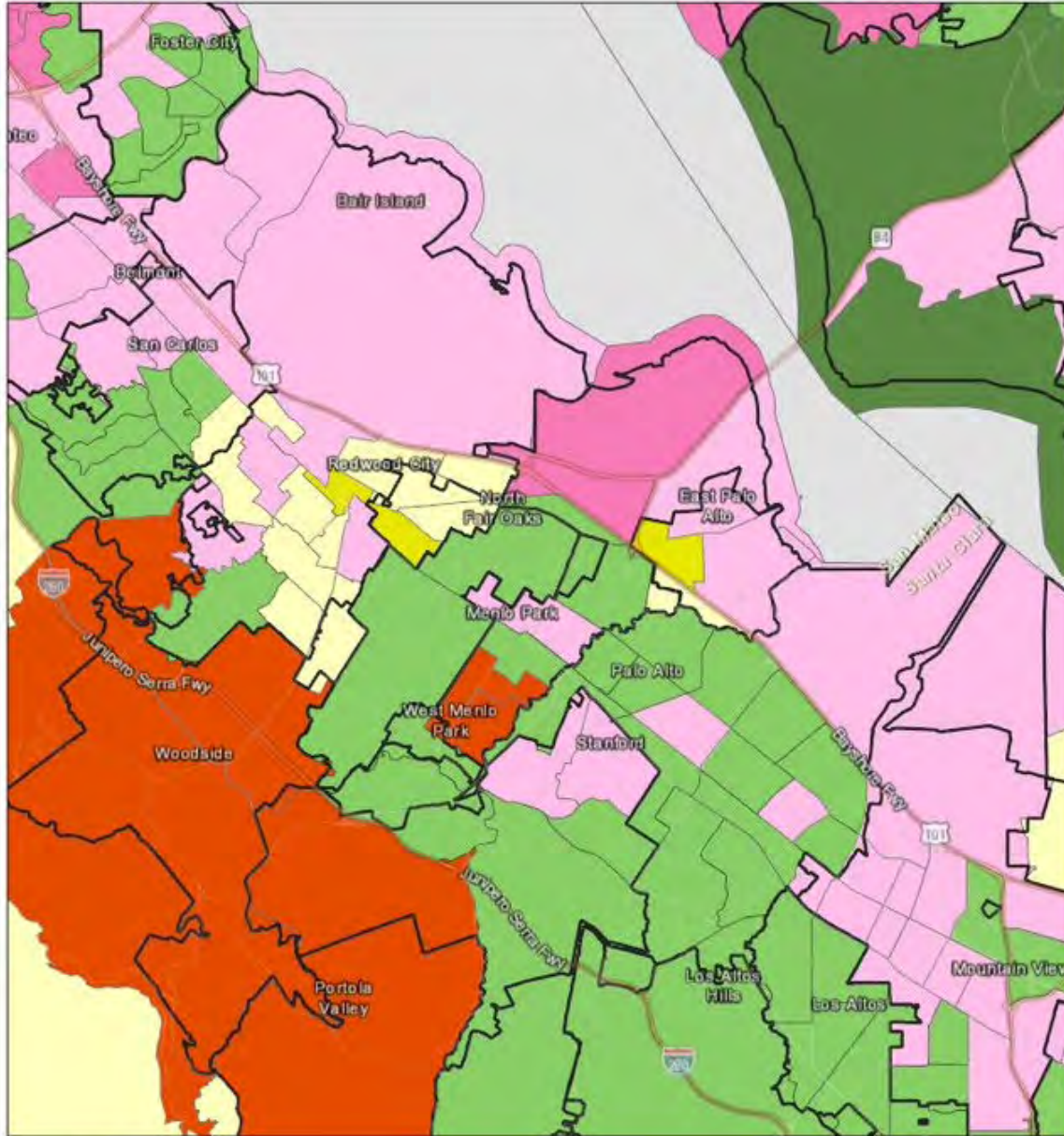
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Redwood City, County of San Mateo, California, County of Santa Clara, (Bureau of Land Management), Esri, HERE, Garmin, USGS, EPA, NPS, (PlaceView, 2021), Hill 2019, (PlaceWorks 2021, EPA, NPS

CA HCD

Redwood City, County of San Mateo, California, County of Santa Clara, (Bureau of Land Management), Esri, HERE, Garmin, USGS, EPA, NPS, (PlaceView, 2021), Hill 2019, (PlaceWorks 2021, EPA, NPS

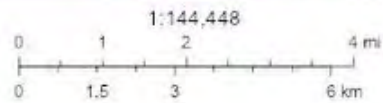
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-10.**  
**Neighborhood Segregation by Census Tract, 2019**



11/16/2021, 2:00:04 PM

- City/Town Boundaries
- Mostly Latinx
- Mostly White
- Asian-White
- Mostly Asian
- Latinx-White
- 3 Group Mix
- 4 Group Mix
- Unpopulated Tract

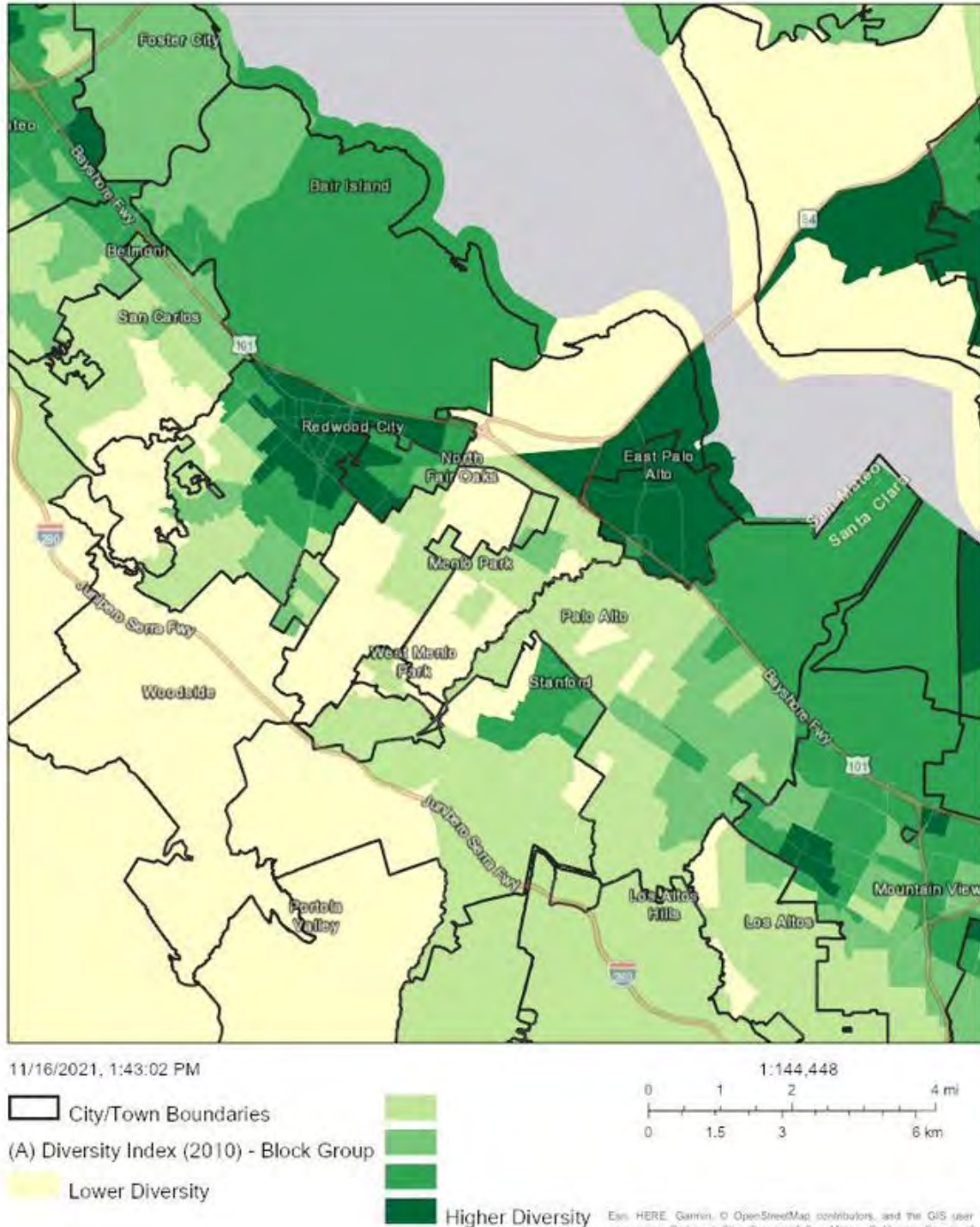


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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

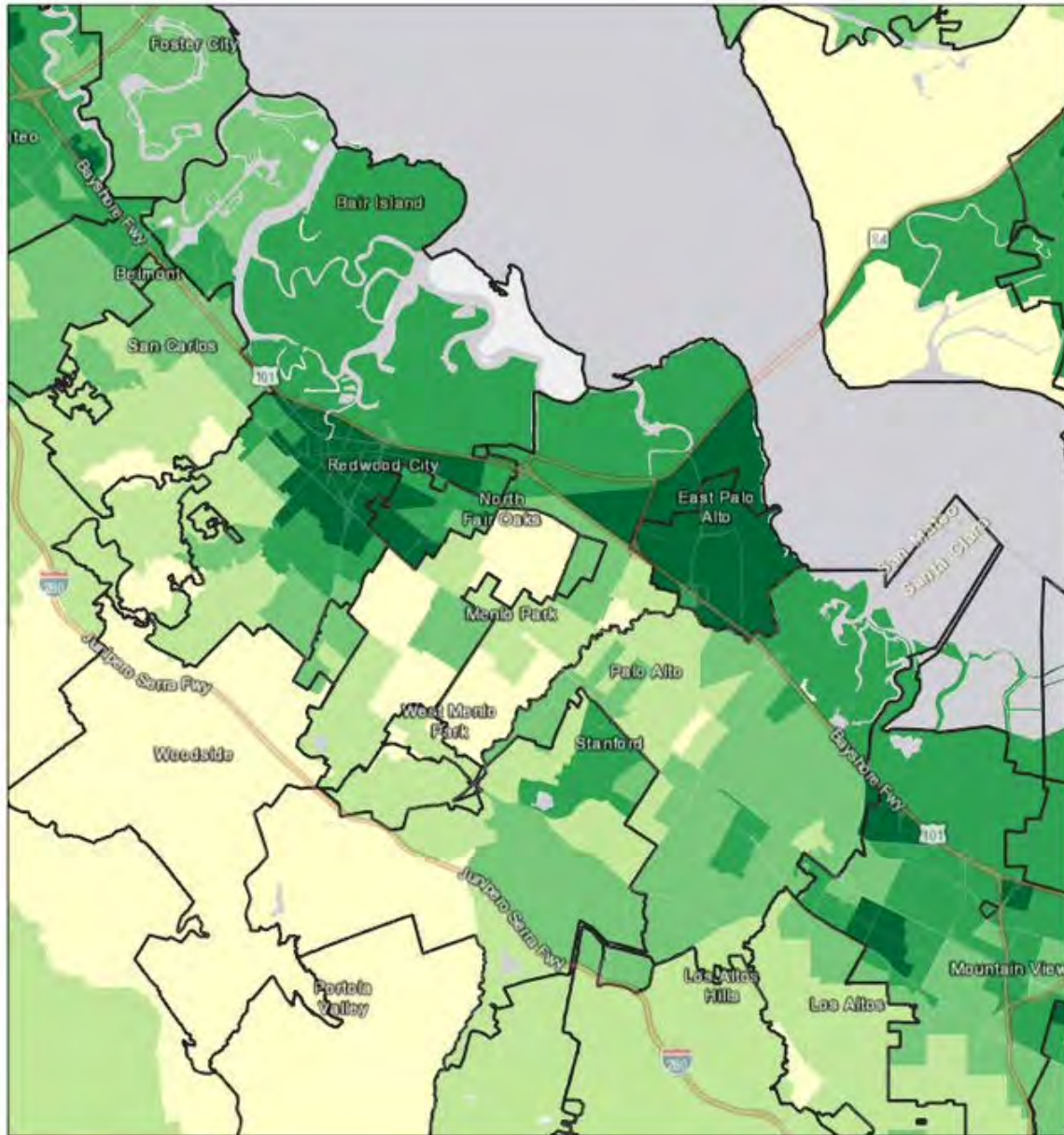
**Figure II-11.**  
**Diversity Index by Block Group, 2010**



CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2010 | PlaceWorks 2021

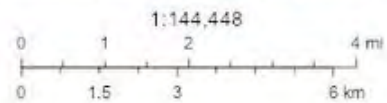
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-12.**  
**Diversity Index by Block Group, 2018**



11/16/2021, 1:45:19 PM

- City/Town Boundaries
- (A) Diversity Index (2018) - Block Group
  - Lower Diversity
  - 40 - 55
  - 55 - 70
  - 70 - 85
  - Higher Diversity



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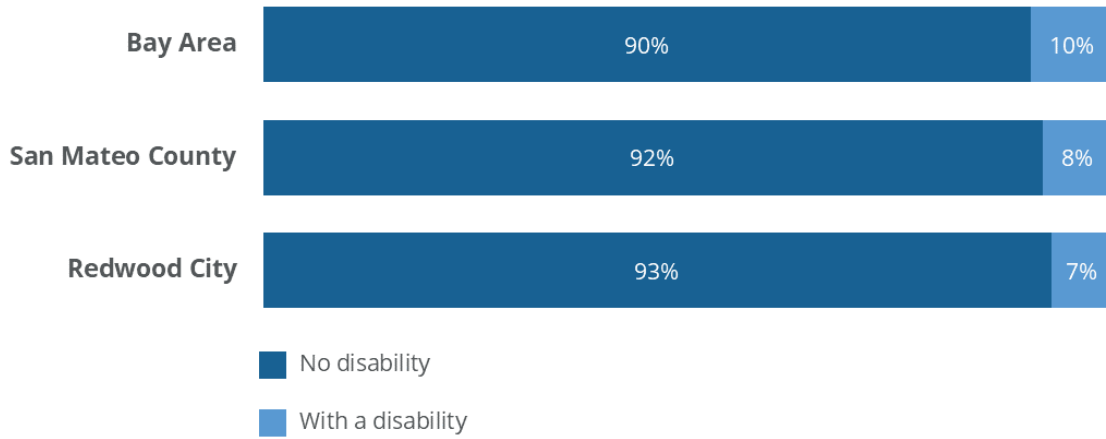
CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2018 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Disability status.**

**Figure II-13.**

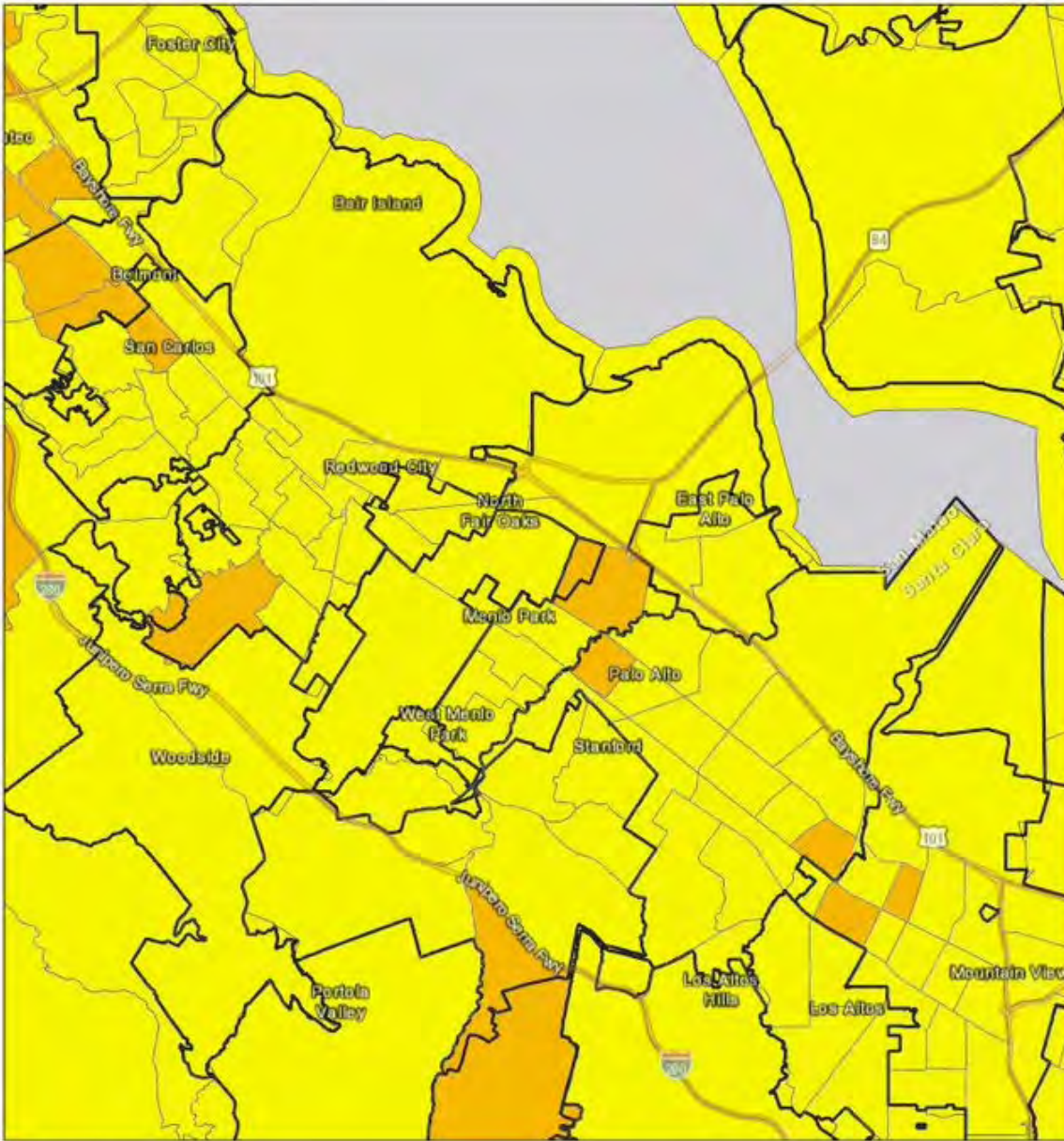
**Share of Population by Disability Status, 2019**



Source: ABAG Housing Needs Data Workbook

DRAFT

**Figure II-14.**  
**% of Population with a Disability by Census Tract, 2019**



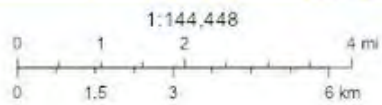
11/16/2021, 2:03:17 PM

City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%



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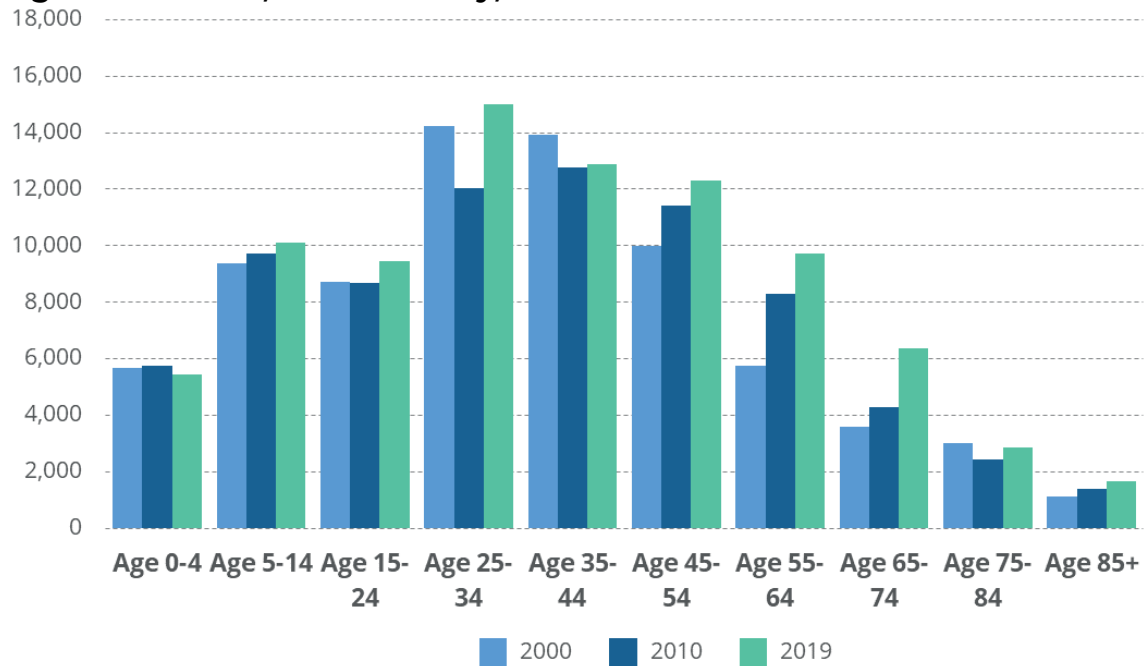
CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, H&D 2019 | PlaceWorks 2021,

Source: California Department of Housing and Community Development AFFH Data Viewer



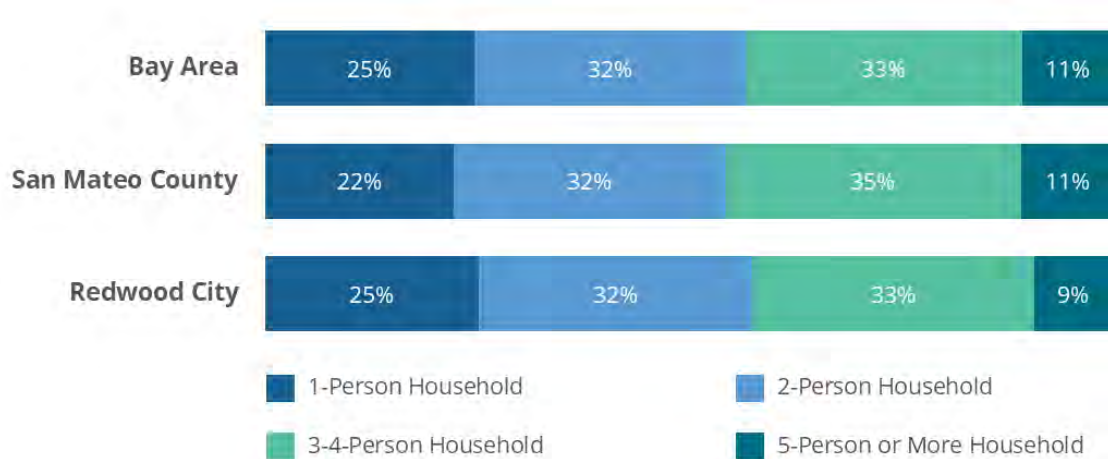
**Familial status.**

**Figure II-15.**  
**Age Distribution, Redwood City, 2000-2019**



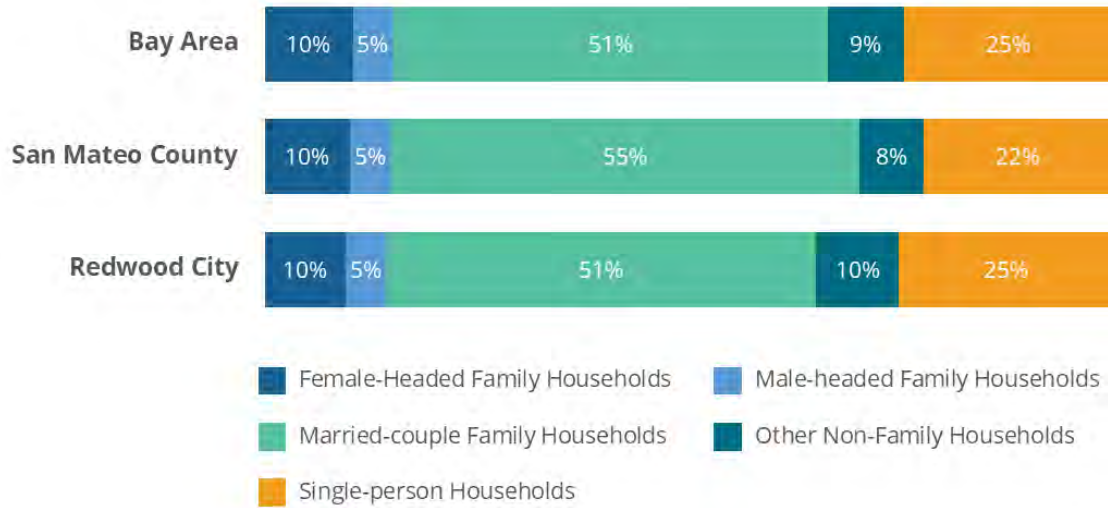
Source: ABAG Housing Needs Data Workbook

**Figure II-16.**  
**Share of Households by Size, 2019**



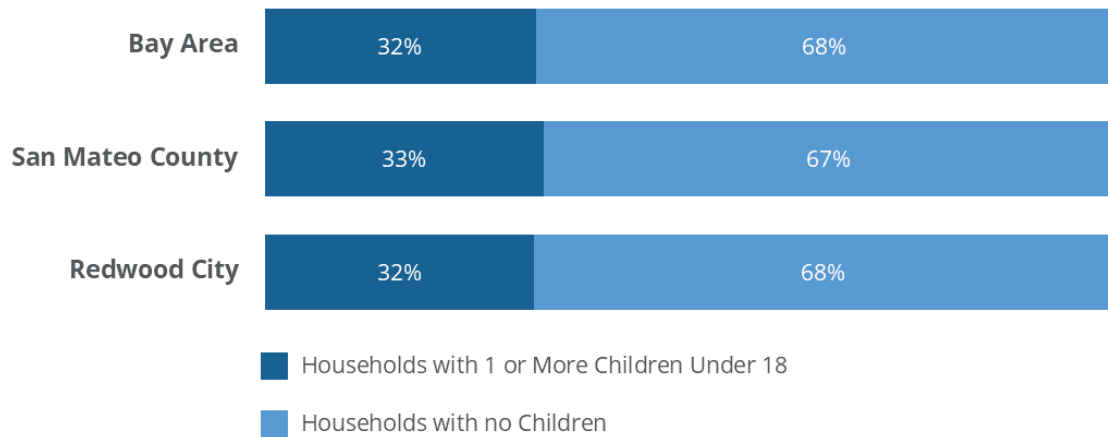
Source: ABAG Housing Needs Data Workbook

**Figure II-17.**  
**Share of Households by Type, 2019**



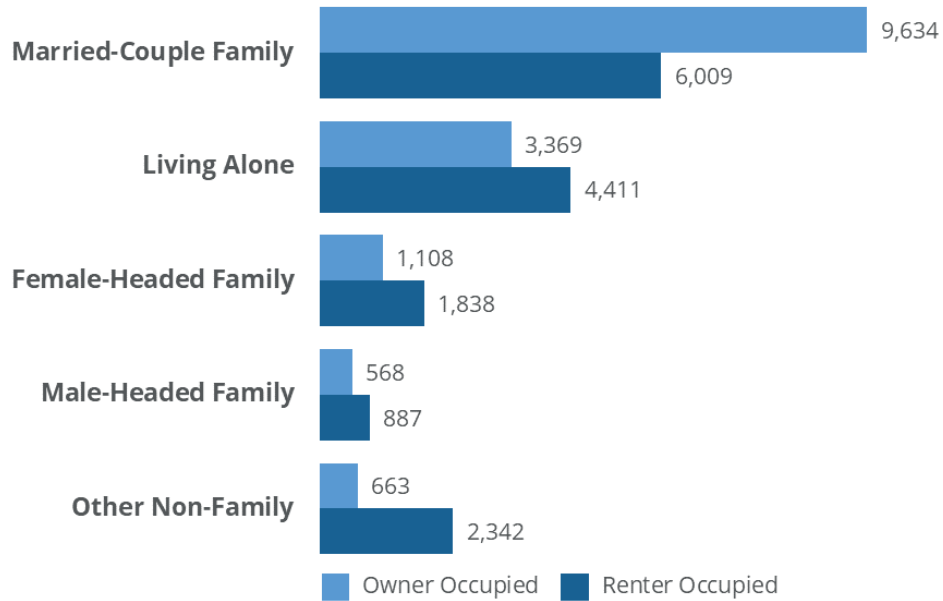
Source: ABAG Housing Needs Data Workbook

**Figure II-18.**  
**Share of Households by Presence of Children (Less than 18 years old), 2019**



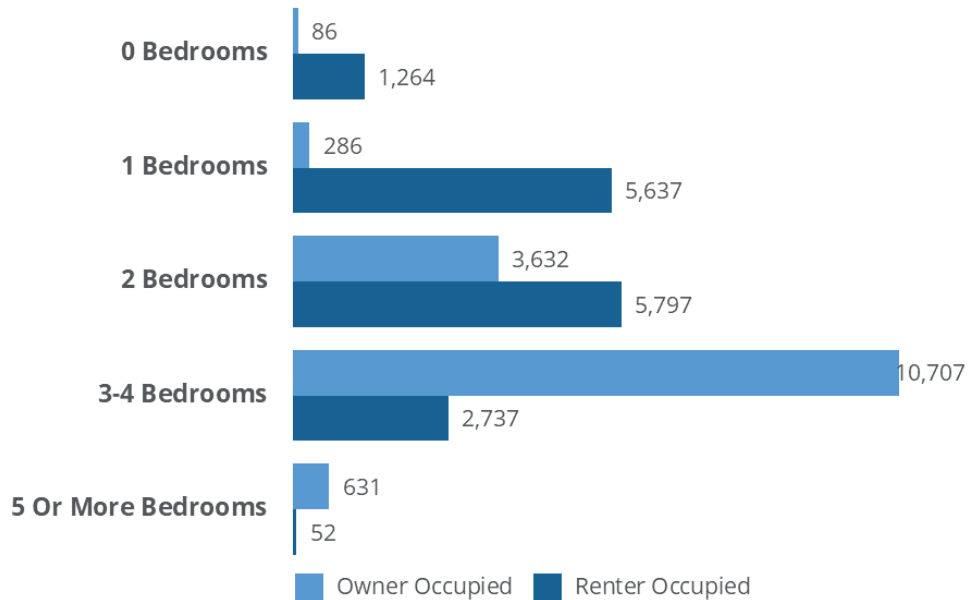
Source: ABAG Housing Needs Data Workbook

**Figure II-19.**  
**Housing Type by Tenure, Redwood City, 2019**



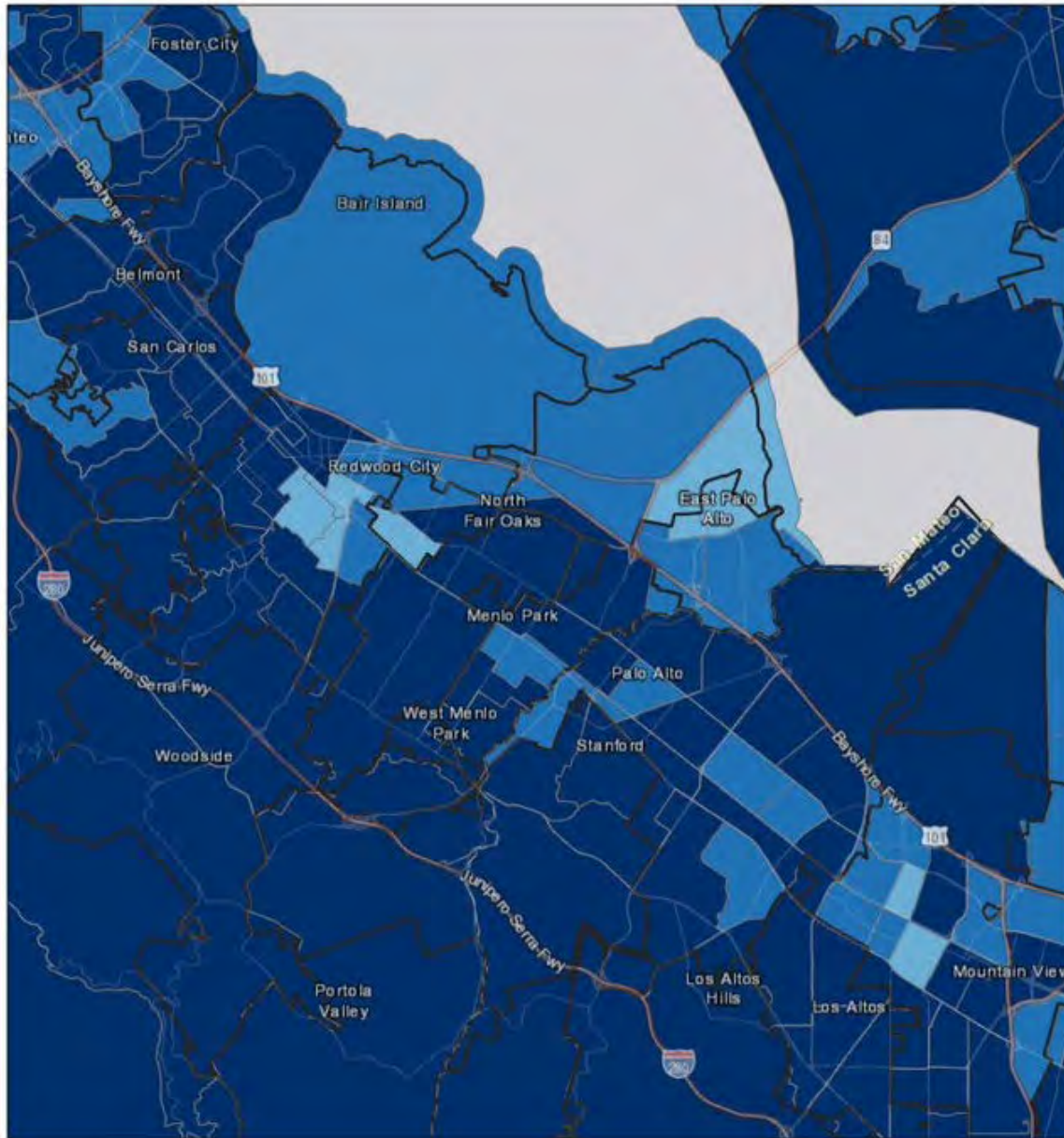
Source: ABAG Housing Needs Data Workbook

**Figure II-20.**  
**Housing Units by Number of Bedrooms and Tenure, Redwood City, 2019**



Source: ABAG Housing Needs Data Workbook

**Figure II-21.**  
**% of Children in Married Couple Households by Census Tract, 2019**



11/16/2021, 1:41:18 PM

1:144,448

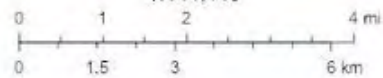
City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

40% - 60%

60% - 80%

> 80%



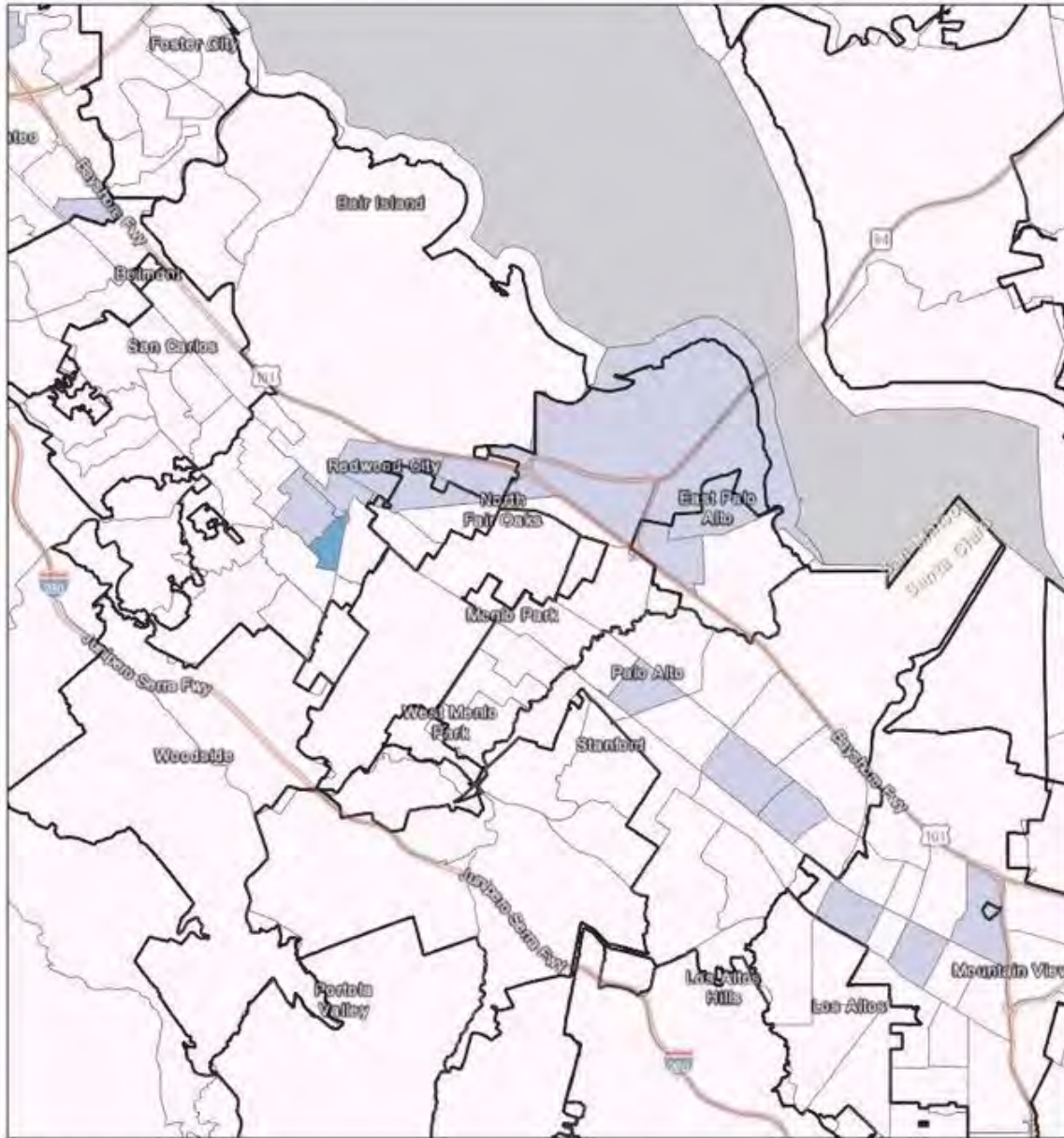
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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

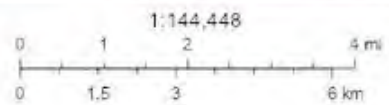
DRAFT

**Figure II-22. [legend missing in HCD provided map]**  
**% Households with Single Female with Children by Census Tract, 2019**



11/16/2021, 1:27:00 PM

City/Town Boundaries

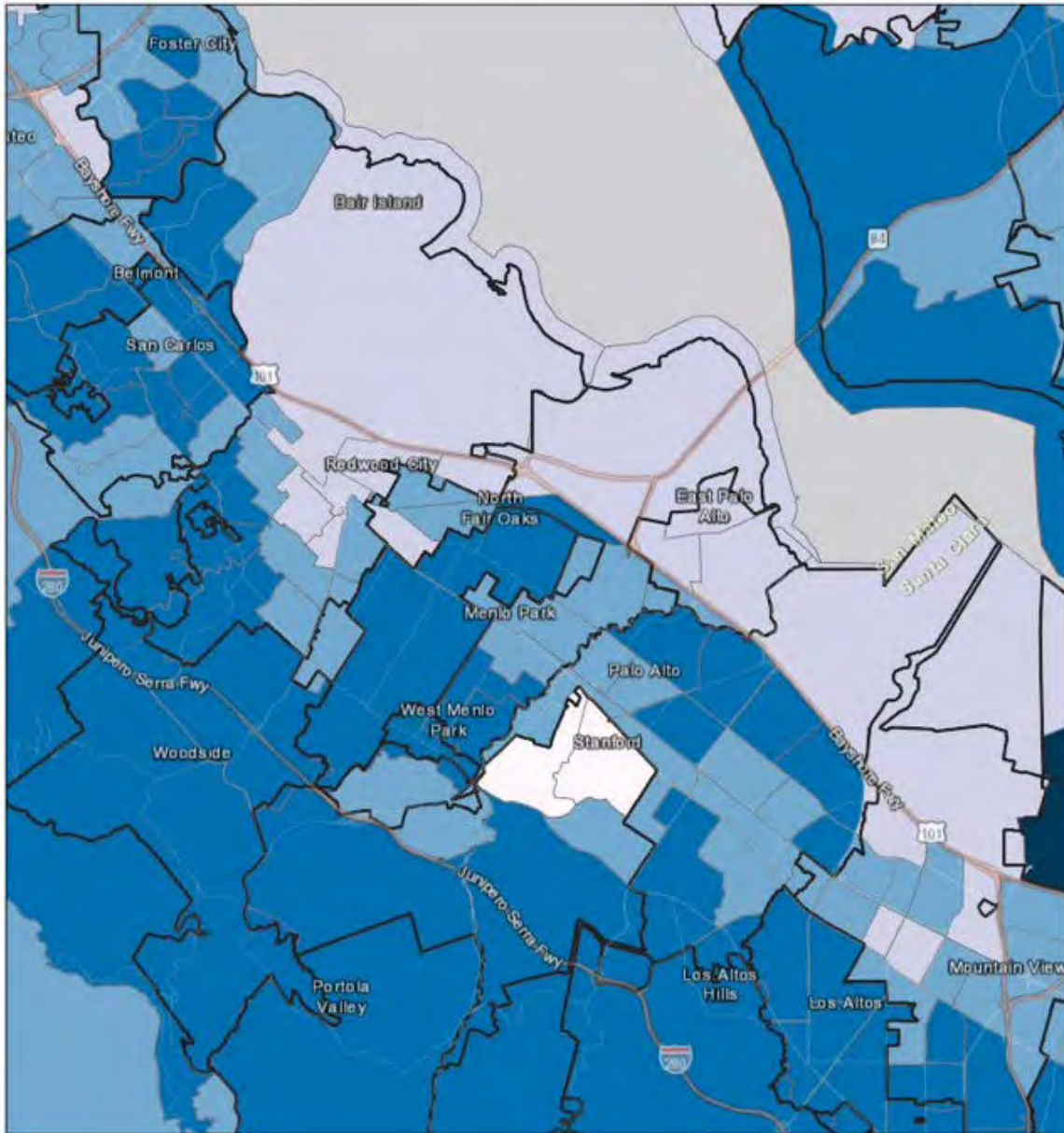


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DA HCD  
Redwood City, County of San Mateo, California (County of Santa Clara (Bureau of Land Management), Esri, HERE, Garmin, USGS, EPA, NPS), PlaceWorks 2021, (Map 2019), (PlaceWorks 2021)

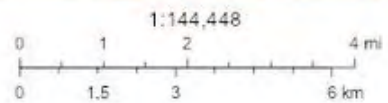
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-23. [legend missing in HCD provided map]**  
**% of Married Couple Households by Census Tract, 2019**



11/16/2021, 1:50:32 PM

City/Town Boundaries



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CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

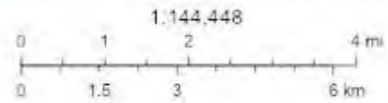
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-24. [legend missing in HCD provided map]  
% of Adults Living Alone by Census Tract, 2019



11/16/2021, 1:32:53 PM

City/Town Boundaries



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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, PicoWorks 2021, IAGI 2018, PicoWorks 2021

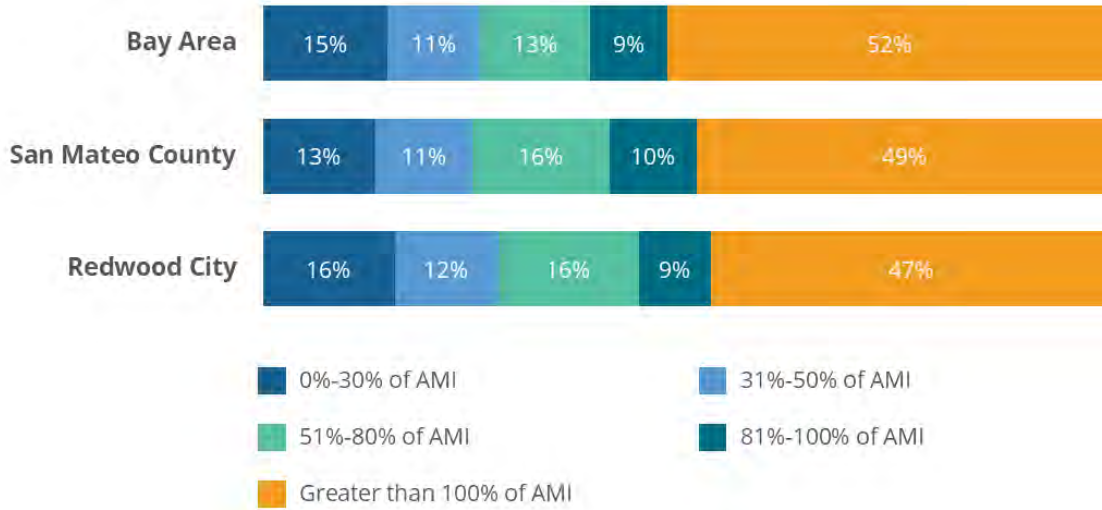
Source: California Department of Housing and Community Development AFFH Data Viewer



**Household income.**

**Figure II-25.**

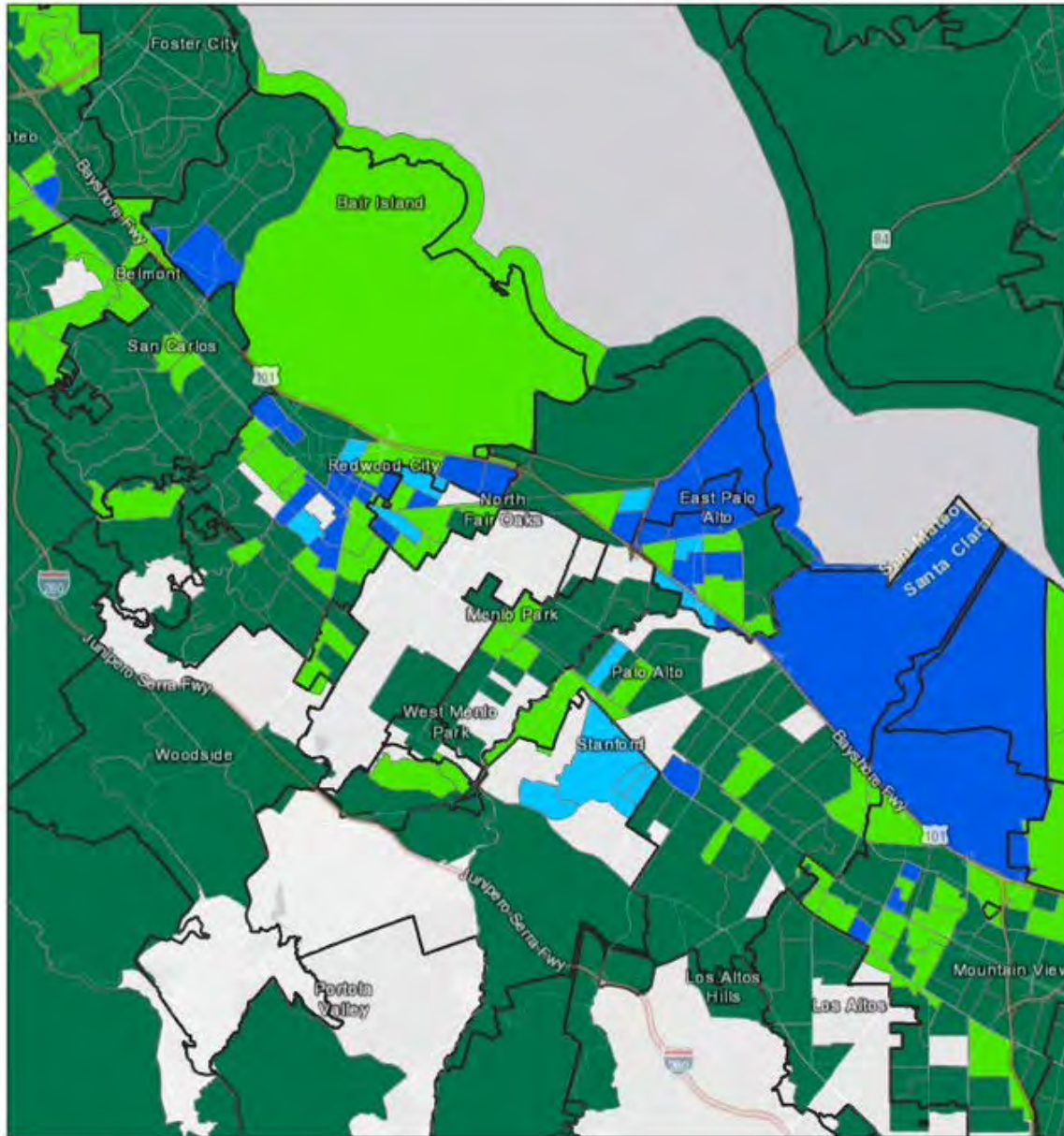
**Share of Households by Area Median Income (AMI), 2019**








Source: ABAG Housing Needs Data Workbook

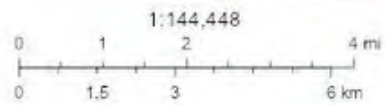


**Figure II-26.**  
**Median Household Income by Block Group, 2019**



11/16/2021, 1:56:55 PM

-  City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
-  < \$55,000
-  < \$87,100 (HCD 2020 State Median Income)
-  < \$125,000
-  Greater than \$125,000

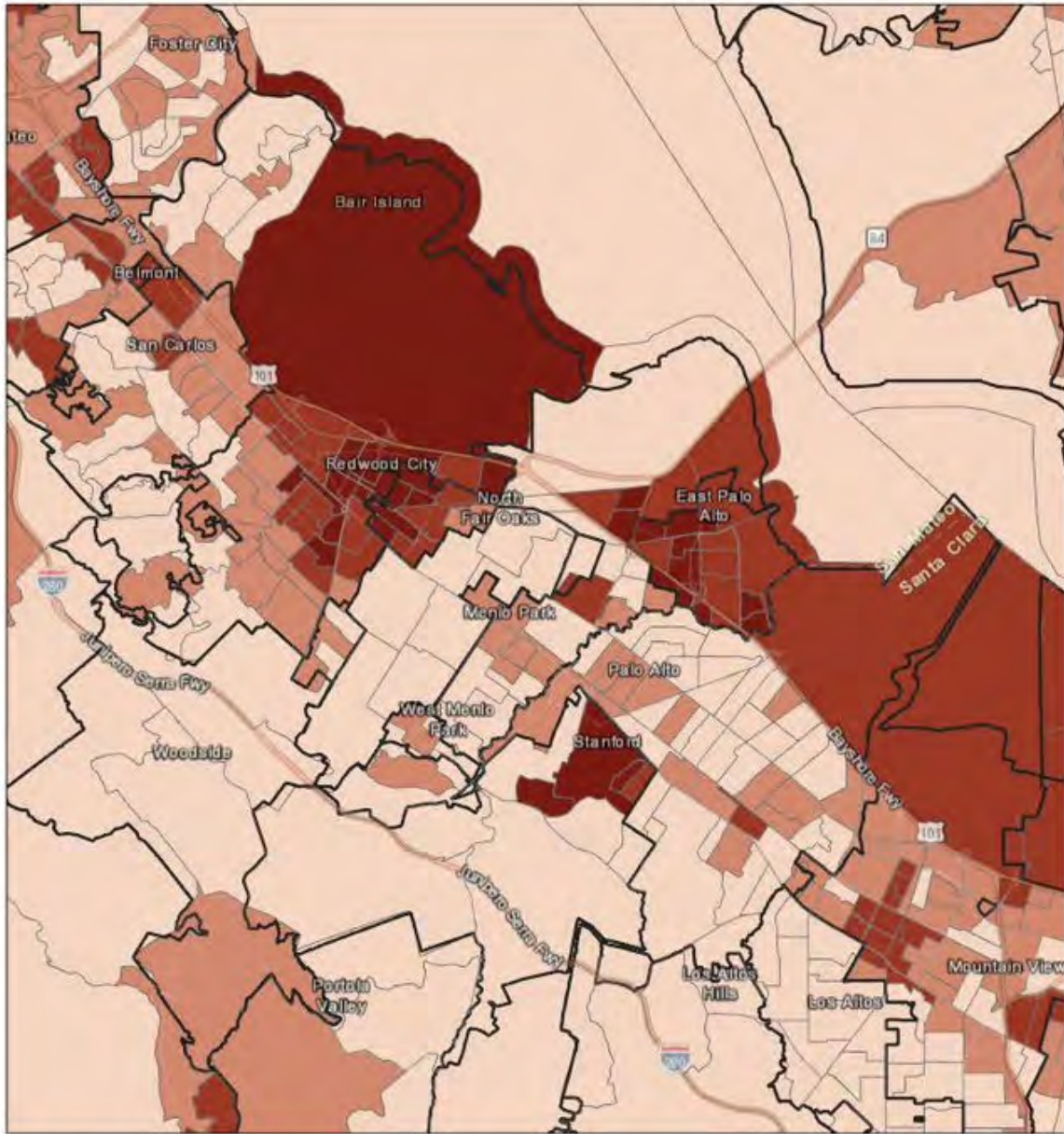


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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-27.**  
**Low to Moderate Income Population by Block Group**

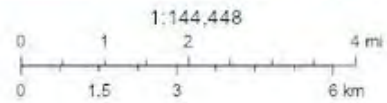


11/16/2021, 1:54:07 PM

City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Block Group

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%

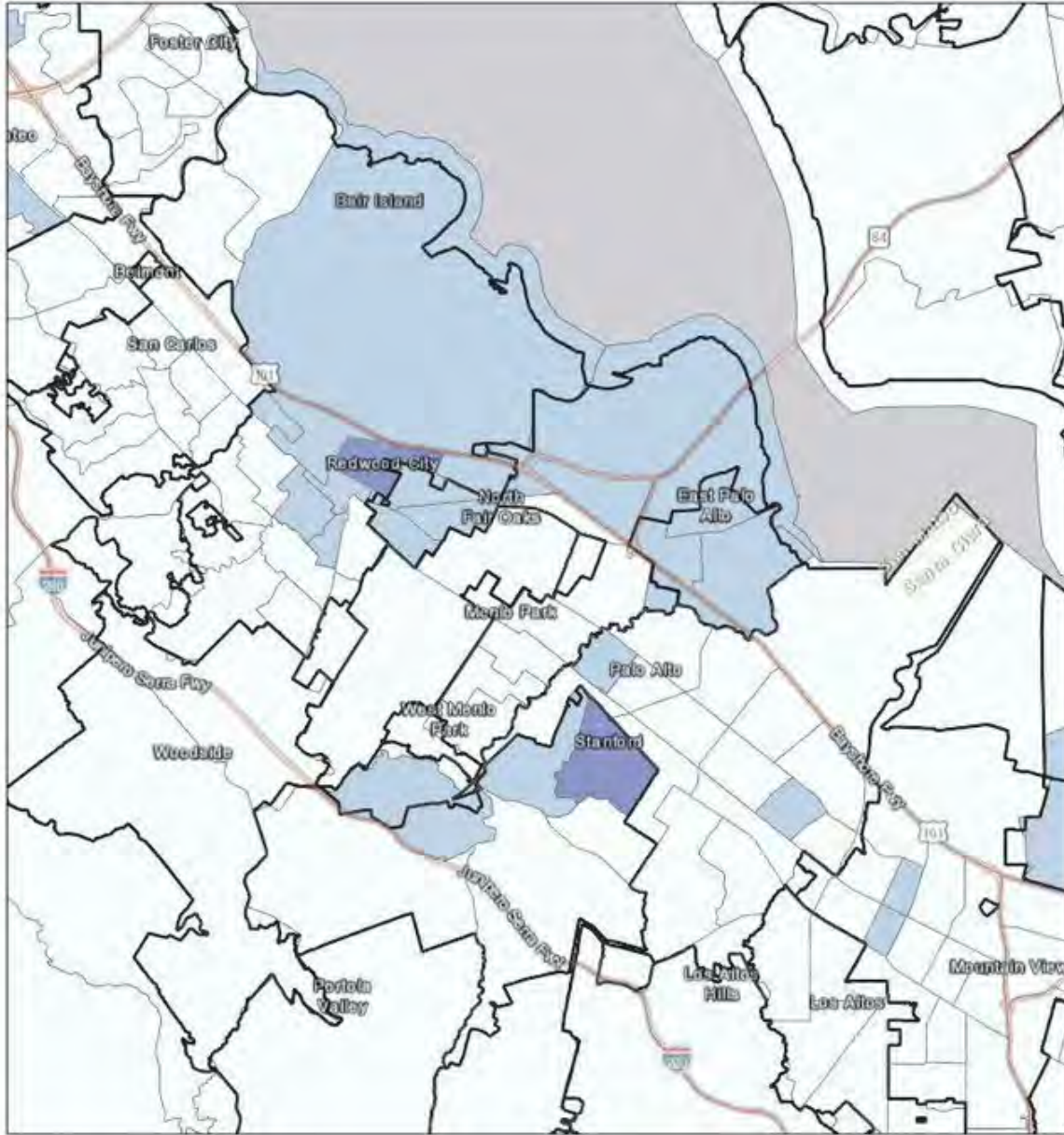


Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS





CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, (Bureau of Land Management), Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021.

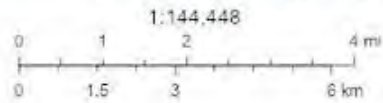
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-28.**  
**Poverty Status by Census Tract, 2019**



11/16/2021, 2:04:28 PM

-  City/Town Boundaries
- (R) Poverty Status (ACS, 2015 - 2019) - Tract
-  < 10%
-  10% - 20%
-  20% - 30%

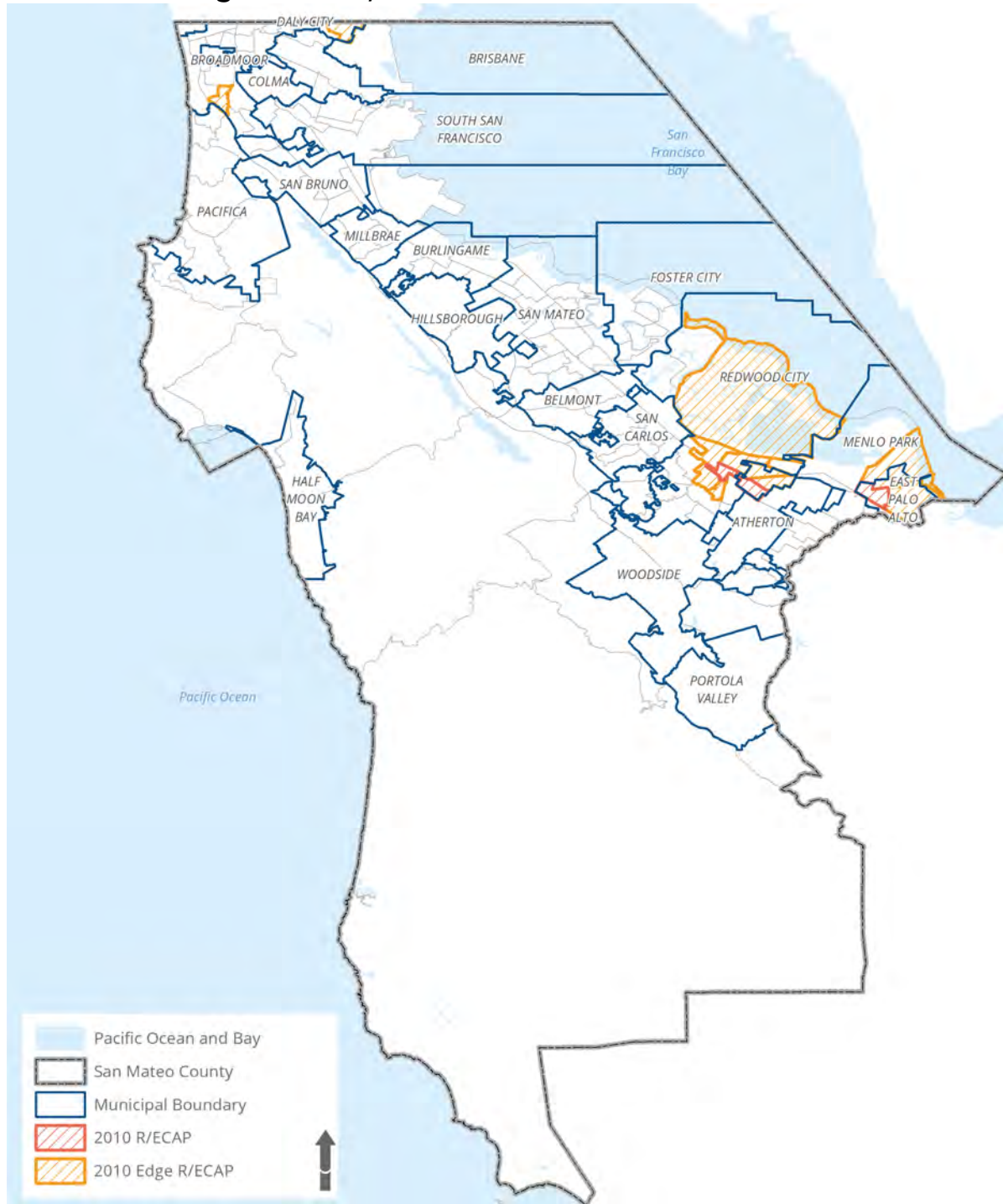


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CA HCD  
Redwood City, County of San Mateo, California; County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS; Phoenix 2007, NAD 2011; Pico Rivera 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

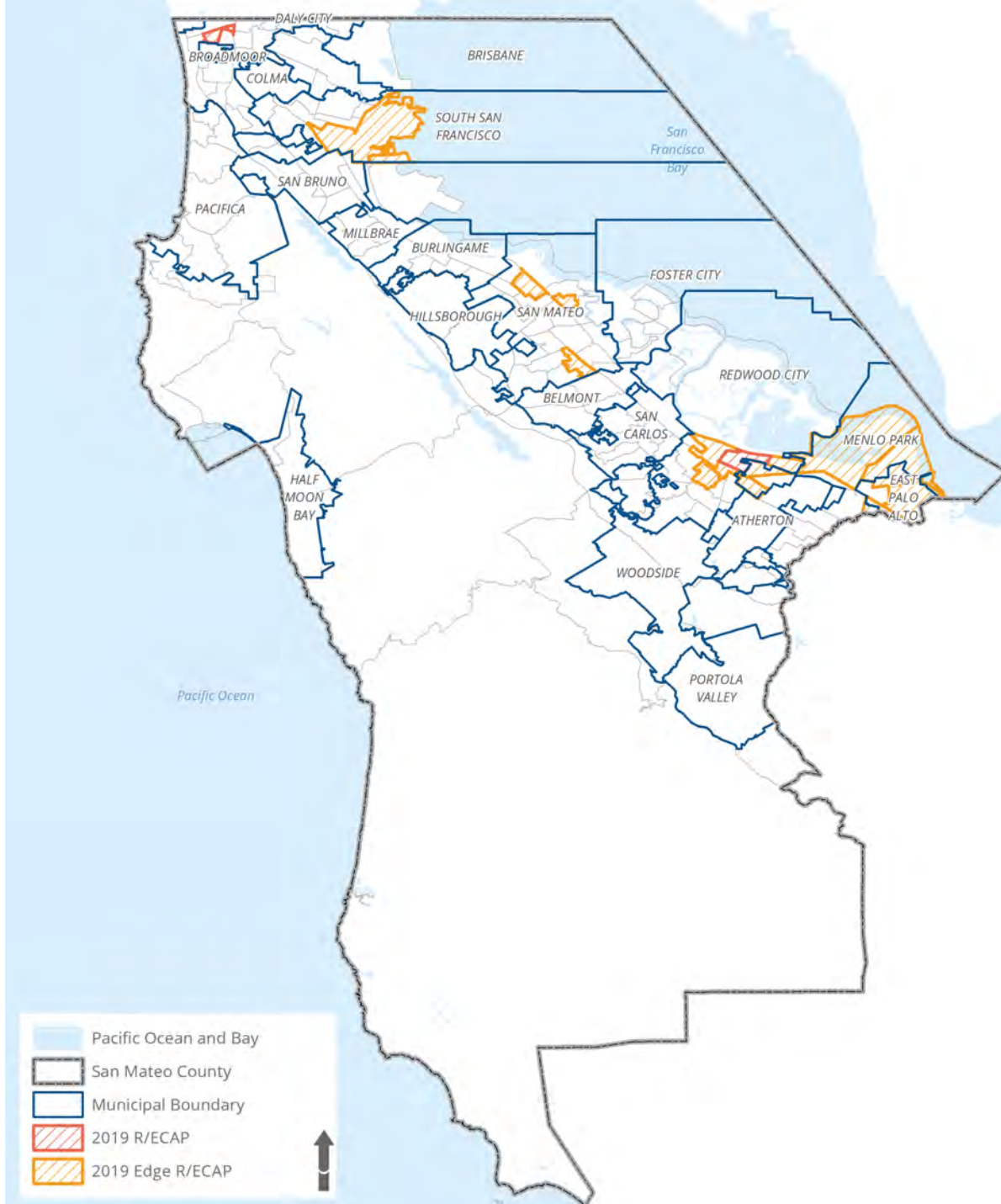
**Figure II-29.**  
**R/ECAPs and Edge R/ECAPs, 2010**



Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.4% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (13% in 2010).

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-30.  
R/ECAPs and Edge R/ECAPs, 2019**



Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.1% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (12.8% in 2019).

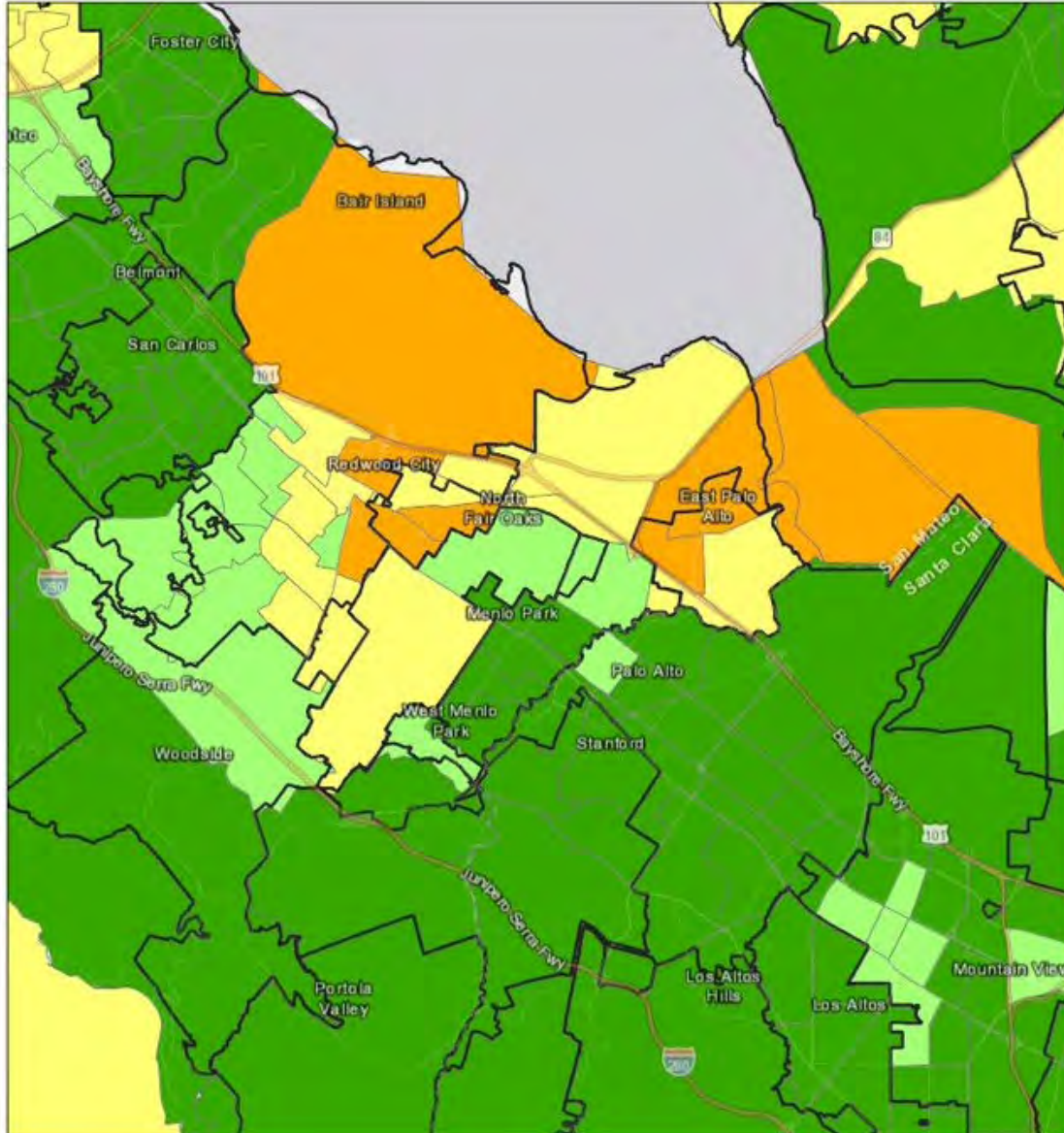
Source: HUD, Root Policy Research, 2022

### SECTION III. Access to Opportunity






#### Education

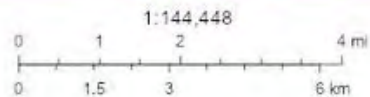
Figure III-1.

TCAC Opportunity Areas Education Score by Census Tract, 2021



11/16/2021, 2:34:48 PM

-  City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score -Tract
-  < 0.25 (Less Positive Education Outcomes)
-  0.25 - 0.50
-  0.50 - 0.75
-  > 0.75 (More Positive Education Outcomes)



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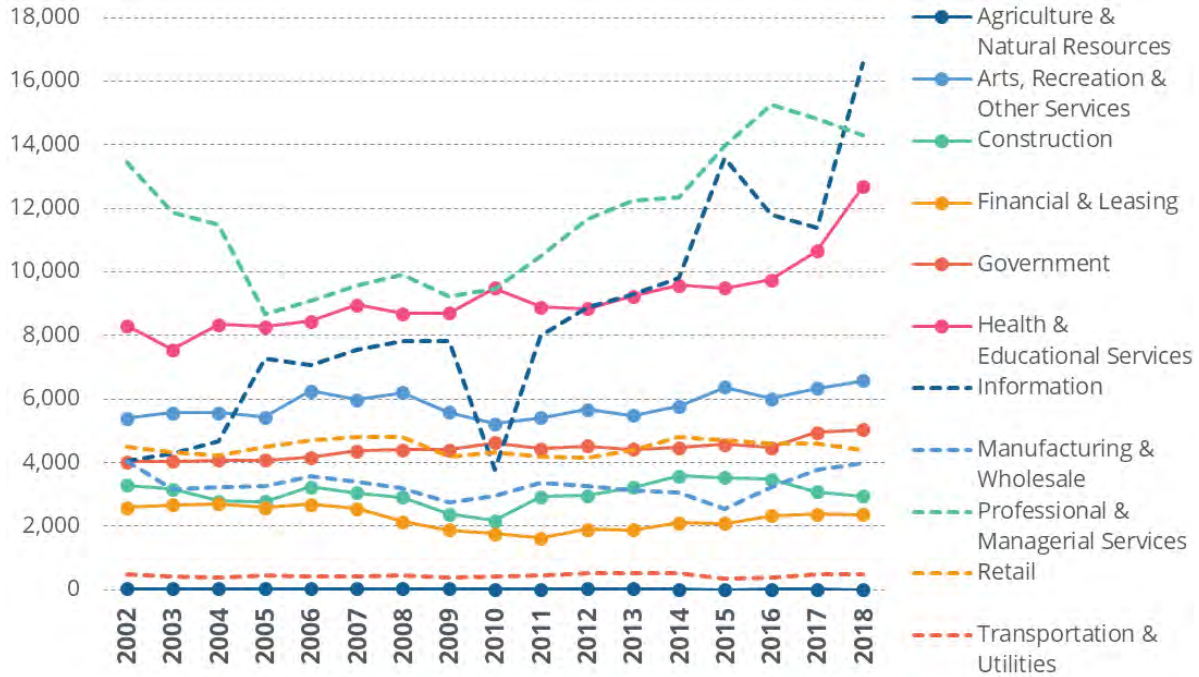
CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

## Employment

Figure III-2.

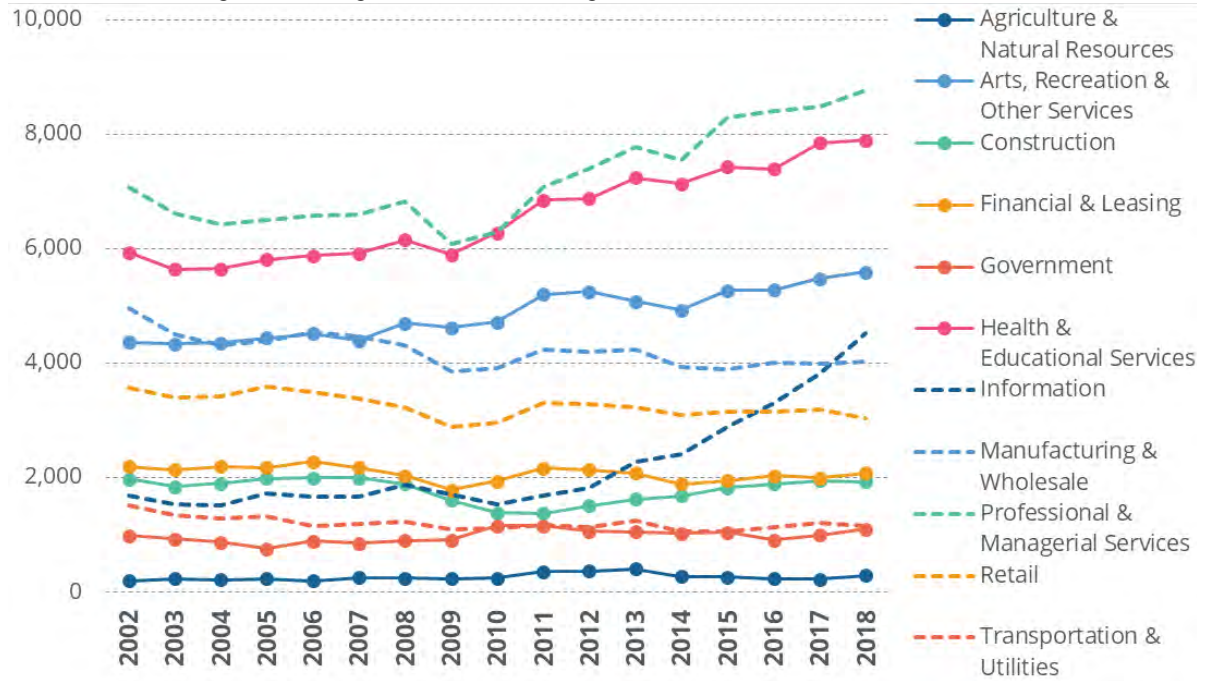
### Jobs by Industry, Redwood City, 2002-2018



Source: ABAG Housing Needs Data Workbook

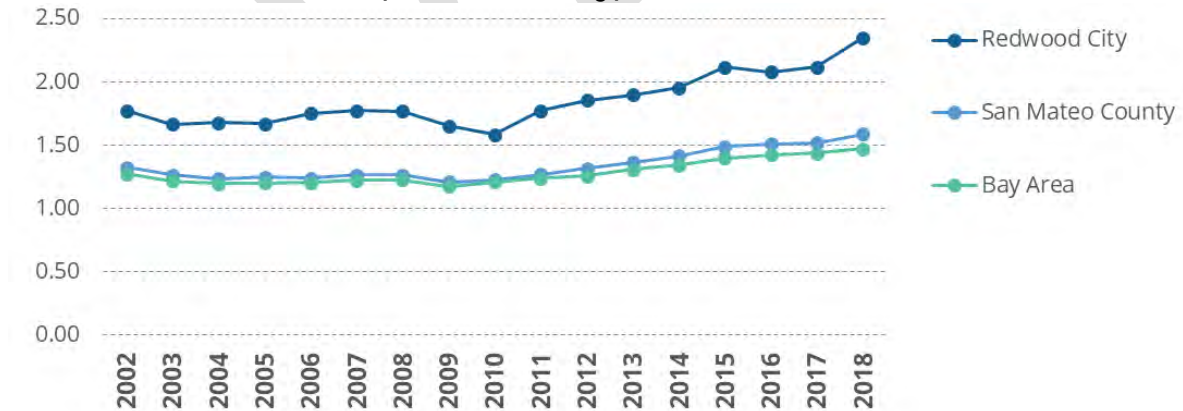


**Figure III-3.**  
**Job Holders by Industry, Redwood City, 2002-2018**



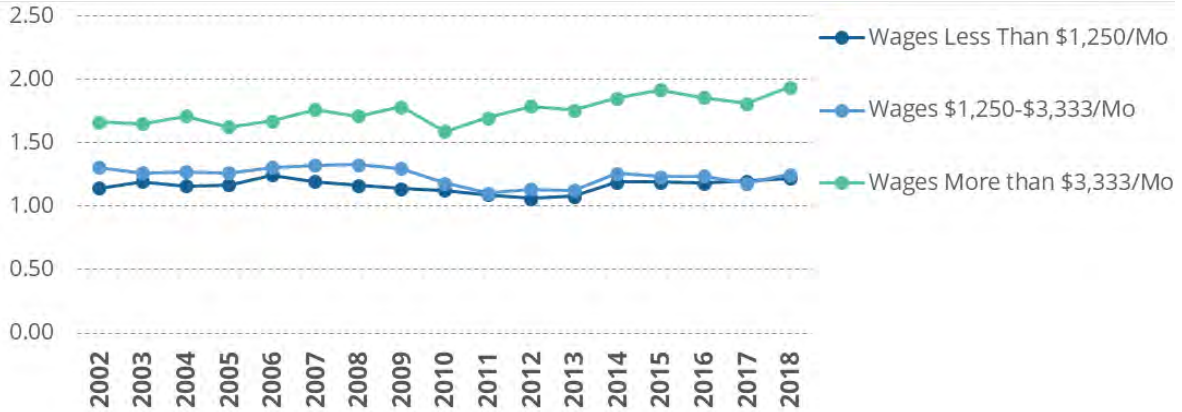
Source: ABAG Housing Needs Data Workbook

**Figure III-4.**  
**Jobs to Household Ratio, Redwood City, 2002-2018**



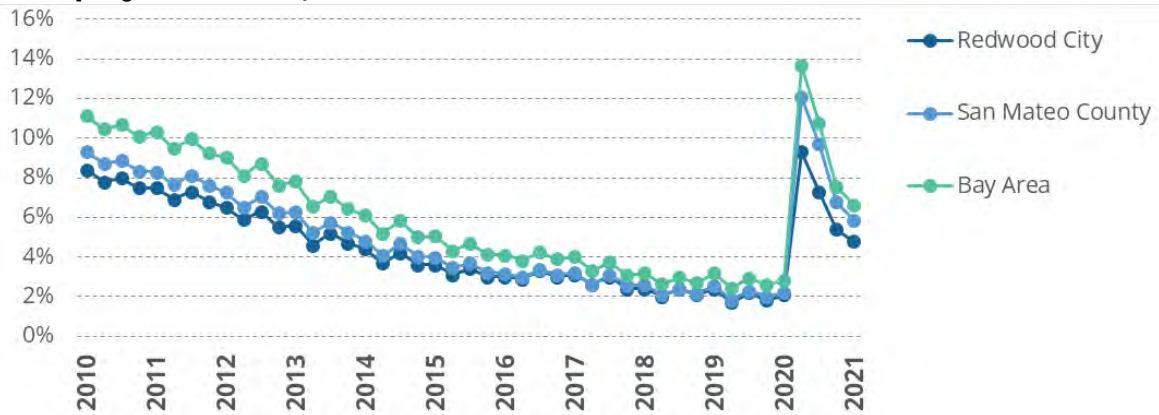
Source: ABAG Housing Needs Data Workbook

**Figure III-5.**  
**Jobs to Worker Ratio by Wage, Redwood City, 2002-2018**



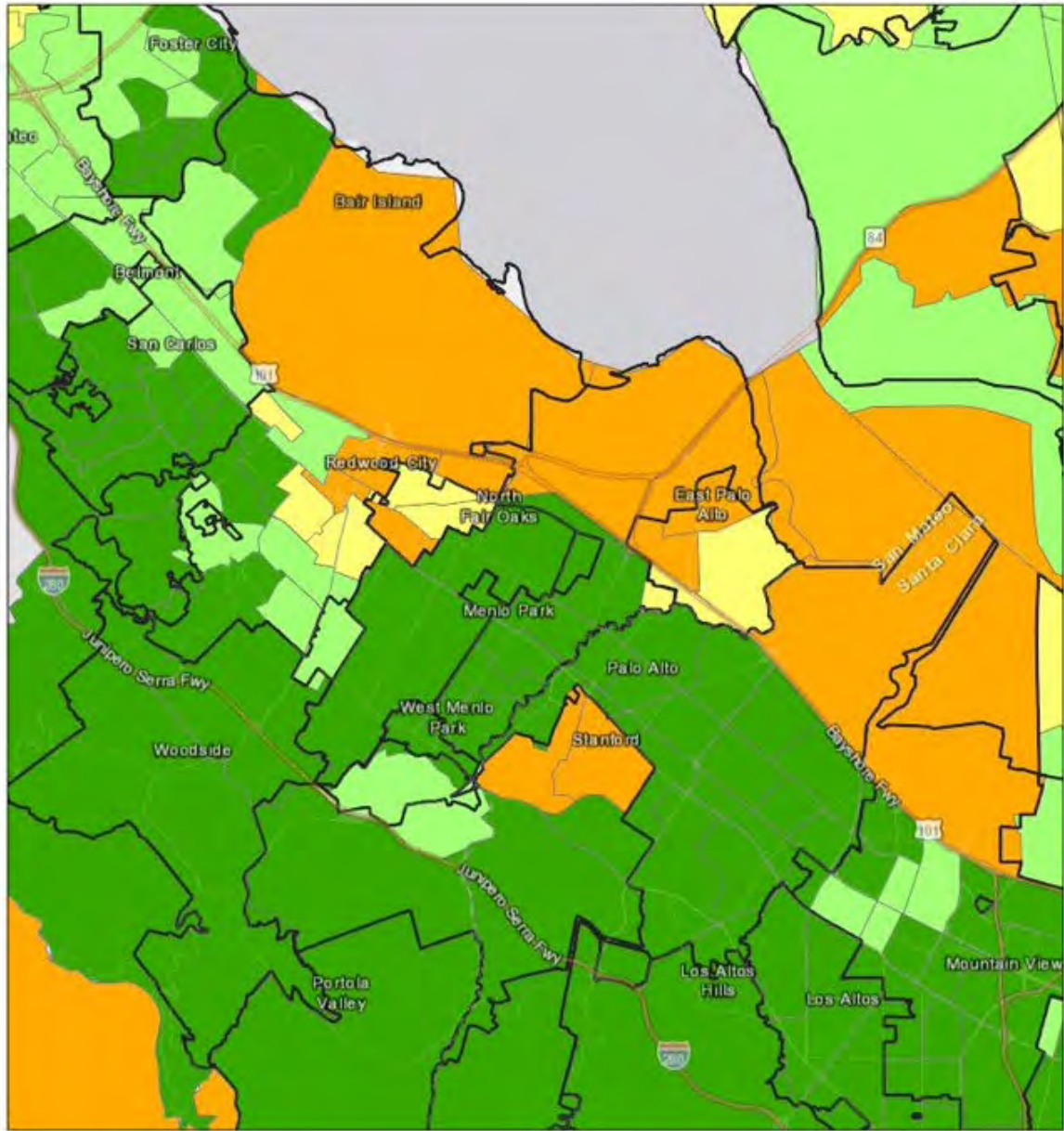
Source: ABAG Housing Needs Data Workbook

**Figure III-6.**  
**Unemployment Rate, 2010-2021**



Source: ABAG Housing Needs Data Workbook

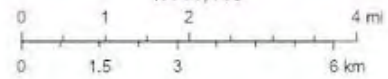
**Figure III-7.  
TCAC Opportunity Areas Economic Score by Census Tract, 2021**



11/16/2021, 2:33:20 PM

1:144,448

- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Economic Score - Tract
- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)
- No Data

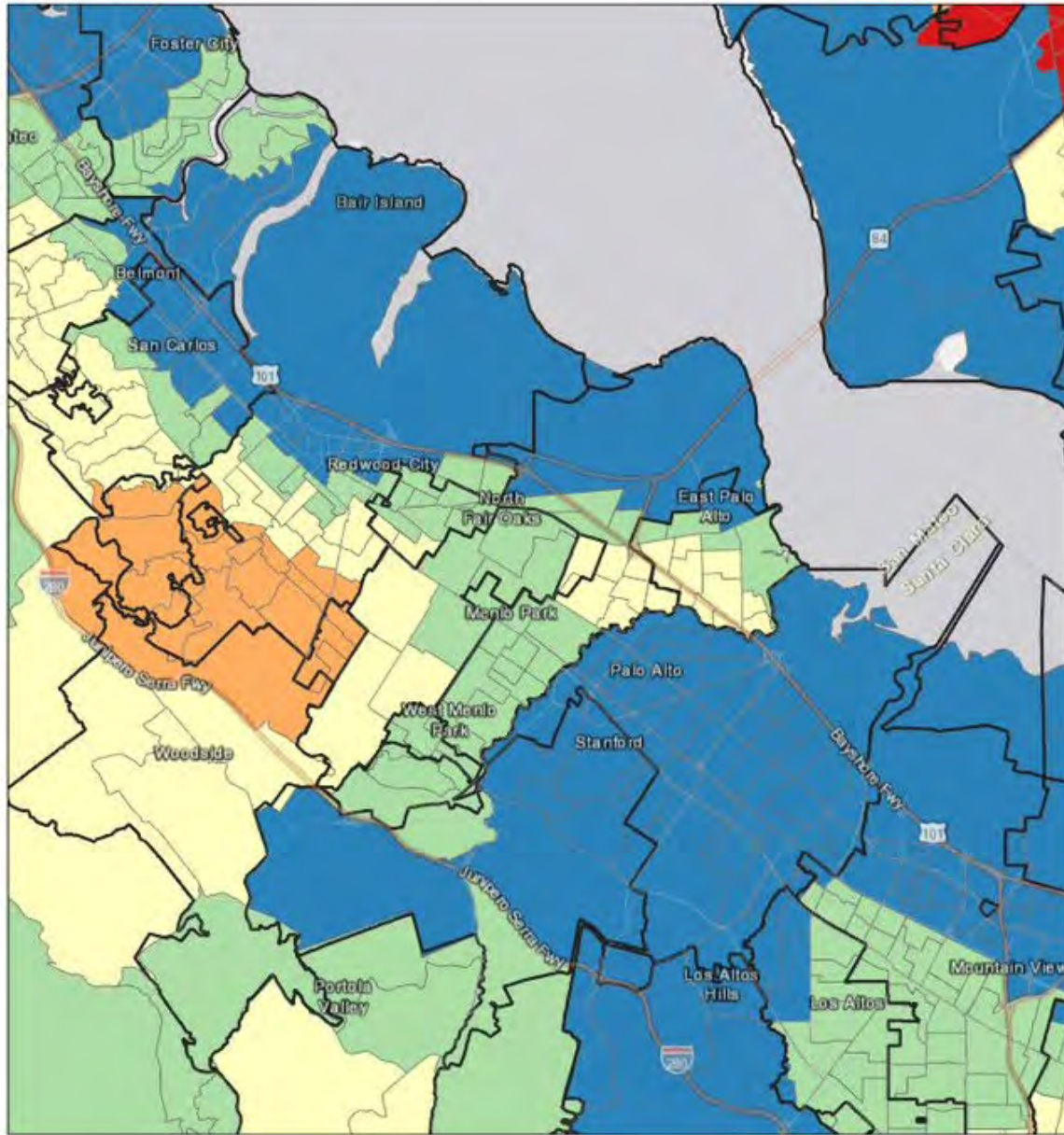


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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PloosWorks 2021 | HUD 2019 | PloosWorks 2021

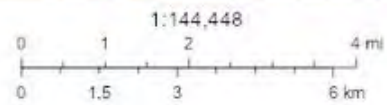
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure III-8.**  
**Jobs Proximity Index by Block Group, 2017**



11/16/2021, 2:37:14 PM

- City/Town Boundaries
- (A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group
- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)



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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021 | HUD 2018 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

### Transportation

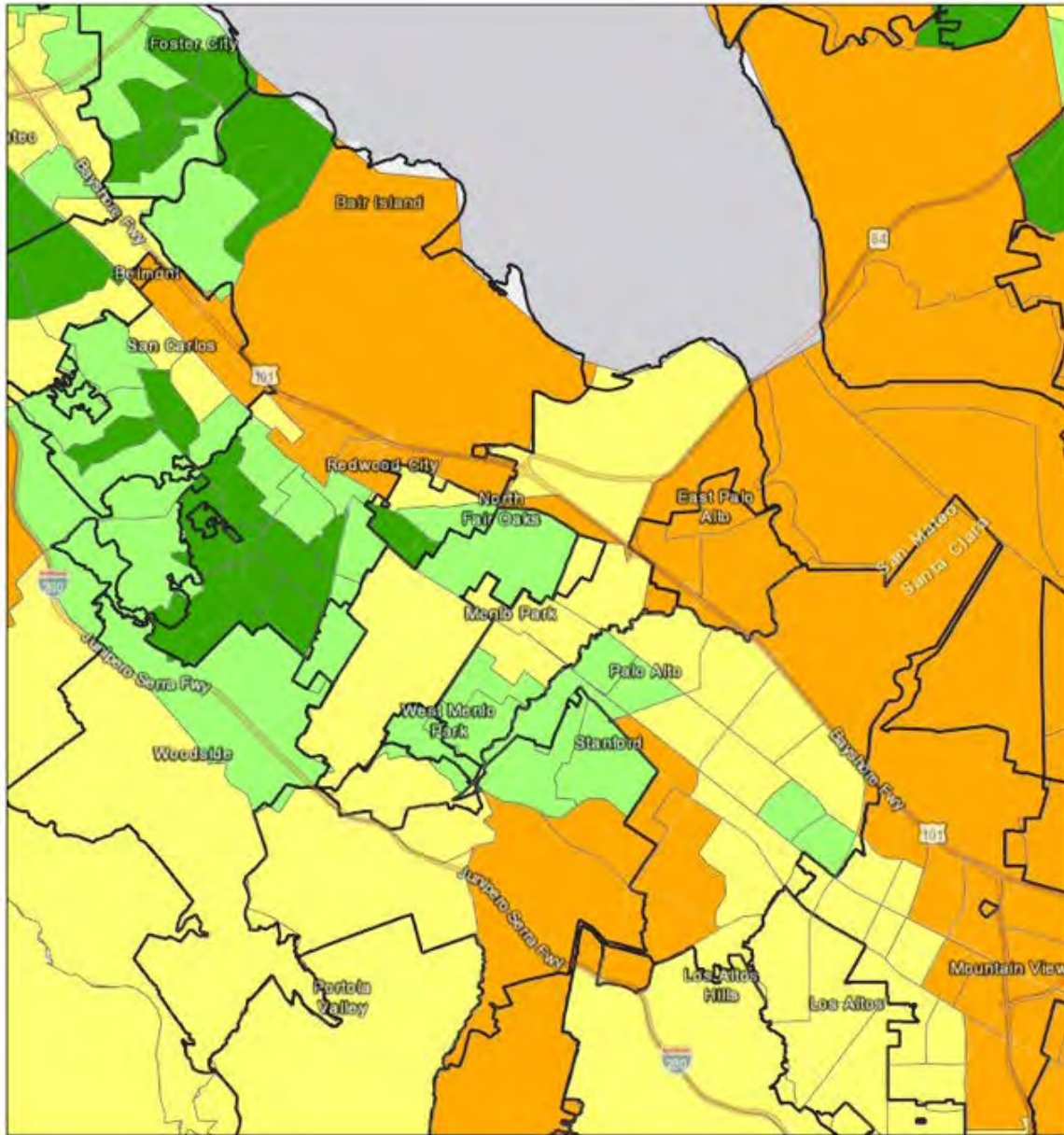
[TCAC's transportation opportunity score and maps were not available at the time of this report]

DRAFT

Environment

Figure III-9.

TCAC Opportunity Areas Environmental Score by Census Tract, 2021

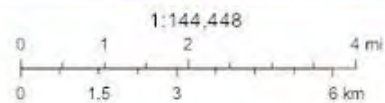


11/16/2021, 2:35:57 PM

City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Environmental Score - Tract

- < .25 (Less Positive Environmental Outcomes)
- .25 - .50
- .50 - .75
- .75 - 1 (More Positive Environmental Outcomes)

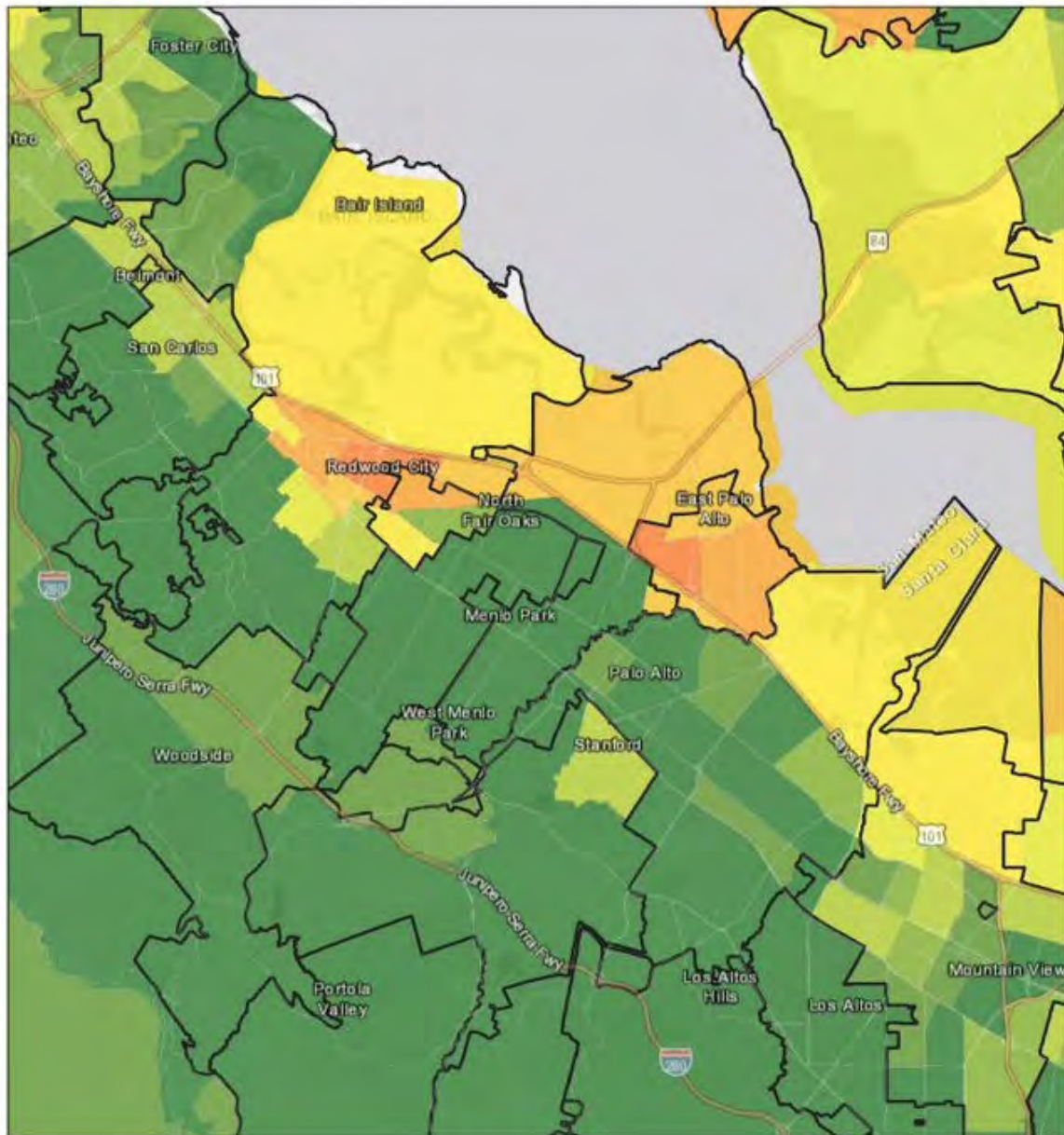


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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUG 2019 | PlaceWorks 2021

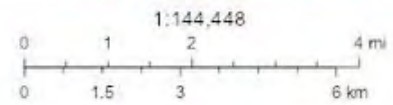
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure III-10.**  
**CalEnviroScreen by Census Tract, 2021**



11/16/2021, 2:30:19 PM

- |  |                                       |  |          |
|--|---------------------------------------|--|----------|
|  | City/Town Boundaries                  |  | 41 - 50% |
|  | (A) CalEnviroScreen 4.0, 2021 - Tract |  | 51 - 60% |
|  | 1 - 10% (Lowest Scores)               |  | 61 - 70% |
|  | 11 - 20%                              |  | 71 - 80% |
|  | 21 - 30%                              |  | 81 - 90% |
|  | 31 - 40%                              |  |          |

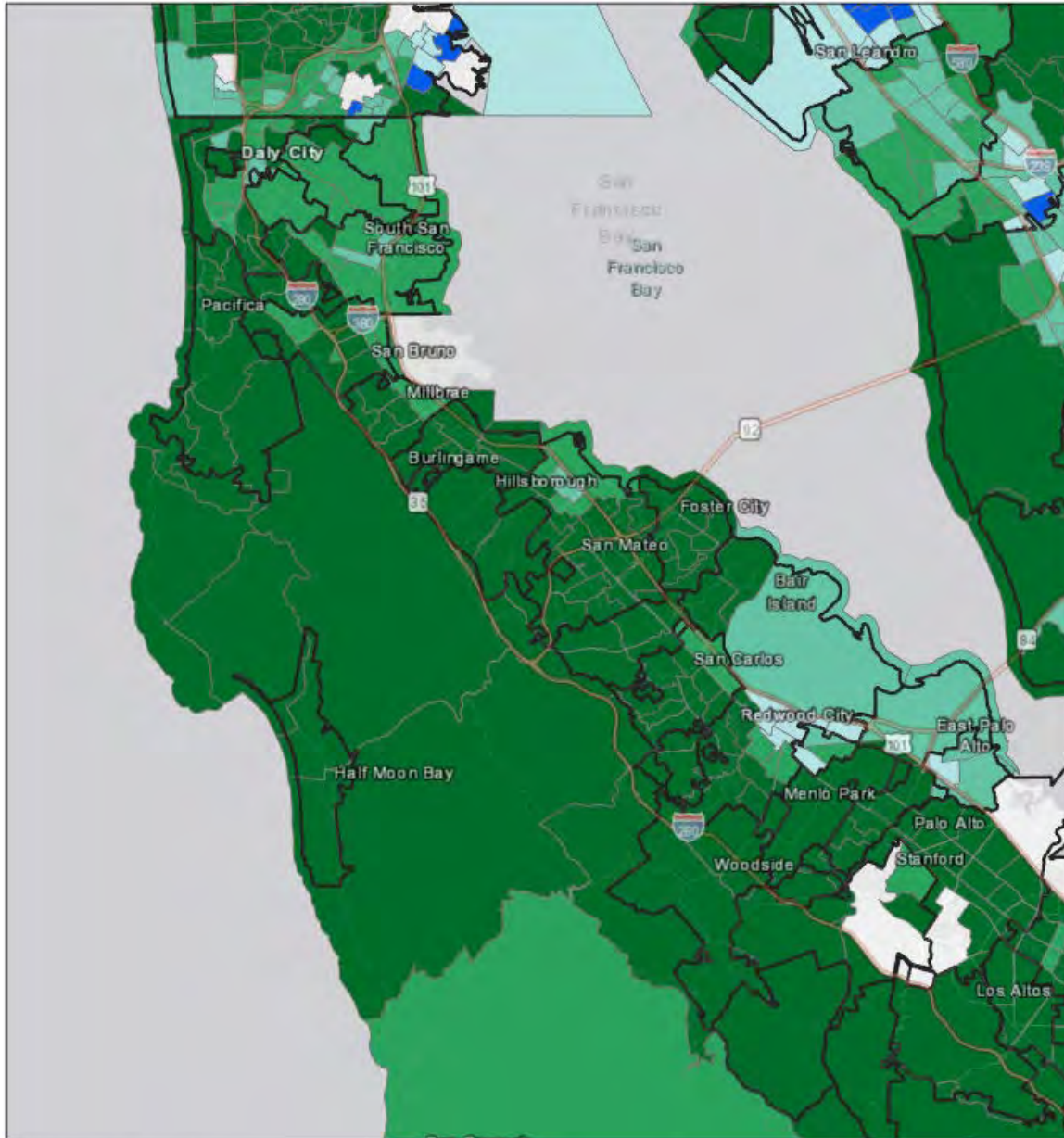


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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2018 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure III-11.**  
**Healthy Places Index by Census Tract, 2021**

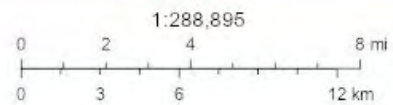


10/4/2021, 3:07:40 PM

City/Town Boundaries

(A) Healthy Places Index (PHASC, 2021) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS User community

CA HCD

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

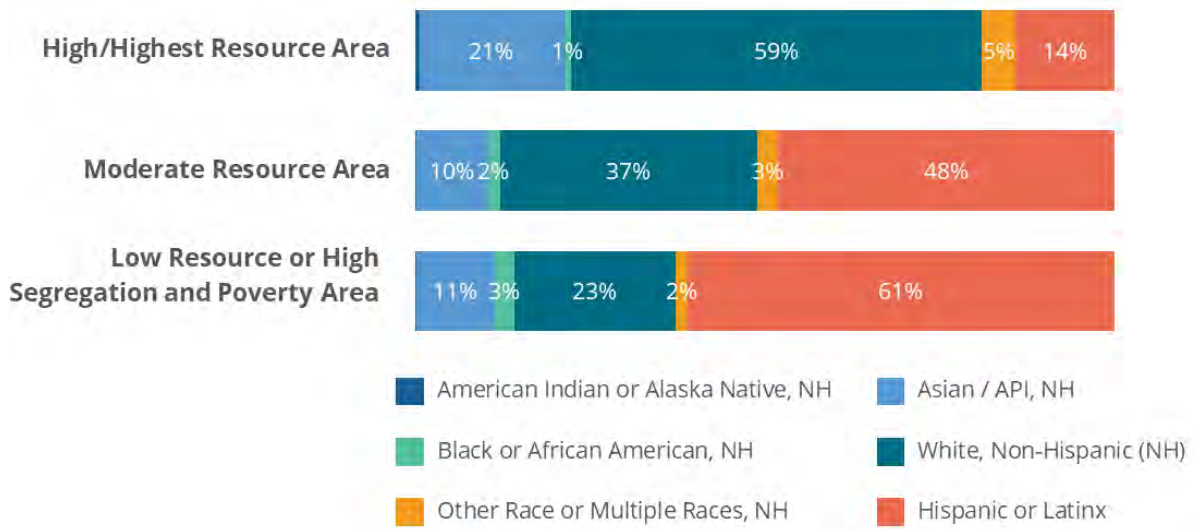
Source: California Department of Housing and Community Development AFFH Data Viewer



Patterns in disparities in access to opportunity.

Figure III-12.

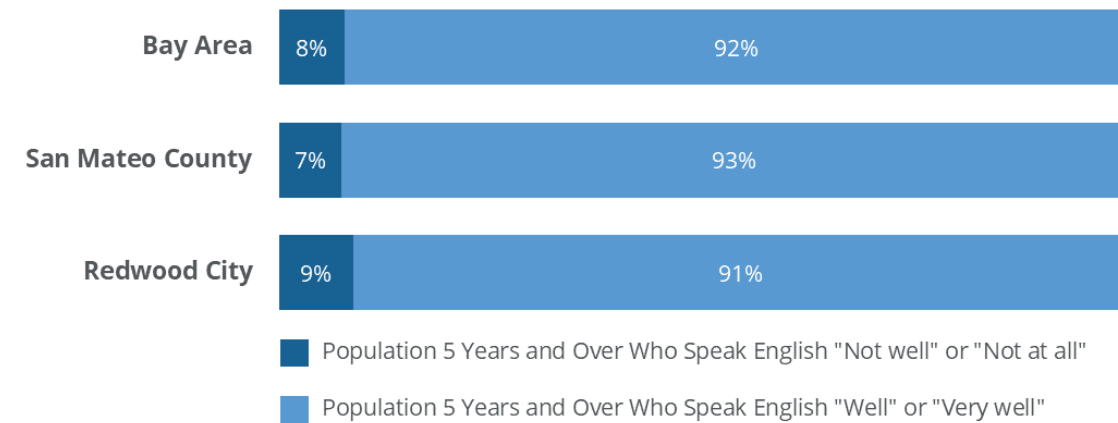
Population Living in Moderate and High Resource Ares by Race and Ethnicity, Redwood City, 2019



Source: ABAG Housing Needs Data Workbook

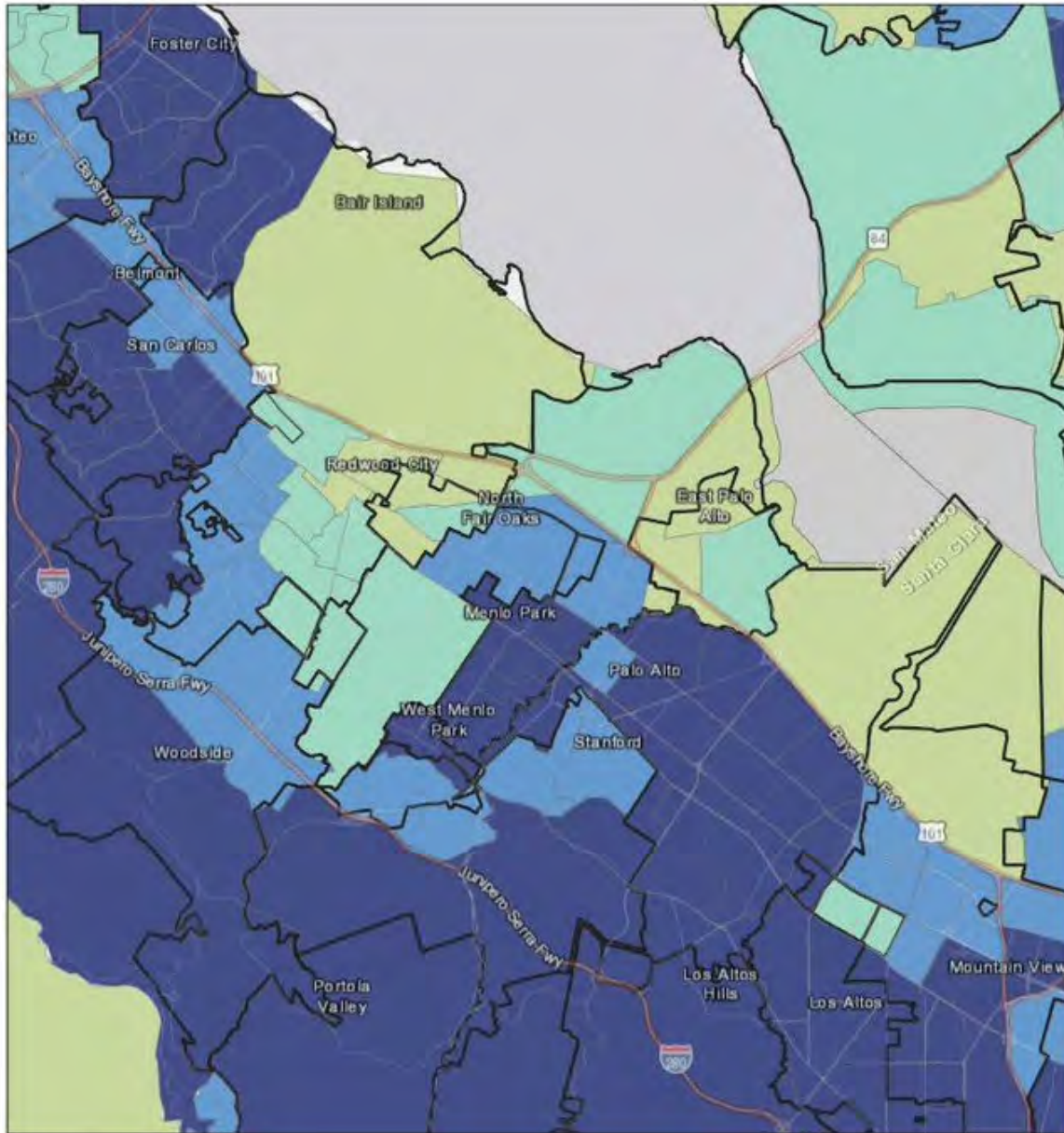
Figure III-13.

Population with Limited English Proficiency, Redwood City, 2019



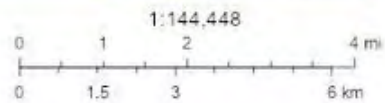
Source: ABAG Housing Needs Data Workbook

**Figure III-14.**  
**TCAC Opportunity Areas Composite Score by Census Tract, 2021**



11/16/2021, 2:31:54 PM

- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
  - Highest Resource
  - High Resource
  - Moderate Resource (Rapidly Changing)
  - Moderate Resource
  - Low Resource

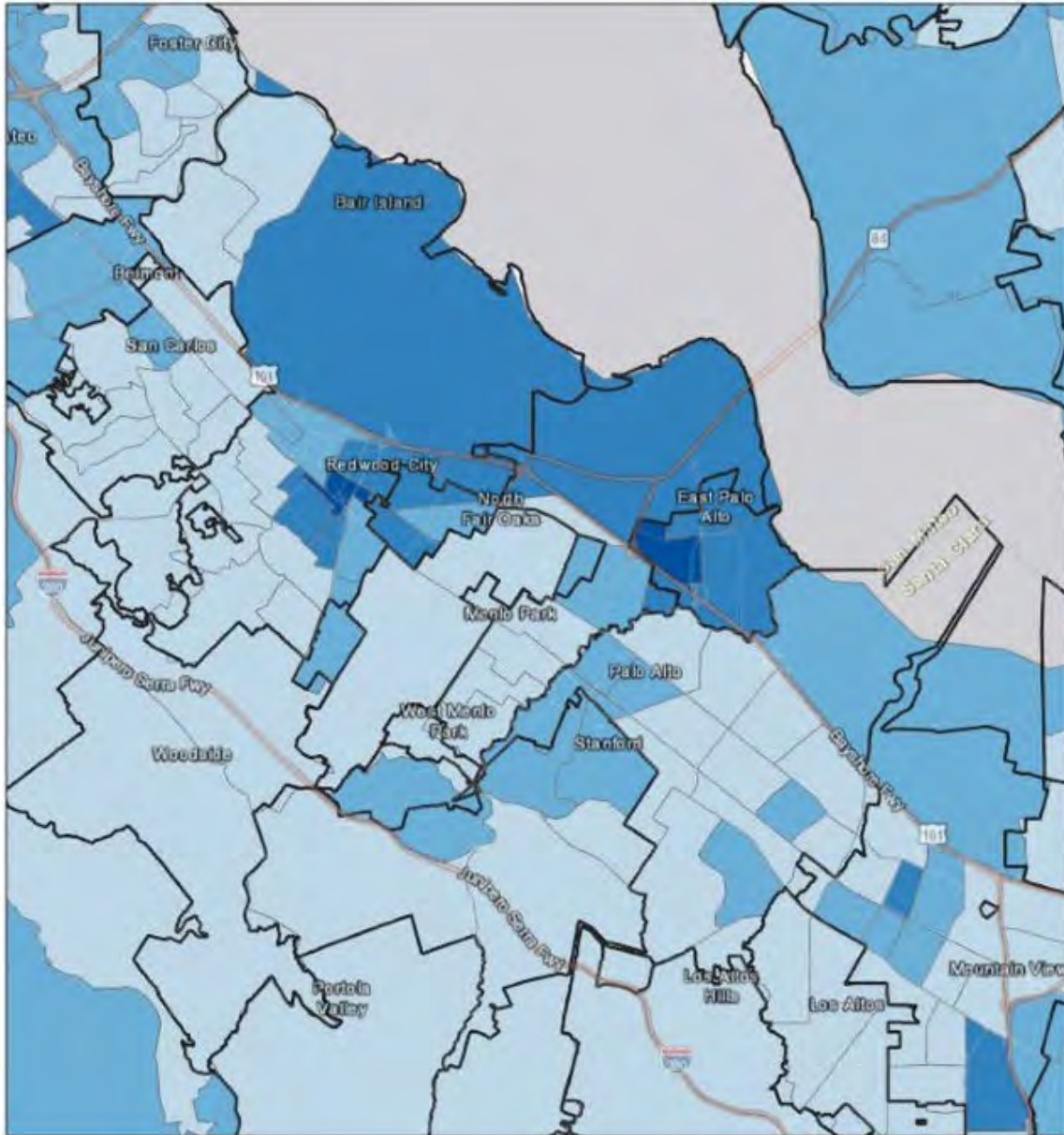


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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

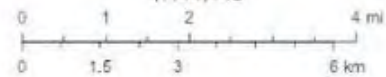
**Figure III-15.**  
**Social Vulnerability Index by Census Tract, 2018**



11/16/2021, 2:38:51 PM

1:144,448

- City/Town Boundaries
- (A) Social Vulnerability Index (CDC, 2018) - Tract
- Lower Vulnerability
- 
- Higher Vulnerability

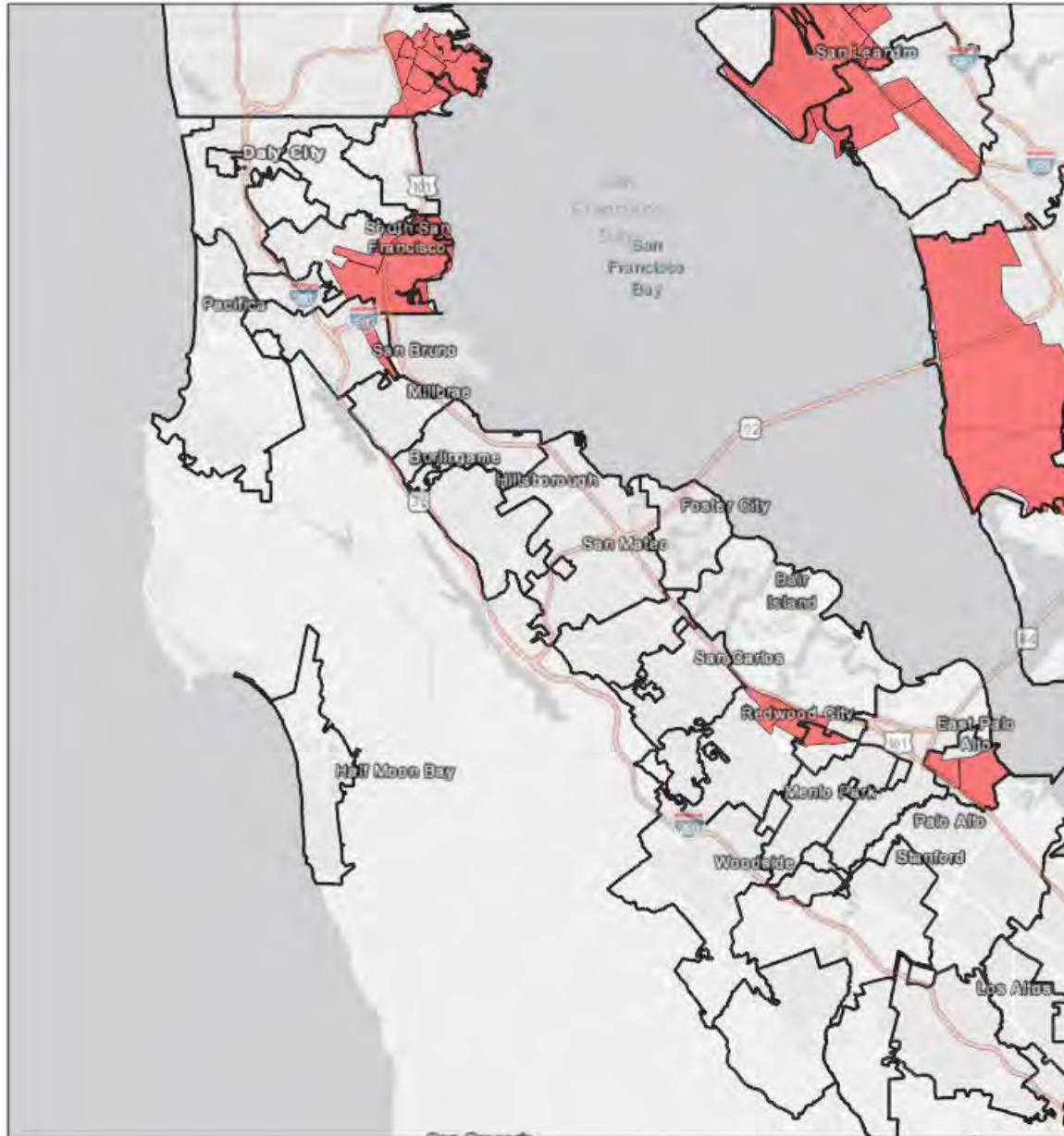


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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, (Ocean of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS) (PlaceWorks 2021, H&D 2018) (PlaceWorks 2021

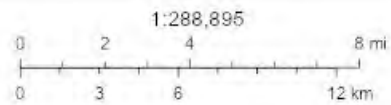
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure III-16.**  
**SB 535 Disadvantaged Communities**



10/4/2021, 3:07:03 PM

- City/Town Boundaries
- (A) SB 535 Disadvantaged Communities

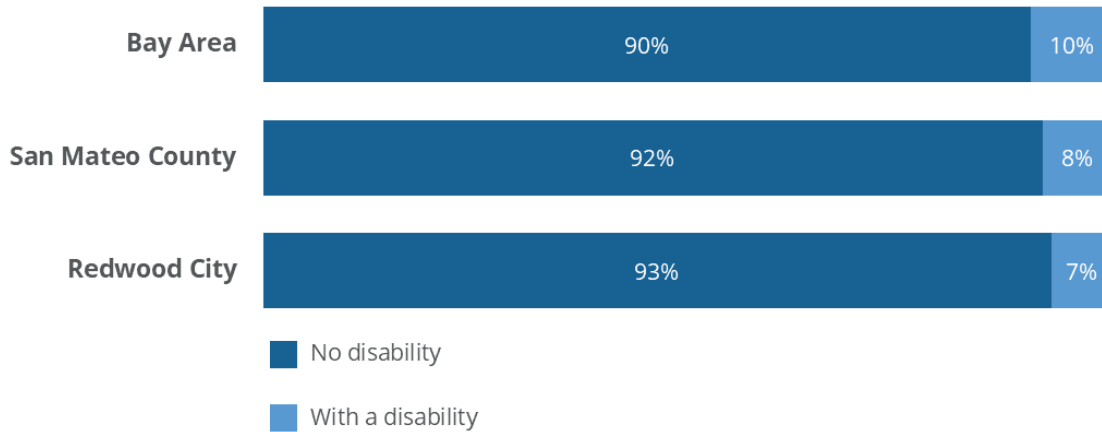


County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021

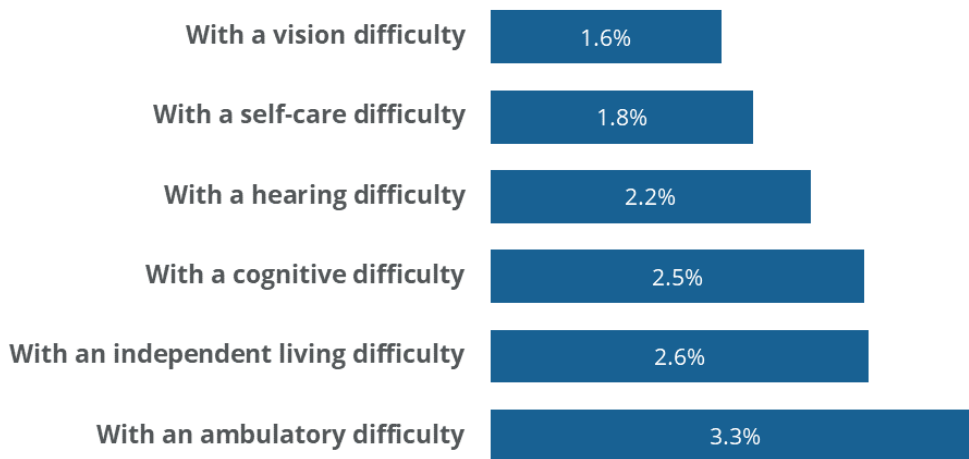
Source: California Department of Housing and Community Development AFFH Data Viewer

**Disparities in access to opportunity for persons with disabilities.**  
**Figure III-17.**  
**Population by Disability Status, Redwood City, 2019**



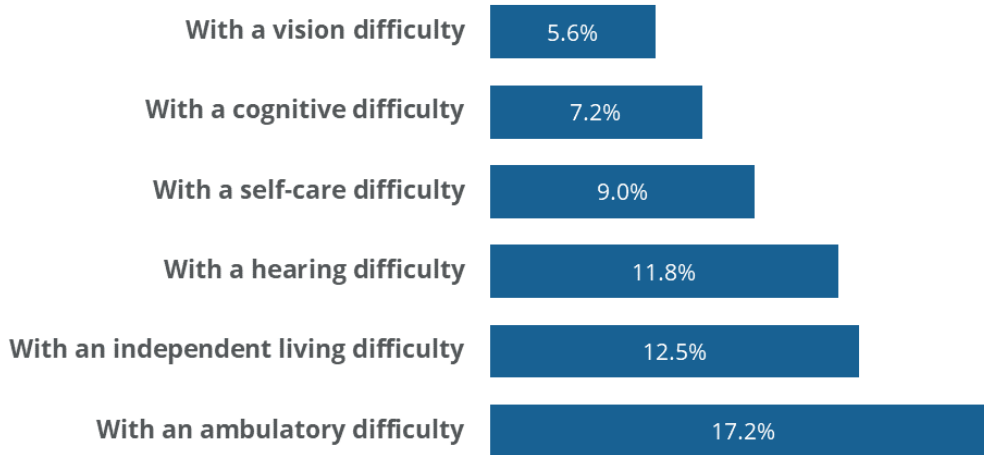
Source: ABAG Housing Needs Data Workbook

**Figure III-18.**  
**Disability by Type for the Non-Institutionalized Population 18 Years and Over, Redwood City, 2019**



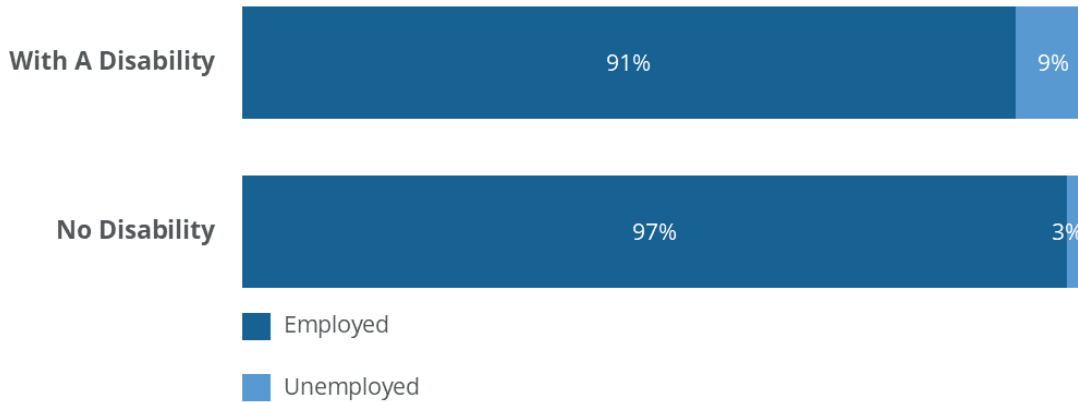
Source: ABAG Housing Needs Data Workbook

**Figure III-19.**  
**Disability by Type for Seniors (65 years and over), Redwood City, 2019**



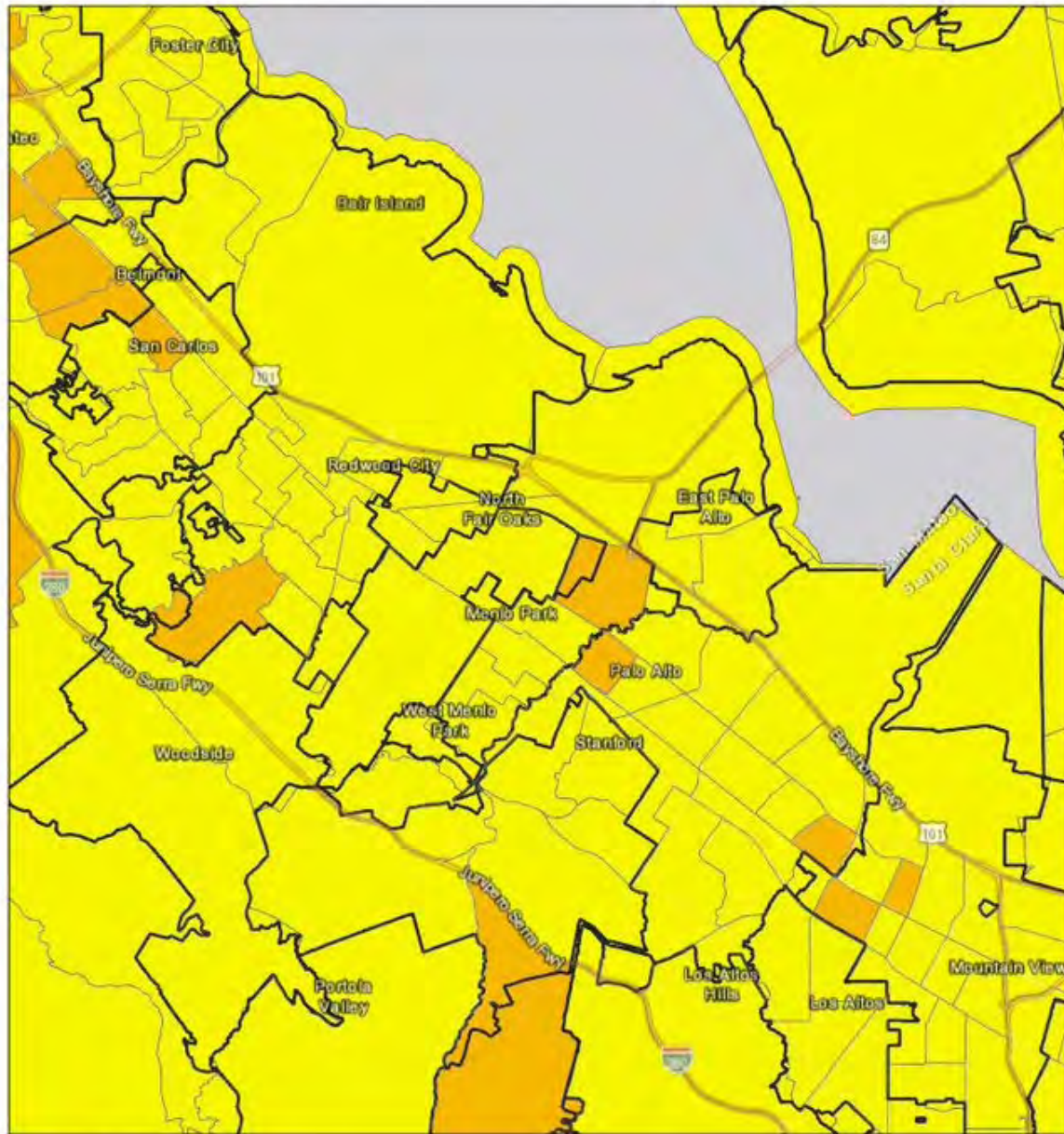
Source: ABAG Housing Needs Data Workbook

**Figure III-20.**  
**Employment by Disability Status, Redwood City, 2019**



Source: ABAG Housing Needs Data Workbook

**Figure III-21.**  
**Share of Population with a Disability by Census Tract, 2019**

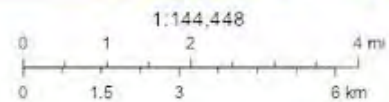


11/16/2021, 2:03:17 PM

City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%



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CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara (Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019) | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure III-22  
[PLACEHOLDER] San Mateo County Housing Policies and Programs  
Analysis**

San Mateo County Housing Policies and Programs  
Compiled by the Association of Bay Area Governments, February 2016 update; revised July 2016 by San Mateo County staff with updates from 21 Elements

Affordable Housing Policies and Programs	Atherton	Belmont	Brisbane	Burlingame	Colma	Daly City	East Palo Alto	Foster City	Half Moon Bay*	Hillsborough	Menlo Park	Millbrae*	Pacifica	Portola Valley*	Redwood City	San Bruno*	San Carlos	San Mateo
Reduced Parking Requirements	N	UC	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	Y	UC	Y	Y
Streamlined Permitting Process	N	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	N	N	Y	UC	N	N
Graduated Density Bonus (parcel assembly)	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	Y
Form-based codes	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y	Y
Mixed Use Zoning	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N
Housing Overlay Zone	N	N	N	Y	N	N	UC	N	N	N	Y	N	N	N	UC	N	N	Y
Density Bonus Ordinances	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Inclusionary/Below Market Rate Housing Policy	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
Condominium Conversion Ordinance	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N
Just Cause Evictions	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
Rent Stabilization	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
Acquisition/Rehabilitation/ Conversion Program	N	Y	Y	N	N	Y	N	Y	N	N	N	N	N	N	Y	Y	Y	Y
Preservation of Mobile Homes (Rent Stabilization ordinances)	N	N	Y	N	N	N	Y	N	N	N	N	N	Y	N	N	N	N	N
SRO Preservation Ordinances	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Homeowner Rehabilitation program	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	Y	Y	N
Other Anti-Displacement Strategies	N	N	Y	N	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	Y
Reduced Fees or Waivers	N	N	N	N	N	Y	UC	Y	N	Y	N	N	N	Y	Y	Y	N	N
General Fund Allocation Incl. former RDA "Boomerang" Funds	N	N	Y	N	N	N	Y	N	N	N	Y	N	N	N	N	N	UC	N
In-Lieu Fees (Inclusionary Zoning)	N	N	N	UC	N	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	N
Housing Development Impact Fee	N	UC	Y	UC	UC	Y	Y	N	N	N	Y	UC	N	Y	Y	UC	Y	Y
Commercial Development Impact Fee	N	UC	N	UC	N	N	Y	N	N	N	Y	N	N	N	Y	UC	UC	UC
Other taxes or fees dedicated to housing	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	Y	Y
Locally Funded Homebuyer Assistance Programs	N	Y	Y	N	N	N	UC	Y	N	N	Y	N	N	N	Y	N	N	N
Tenant-Based Assistance	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N
Home sharing programs	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y
Has Public Housing? (Y/N)	N	N	N	N	N/A	Y	N	N	N/A	N	N	N/A	N	N/A	N	N/A	N	N
Has Group Homes? (Y/N)	Y	N	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	Y	Y
Has a Second Unit Ordinance? (Y/N)	Y	N	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	Y	Y	Y	N/A	Y	Y
Has Emergency Shelters? (Y/N)	N	N	N	N	N/A	N	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	N	Y
Has Affordable Housing Complexes? (Y/N)	N	N	Y	N	N/A	Y	Y	N	N/A	N	Y	N/A	Y	N/A	Y	N/A	Y	Y

ABAG tracked thirty housing policy and program types that represent the most prevalent and important strategies for fostering development of both market rate and affordable housing units. ABAG Staff compiled a summary of policies adopted by each jurisdiction based on the element, and sent the summary to local staff for verification. We have indicated instances in which we were not able to verify or obtain information.

- Legend:**  
**Y:** The policy or program is currently in effect in the jurisdiction  
**N:** The policy or program is not in effect in the jurisdiction  
**UC:** The policy or program is currently under consideration by the jurisdiction  
**N/A:** Indicates information was unavailable for jurisdiction

Source: ABAG.



Figure III-23: Enrollment changes by district, 2010-11 to 2020-2021

School District	2010-2011 Enrollment	2020-2021 Enrollment	Percent Change
<b>Unified School Districts</b>			
Cabrillo Unified	3,352	2,934	-12%
La Honda-Pescadero	341	275	-19%
South San Francisco	9,312	8,182	-12%
<b>High &amp; Elementary School Districts</b>			
Jefferson Union High School	4,960	4,705	-5%
Bayshore Elementary	543	361	-34%
Brisbane Elementary	545	474	-13%
Jefferson Elementary	6,998	6,653	-5%
Pacifica	3,164	3,006	-5%
San Mateo Union High School	8,406	9,760	16%
Burlingame Elementary	2,771	3,387	22%
Hillsborough City Elementary	1,512	1,268	-16%
Millbrae Elementary	2,222	2,238	1%
San Bruno Park Elementary	2,599	2,275	-12%
San Mateo-Foster City	10,904	10,969	1%
Sequoia Union High School	8,765	10,327	18%
Belmont-Redwood Shores	3,206	4,152	30%
Las Lomas Elementary	1,336	1,116	-16%
Menlo Park City Elementary	2,629	2,781	6%
Portola Valley Elementary	711	491	-31%
Ravenswood City Elementary	4,285	2,993	-30%
Redwood City Elementary	9,119	8,086	-11%
San Carlos Elementary	3,212	3,265	2%
Woodside Elementary	453	369	-19%
<b>Total Enrollment</b>	<b>91,345</b>	<b>90,067</b>	<b>-1%</b>

Source: California Department of Education and Root Policy Research

**Figure III-24: Students who Met or Exceeded Mathematics Testing Standards, by Race/Ethnicity and District, 2018-2019**

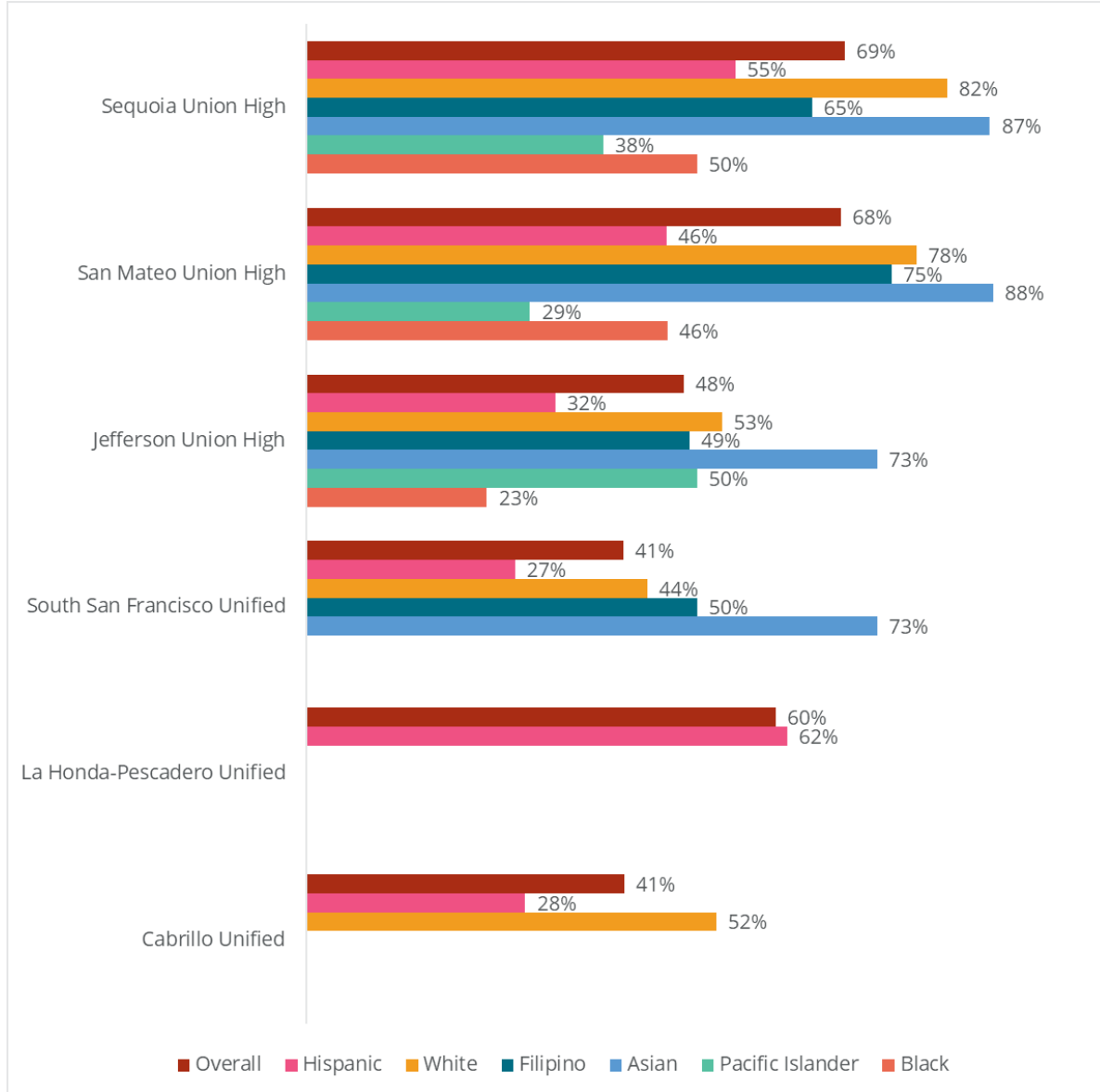
School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
<b>Unified School Districts</b>							
<b>Cabrillo Unified</b>	34%	65%	(no data)	38%	16%	(no data)	54%
<b>La Honda-Pescadero</b>	31%	(no data)	(no data)	(no data)	20%	(no data)	46%
<b>South San Francisco</b>	44%	75%	19%	60%	29%	33%	46%
<b>High &amp; Elementary School Districts</b>							
<b>Jefferson Union High School</b>	37%	75%	(no data)	36%	17%	(no data)	42%
<b>Bayshore Elementary</b>	27%	44%	(no data)	38%	17%	14%	(no data)
<b>Brisbane Elementary</b>	54%	67%	(no data)	65%	38%	(no data)	60%
<b>Jefferson Elementary</b>	37%	61%	15%	42%	23%	20%	30%
<b>Pacifica</b>	57%	74%	38%	48%	38%	(no data)	66%
<b>San Mateo Union High School</b>	50%	84%	(no data)	46%	22%	20%	63%
<b>Burlingame Elementary</b>	78%	92%	53%	66%	50%	(no data)	81%
<b>Hillsborough Elementary</b>	85%	92%	(no data)	(no data)	76%	(no data)	82%
<b>Millbrae Elementary</b>	58%	75%	31%	63%	27%	11%	51%
<b>San Bruno Park Elementary</b>	41%	69%	23%	64%	25%	27%	50%
<b>San Mateo-Foster City</b>	56%	87%	30%	61%	23%	27%	69%
<b>Sequoia Union High School</b>	50%	81%	18%	53%	22%	11%	76%
<b>Belmont-Redwood Shores</b>	79%	92%	37%	77%	52%	43%	79%
<b>Las Lomas Elementary</b>	82%	93%	36%	(no data)	44%	(no data)	87%
<b>Menlo Park City Elementary</b>	83%	94%	40%	(no data)	55%	35%	88%
<b>Portola Valley Elementary</b>	83%	89%	(no data)	(no data)	56%	(no data)	89%
<b>Ravenswood City Elementary</b>	15%	(no data)	9%	(no data)	15%	11%	(no data)
<b>Redwood City Elementary</b>	46%	92%	22%	76%	34%	44%	75%
<b>San Carlos Elementary</b>	75%	91%	11%	85%	51%	(no data)	78%
<b>Woodside Elementary</b>	84%	92%	(no data)	(no data)	52%	(no data)	89%
<b>Total</b>	52%	82%	18%	50%	27%	21%	71%

Figure III-25: Students who Met or Exceeded English Testing Standards, by Race/Ethnicity and District, 2018-2019

School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
<b>Unified School Districts</b>							
<b>Cabrillo Unified</b>	48%	78%	(no data)	54%	28%	(no data)	71%
<b>La Honda-Pescadero</b>	43%	(no data)	(no data)	(no data)	27%	(no data)	61%
<b>South San Francisco</b>	52%	76%	36%	66%	38%	44%	56%
<b>High &amp; Elementary School Districts</b>							
<b>Jefferson Union High School</b>	57%	81%	(no data)	60%	43%	(no data)	59%
<b>Bayshore Elementary</b>	27%	49%	(no data)	33%	20%	14%	(no data)
<b>Brisbane Elementary</b>	64%	63%	(no data)	75%	51%	(no data)	79%
<b>Jefferson Elementary</b>	48%	62%	28%	59%	34%	33%	43%
<b>Pacifica</b>	60%	65%	32%	52%	45%	(no data)	68%
<b>San Mateo Union High School</b>	70%	88%	55%	79%	50%	34%	81%
<b>Burlingame Elementary</b>	80%	88%	61%	73%	55%	(no data)	83%
<b>Hillsborough Elementary</b>	85%	89%	(no data)	(no data)	77%	(no data)	83%
<b>Millbrae Elementary</b>	63%	74%	46%	68%	42%	23%	61%
<b>San Bruno Park Elementary</b>	50%	72%	39%	76%	36%	31%	56%
<b>San Mateo-Foster City</b>	62%	85%	41%	68%	34%	37%	77%
<b>Sequoia Union High School</b>	68%	87%	44%	92%	47%	31%	88%
<b>Belmont-Redwood Shores</b>	82%	91%	44%	81%	64%	61%	83%
<b>Las Lomas Elementary</b>	86%	91%	45%	(no data)	65%	(no data)	89%
<b>Menlo Park City Elementary</b>	84%	92%	60%	(no data)	62%	40%	88%
<b>Portola Valley Elementary</b>	87%	92%	(no data)	(no data)	58%	(no data)	93%
<b>Ravenswood City Elementary</b>	22%	(no data)	24%	(no data)	21%	18%	(no data)
<b>Redwood City Elementary</b>	54%	91%	35%	73%	43%	47%	83%
<b>San Carlos Elementary</b>	80%	90%	19%	76%	60%	(no data)	83%
<b>Woodside Elementary</b>	88%	92%	(no data)	(no data)	58%	(no data)	92%
<b>Total</b>	62%	82%	34%	64%	40%	31%	79%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

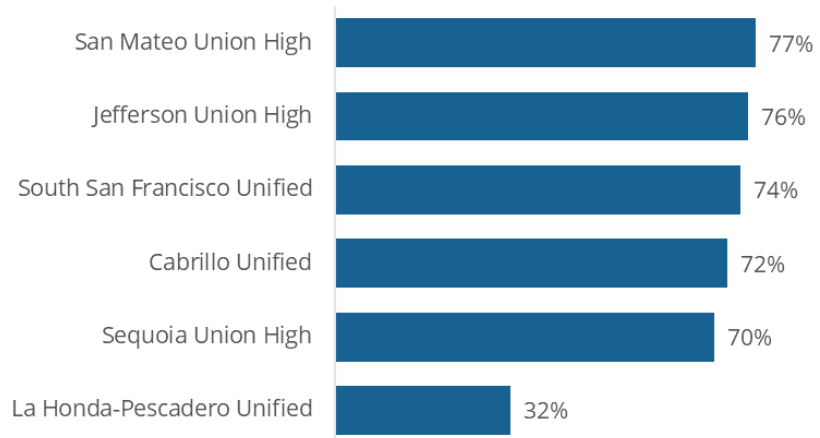
Figure III-26: Students Meeting University Admission Standards, by Race and Ethnicity, 2019-2020



Source: California Department of Education and Root Policy Research

**Figure III-27: College-Going Rates, 2017-2018**

Source: California Department of Education and Root Policy Research.



**Figure III-28: College-Going Rates, 2014-2015 to 2017-2018**

Source: California Department of Education and Root Policy Research.

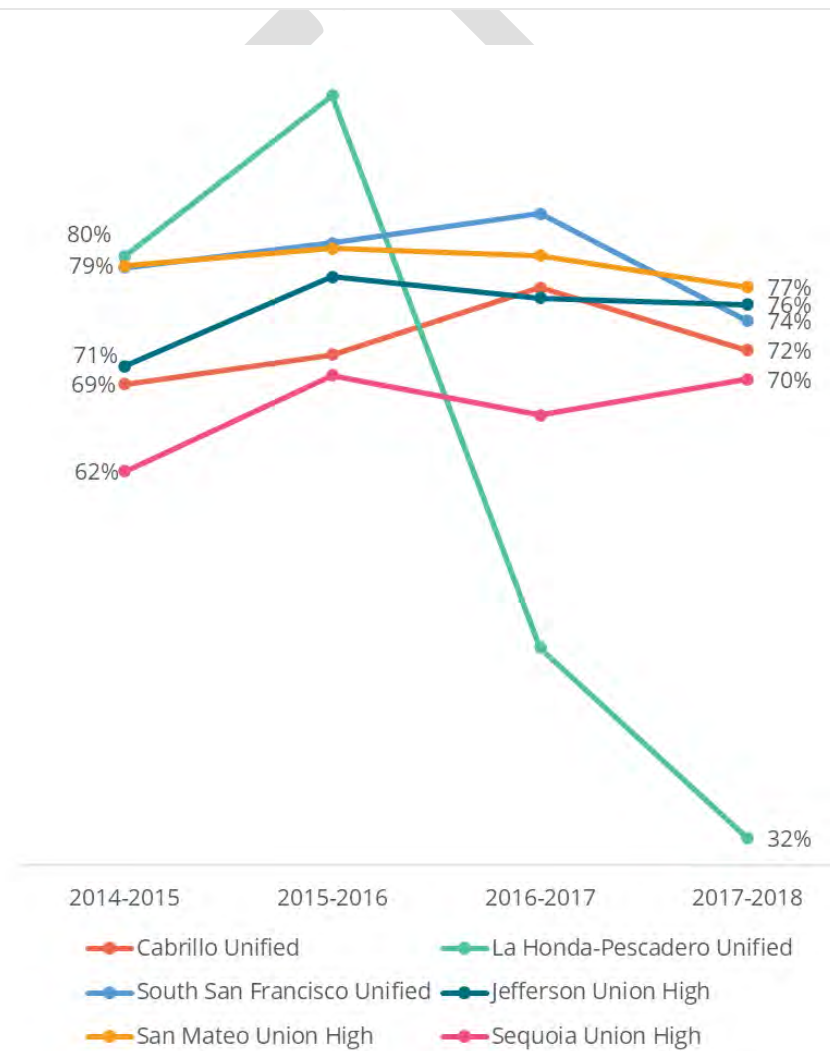
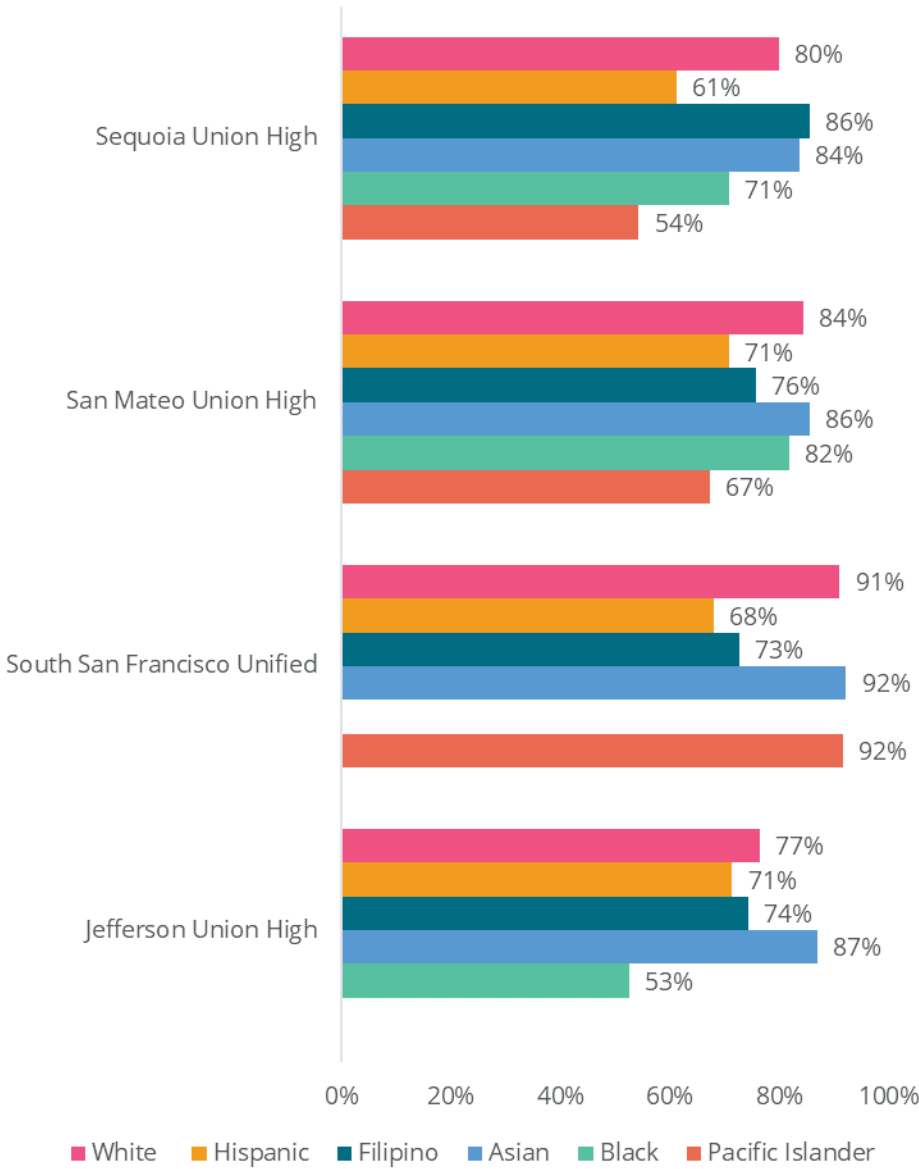


Figure III-29: College-going Rates by Race and Ethnicity, 2017-18



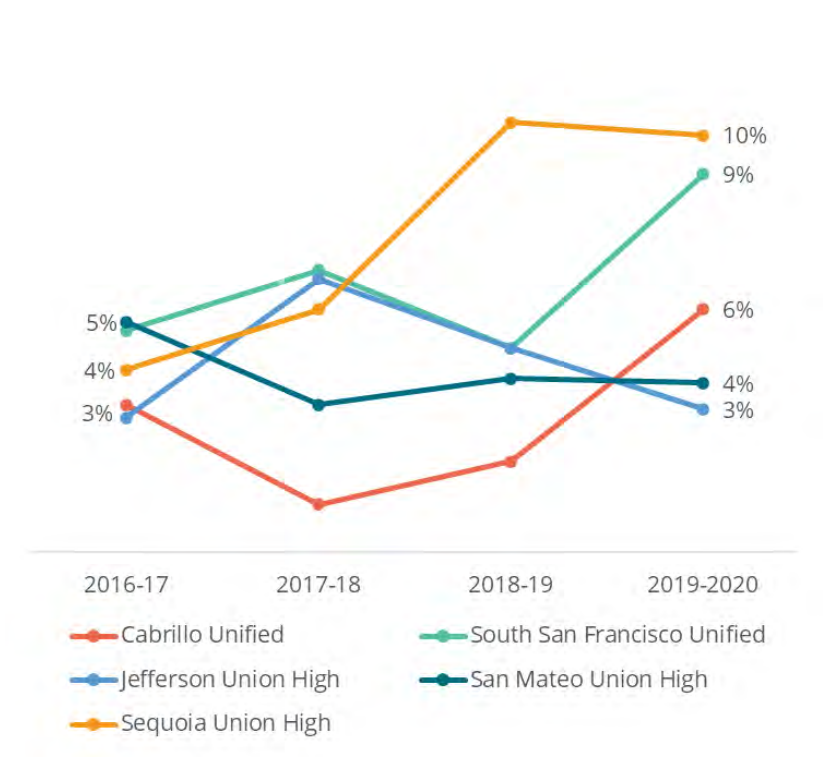
Note: Cabrillo Unified and La Honda- Pescadero Unified are not included here because they do not report the data, likely due to small sample sizes. College-going rate for Black students in South San Francisco Unified not reported, likely due to small sample size.

Source: California Department of Education and Root Policy Research

**Figure III-30: Dropout Rates by District, 2016-2017 to 2019-2020**

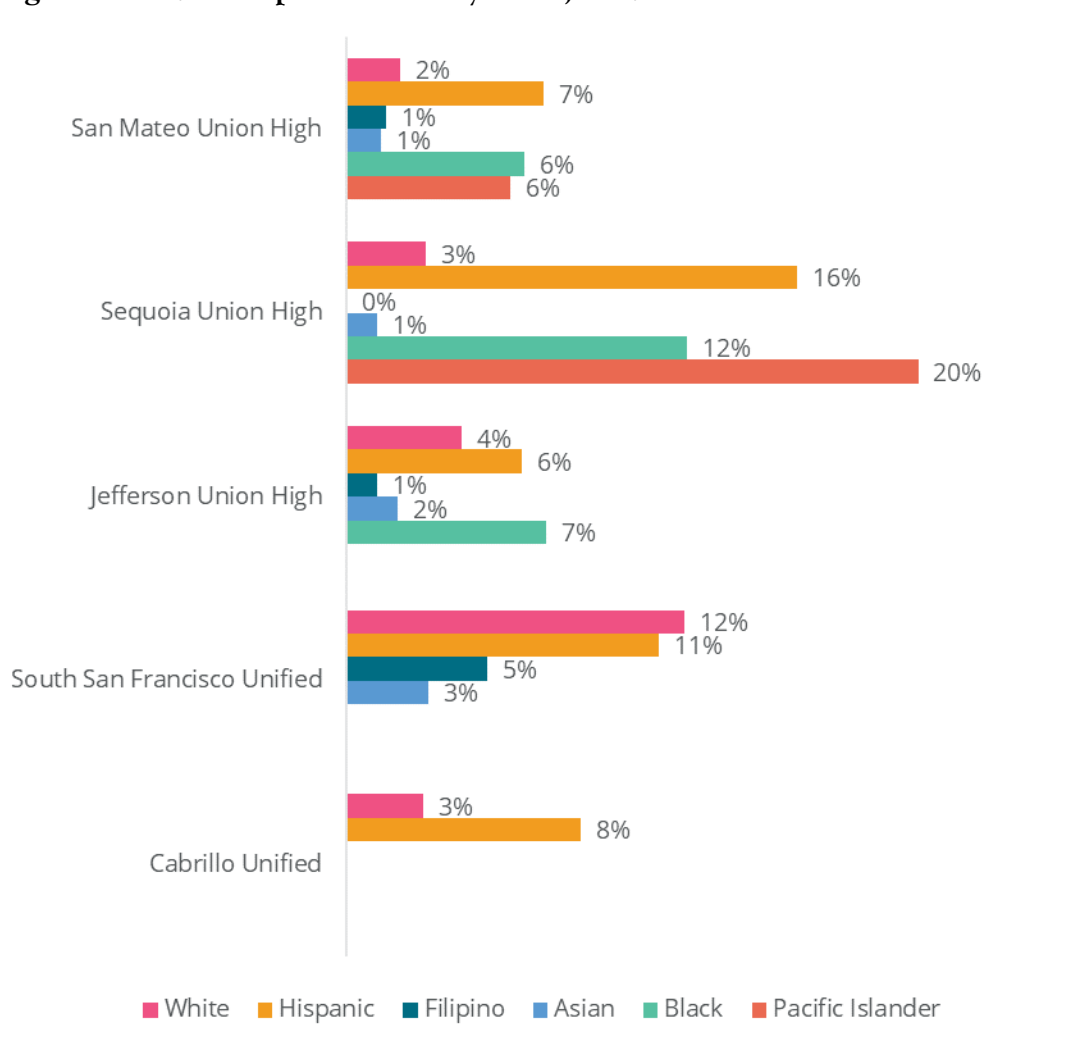
*Note: La Honda-Pescadero Unified School District is excluded from these data.*

*Source: California Department of Education and Root Policy Research*



DRAFT

Figure III-31: Dropout Rates by Race, 2019-2020



Source: California Department of Education and Root Policy Research

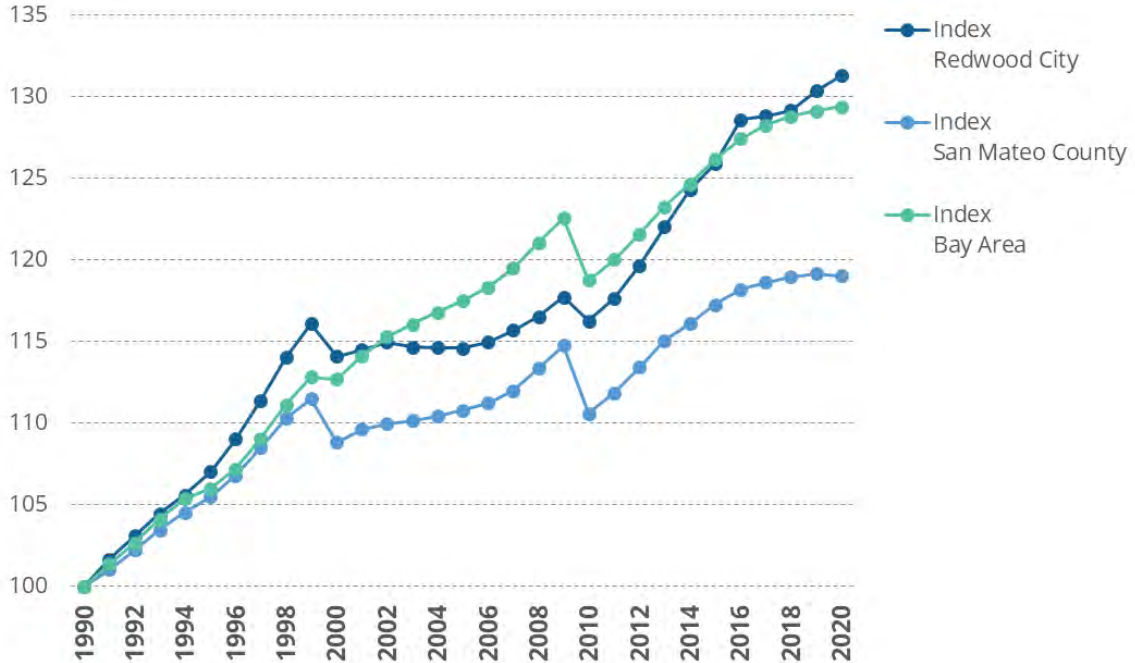


## SECTION IV. Disproportionate Housing Needs

### Housing needs.

Figure IV-1.

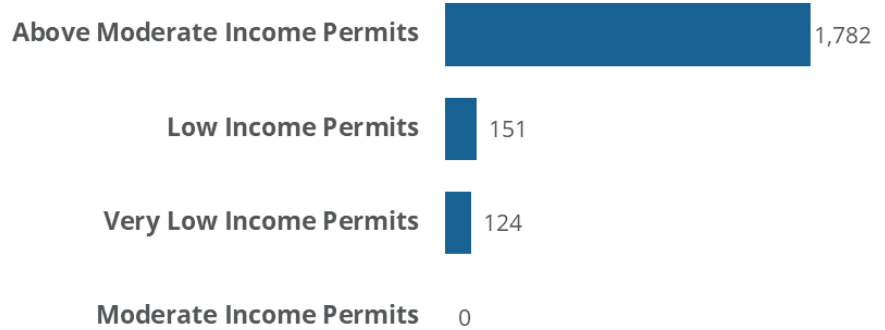
Population Indexed to 1990



Source: ABAG Housing Needs Data Workbook

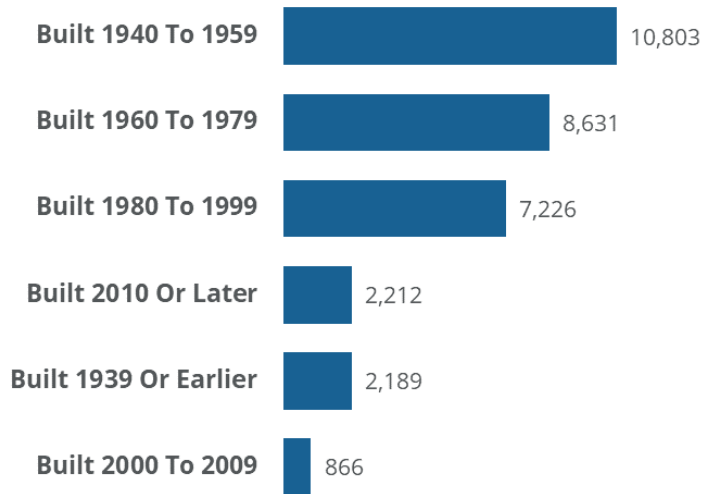
Figure IV-2.  
Housing Permits Issued by Income Group, Redwood City, 2015-2019

Source:  
ABAG Housing Needs Data Workbook

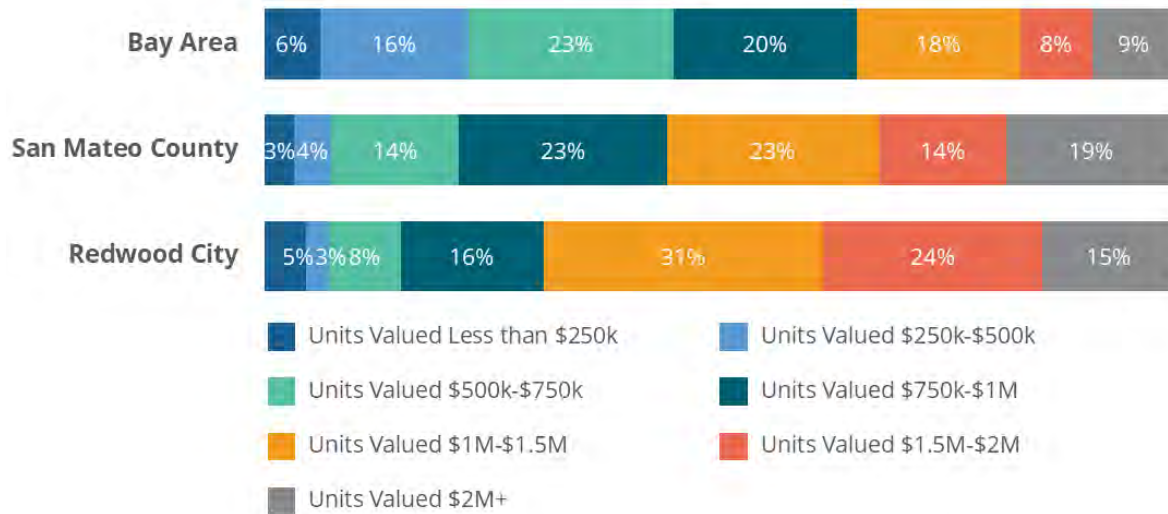


**Figure IV-3.  
Housing Units by Year  
Built, Redwood City**

Source:  
ABAG Housing Needs Data Workbook

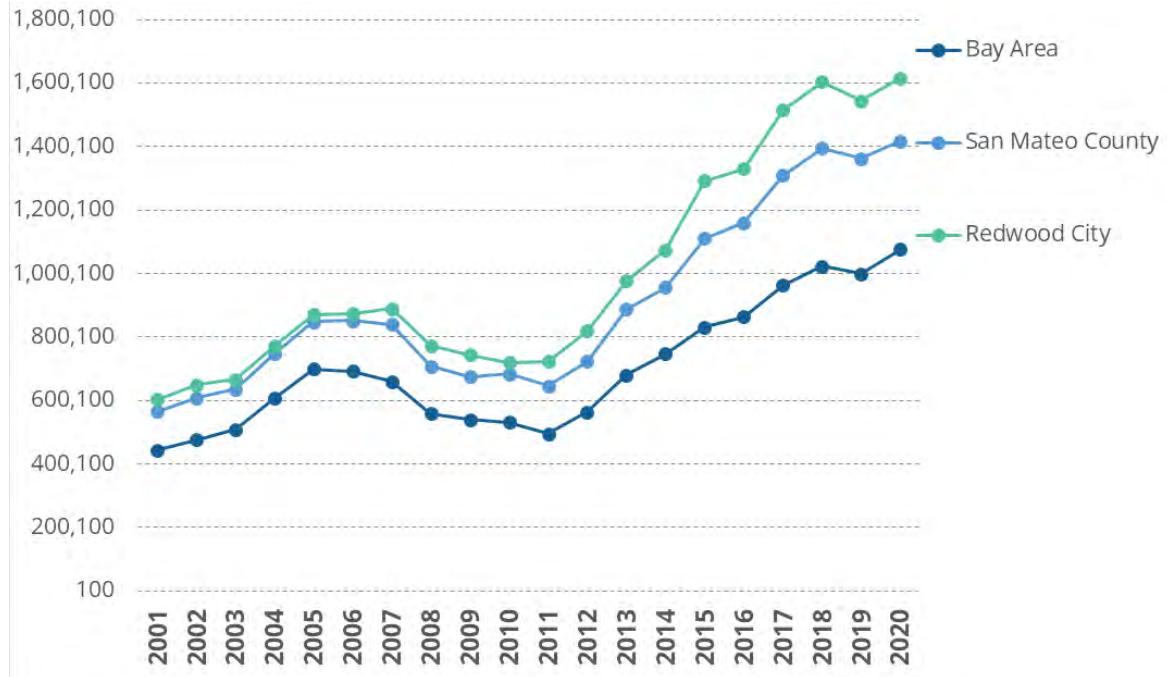


**Figure IV-4.  
Distribution of Home Value for Owner Occupied Units, 2019**



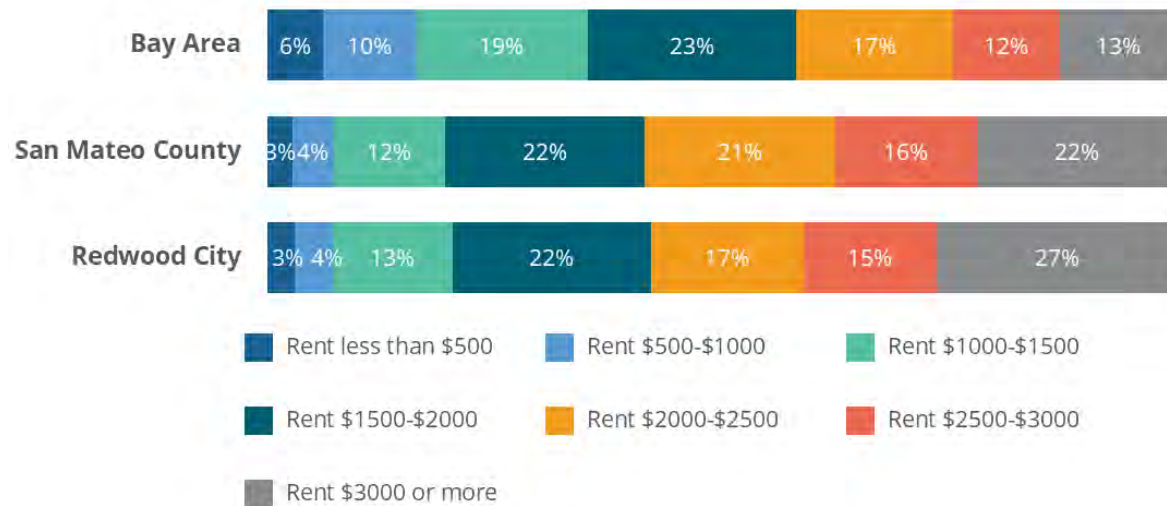
Source: ABAG Housing Needs Data Workbook

**Figure IV-5.**  
**Zillow Home Value Index, 2001-2020**



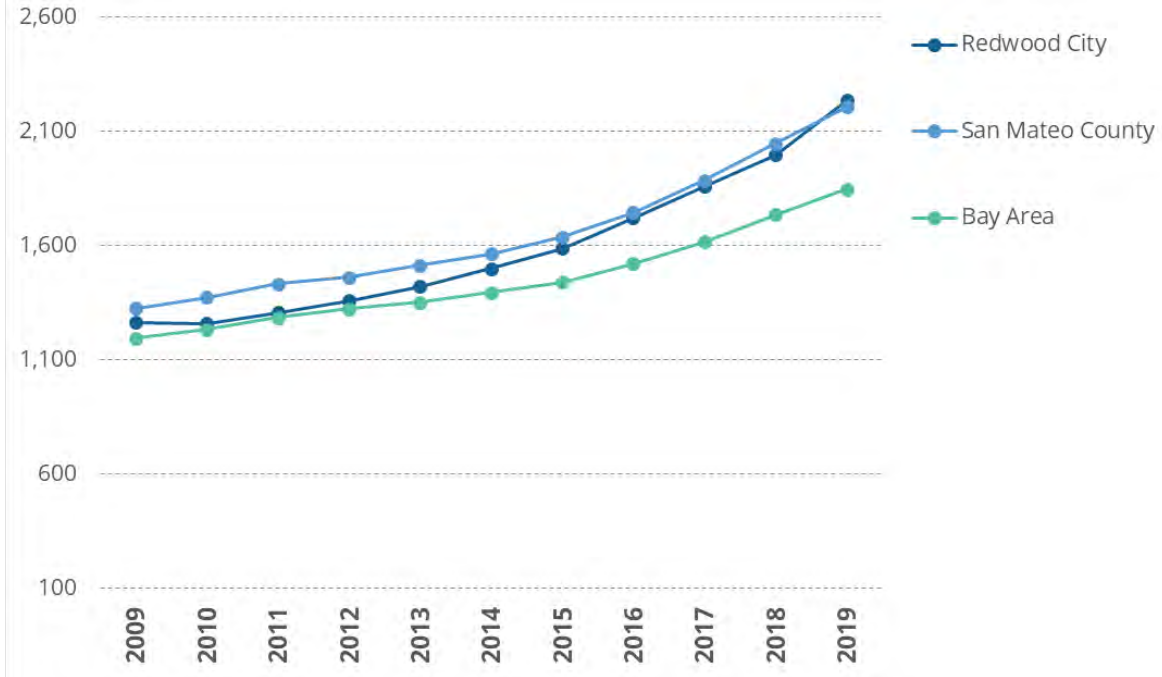
Source: ABAG Housing Needs Data Workbook

**Figure IV-6.**  
**Distribution of Contract Rents for Renter Occupied Units, 2019**



Source: ABAG Housing Needs Data Workbook

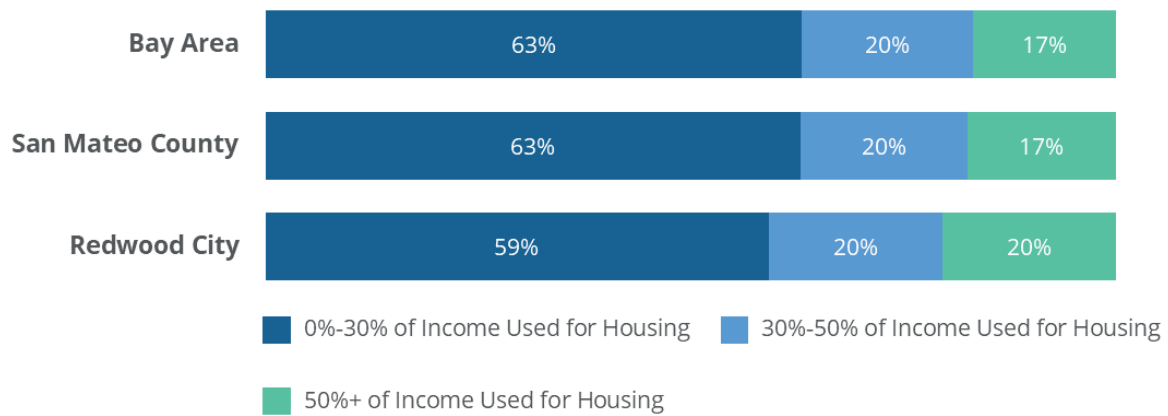
**Figure IV-7.**  
**Median Contract Rent, 2009-2019**



Source: ABAG Housing Needs Data Workbook

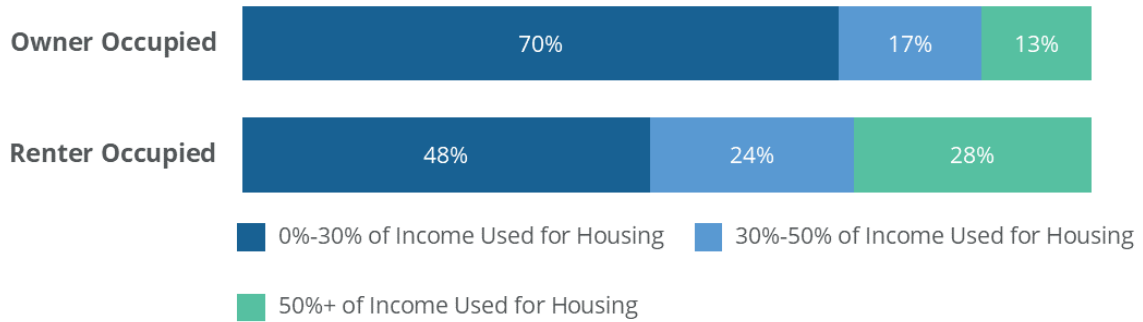
**Cost burden and severe cost burden.**

**Figure IV-8.**  
**Overpayment (Cost Burden) by Jurisdiction, 2019**



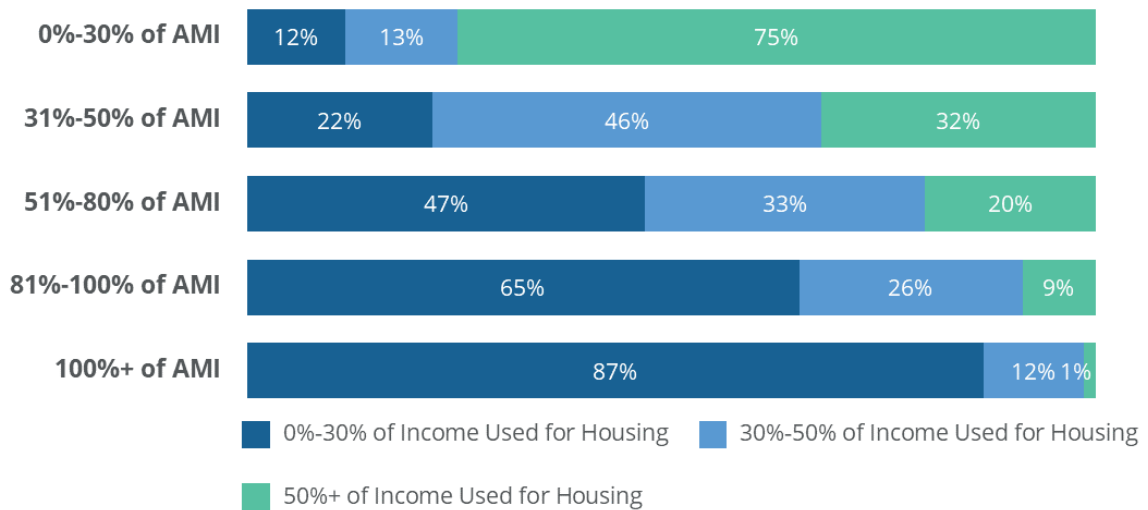
Source: ABAG Housing Needs Data Workbook

**Figure IV-9.**  
**Overpayment (Cost Burden) by Tenure, Redwood City, 2019**



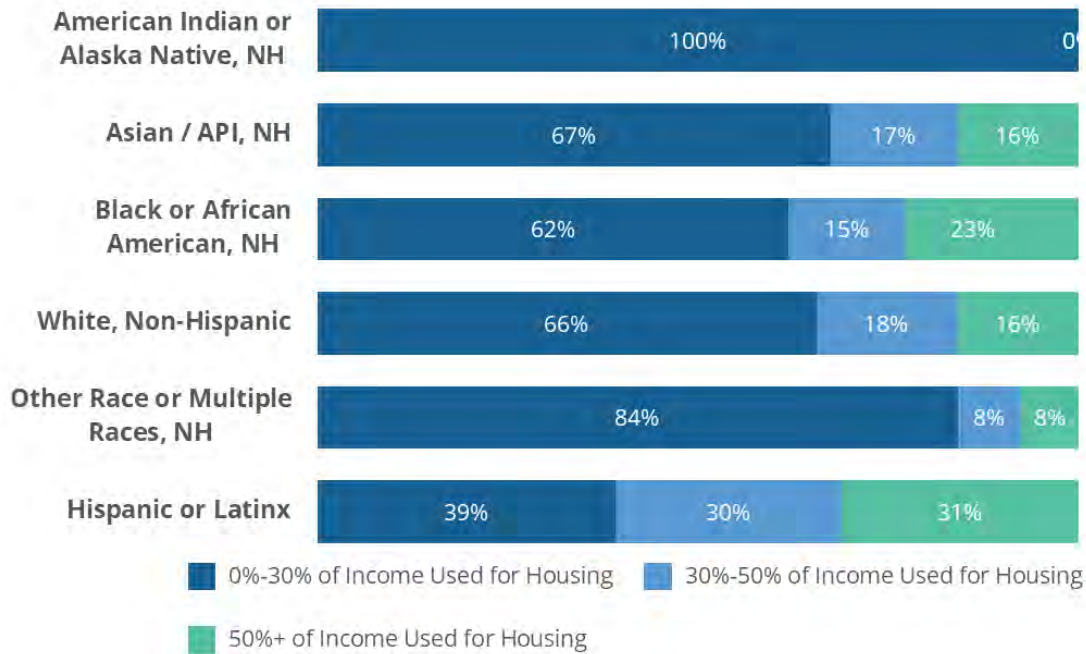
Source: ABAG Housing Needs Data Workbook

**Figure IV-10.**  
**Overpayment (Cost Burden) by Area Median Income (AMI), Redwood City, 2019**



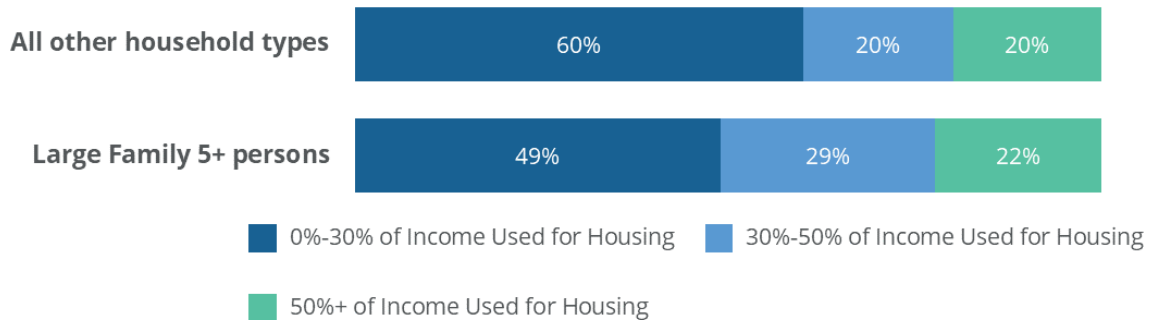
Source: ABAG Housing Needs Data Workbook

**Figure IV-11.**  
**Overpayment (Cost Burden) by Race and Ethnicity, Redwood City, 2019**



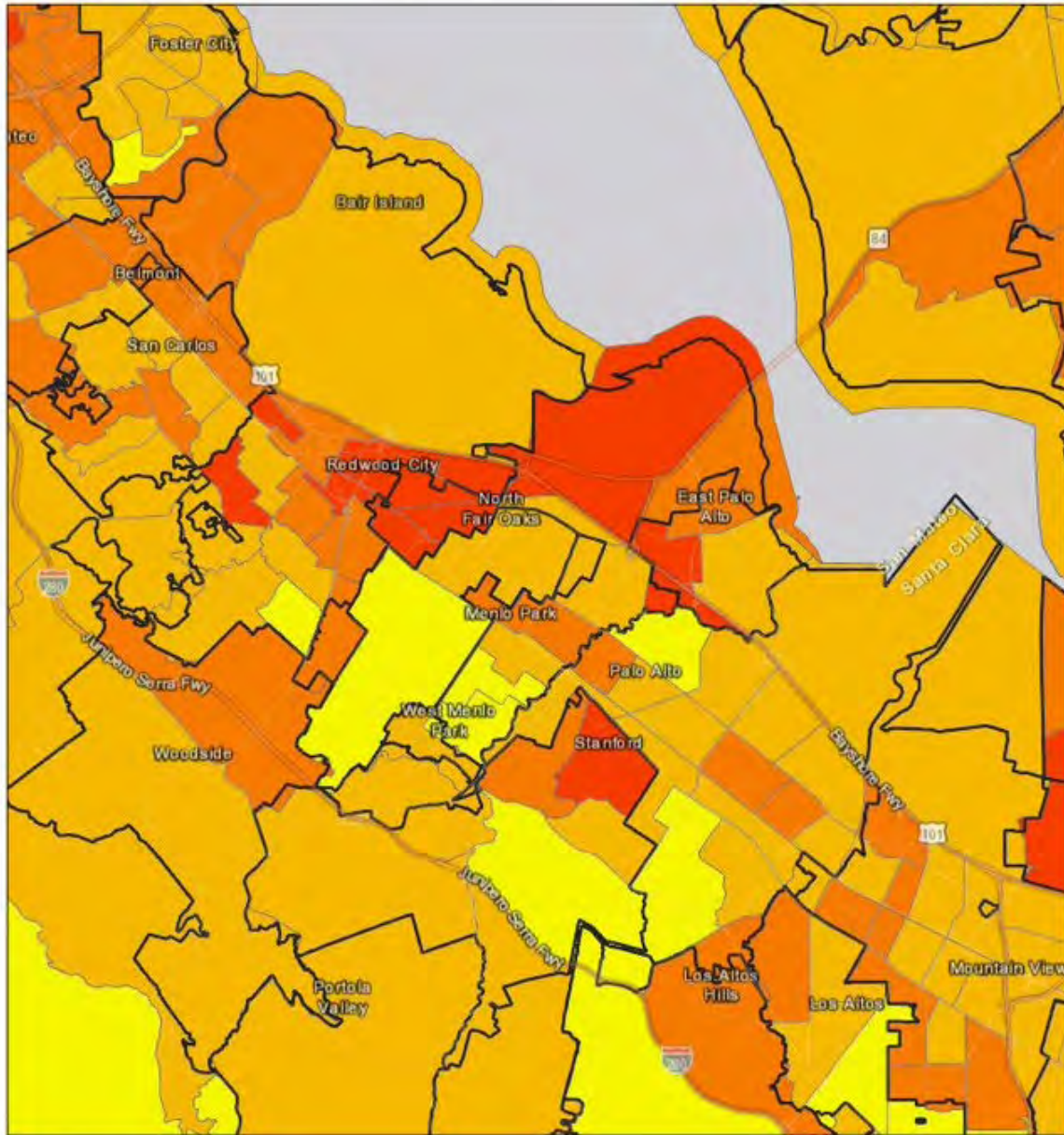
Source: ABAG Housing Needs Data Workbook

**Figure IV-12.**  
**Overpayment (Cost Burden) by Family Size, Redwood City, 2019**



Source: ABAG Housing Needs Data Workbook

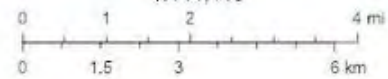
**Figure IV-13.**  
**Overpayment (Cost Burden) for Renter Households by Census Tract, 2019**



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1:144,448

City/Town Boundaries



(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

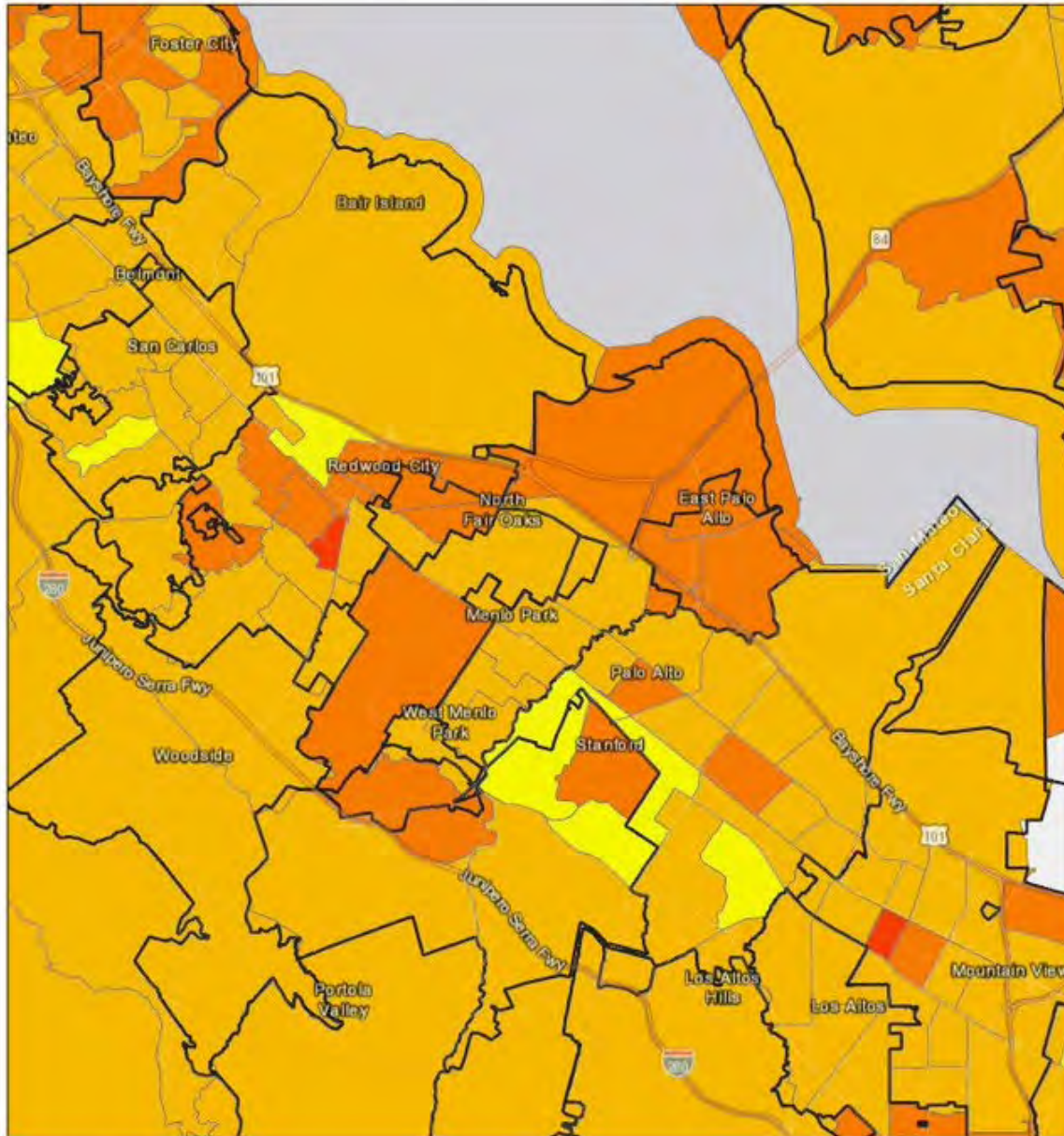
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

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 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure IV-14.**  
**Overpayment (Cost Burden) for Owner Households by Census Tract, 2019**

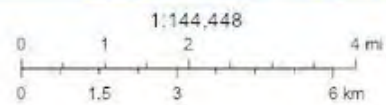


11/16/2021, 2:53:02 PM

City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

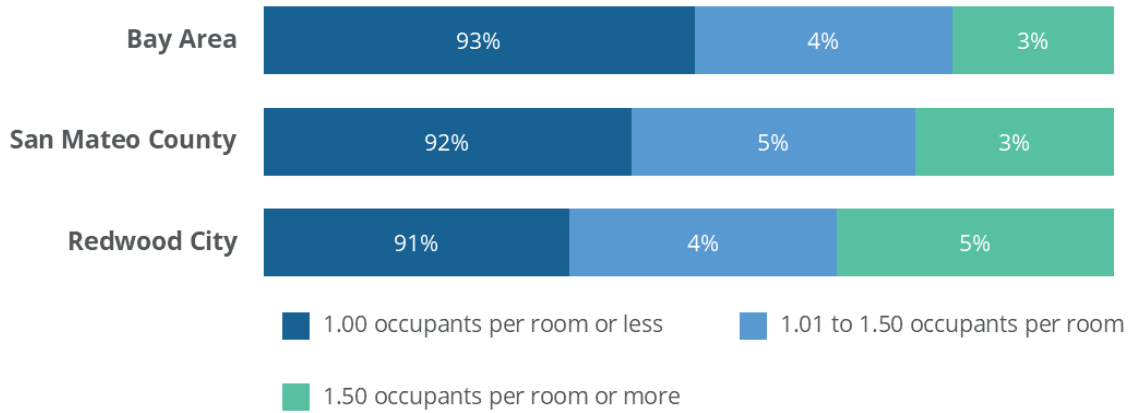
Source: California Department of Housing and Community Development AFFH Data Viewer



**Overcrowding.**

**Figure IV-15.**

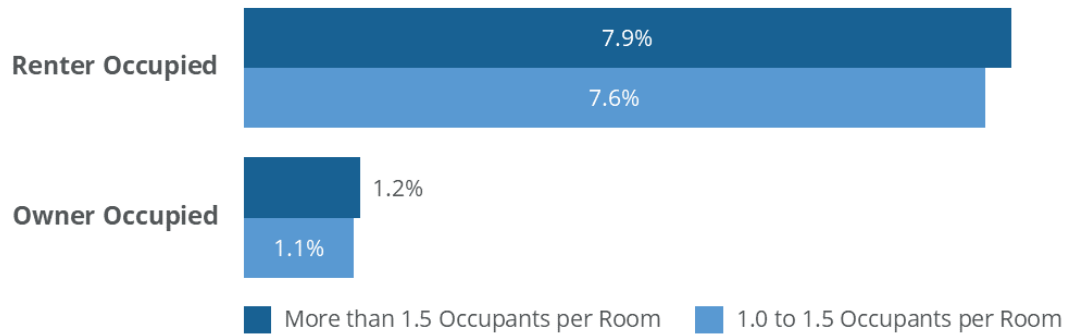
**Occupants per Room by Jurisdiction, 2019**



Source: ABAG Housing Needs Data Workbook

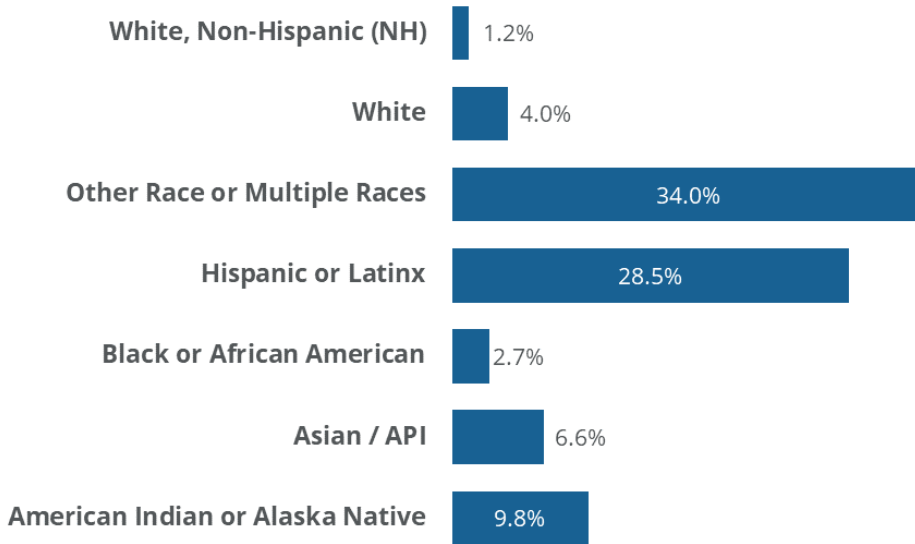
**Figure IV-16.**

**Occupants per Room by Tenure, Redwood City, 2019**



Source: ABAG Housing Needs Data Workbook

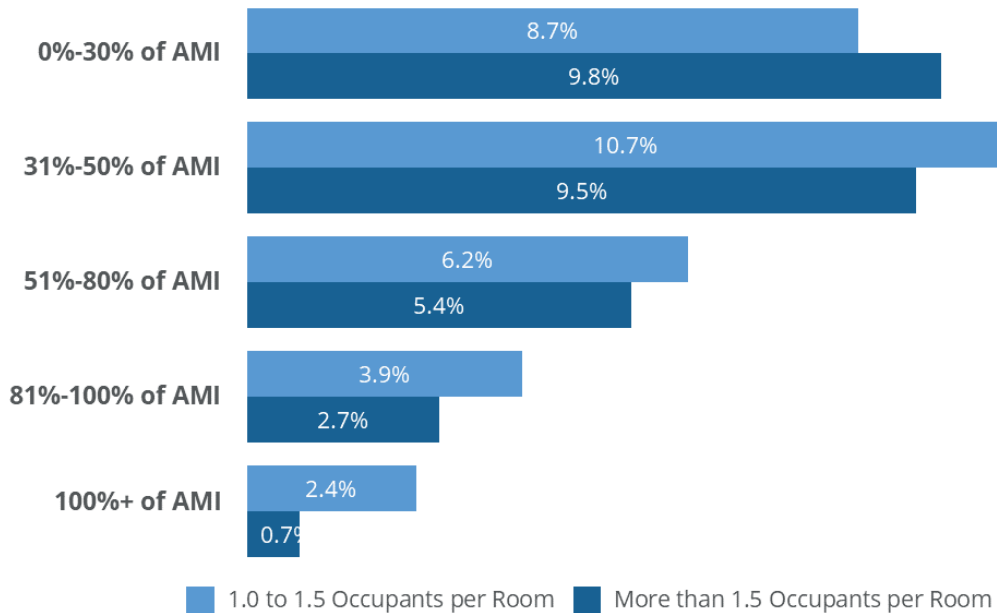
**Figure IV-17.**  
**Overcrowding by Race and Ethnicity, Redwood City, 2019**



Note: Overcrowding is indicated by more than 1 person per room.

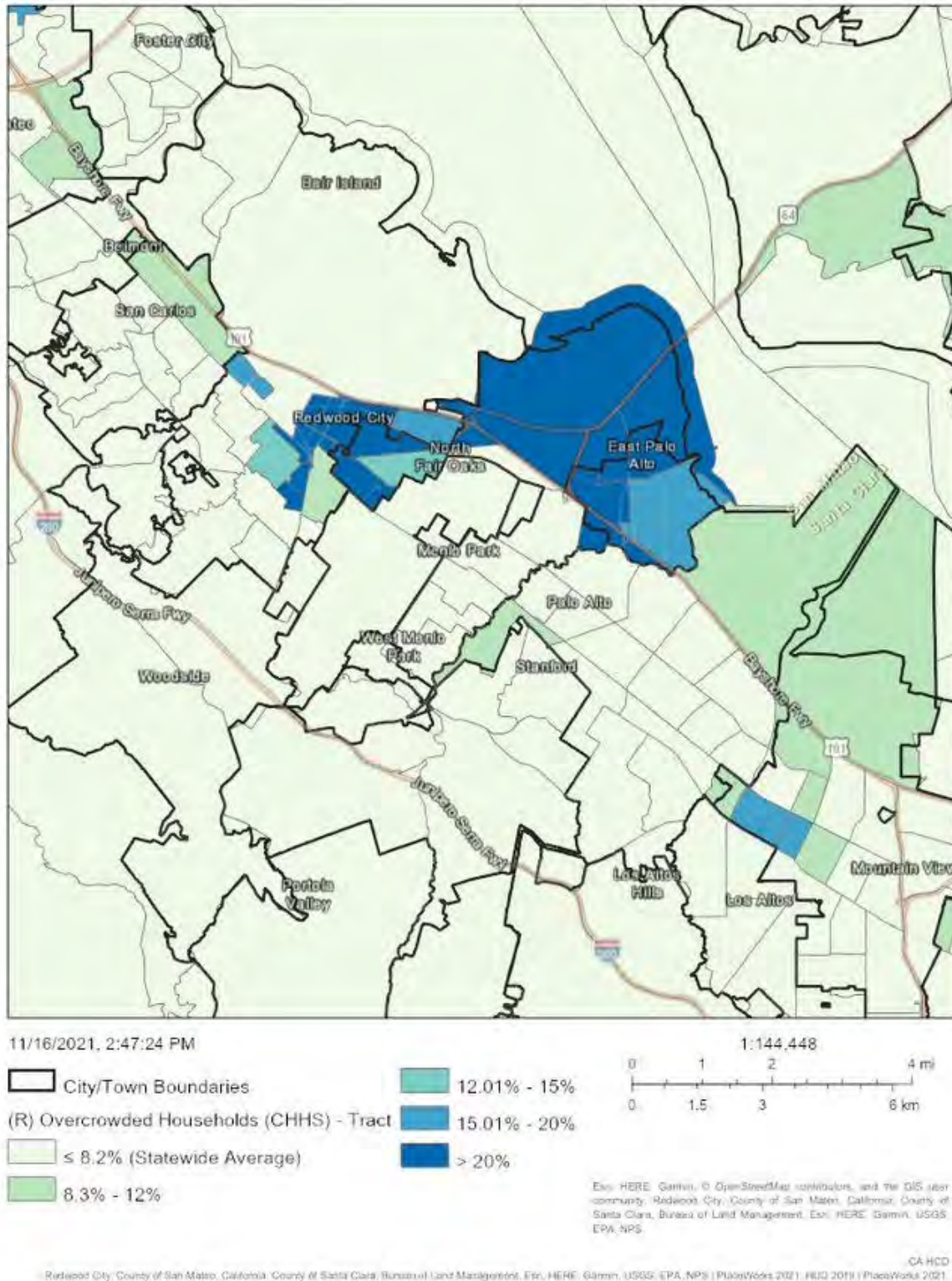
Source: ABAG Housing Needs Data Workbook

**Figure IV-18.**  
**Occupants per Room by AMI, Redwood City, 2019**



Source: ABAG Housing Needs Data Workbook

**Figure IV-19.**  
**Overcrowded Households by Census Tract, 2019**

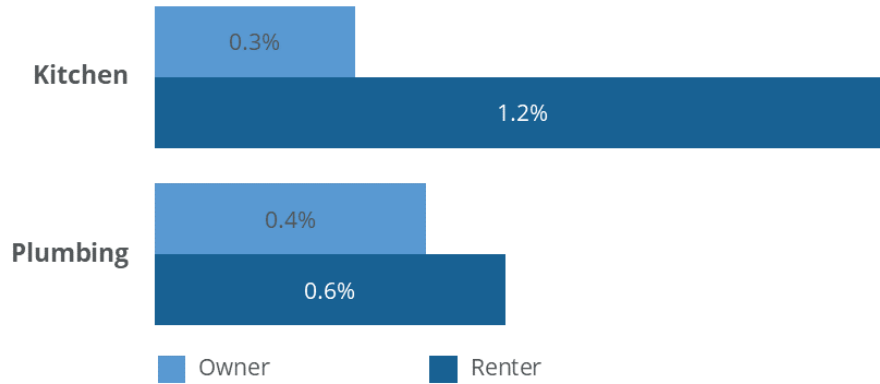


Source: California Department of Housing and Community Development AFFH Data Viewer

**Substandard housing.**

**Figure IV-20.**

**Percent of Units Lacking Complete Kitchen and Plumbing Facilities, Redwood City, 2019**



Source: ABAG Housing Needs Data Workbook

**Homelessness.**

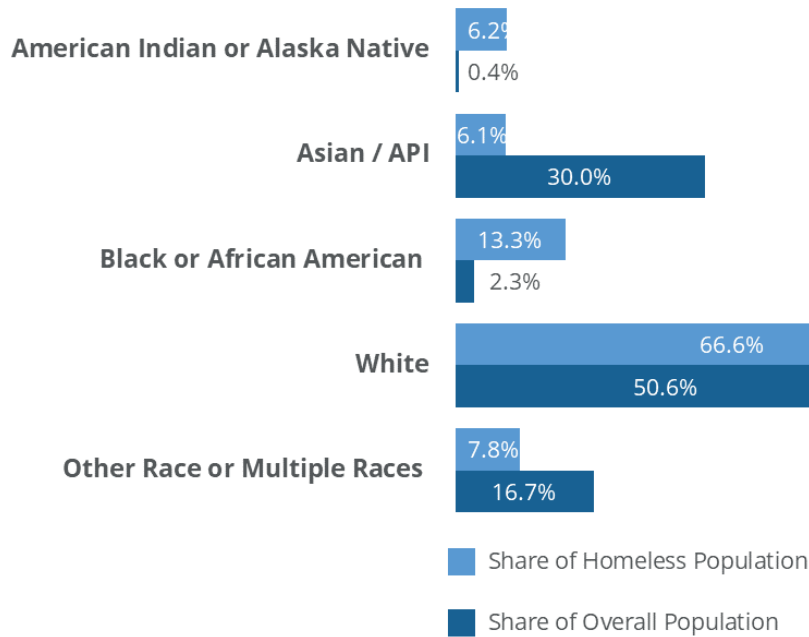
**Figure IV-21.**

**Homelessness by Household Type and Shelter Status, San Mateo County, 2019**

Source:  
ABAG Housing Needs Data Workbook

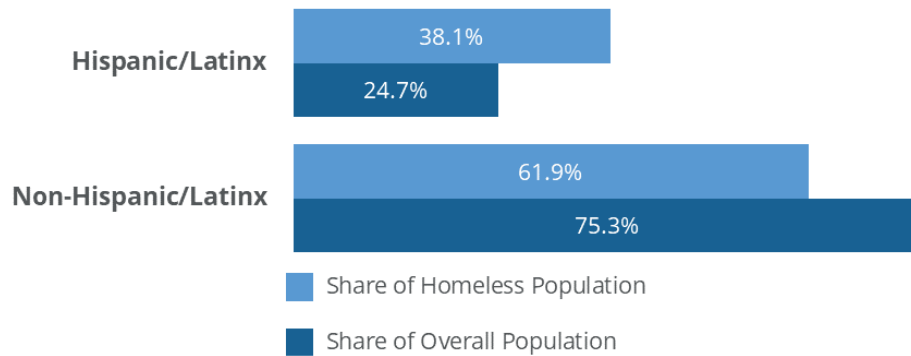
	People in Households Solely Children	People in Households with Adults and Children	People in Households Without Children
Sheltered - Emergency Shelter	0	68	198
Sheltered - Transitional Housing	0	271	74
Unsheltered	1	62	838

**Figure IV-22.**  
**Share of General and Homeless Populations by Race, San Mateo County, 2019**



Source: ABAG Housing Needs Data Workbook

**Figure IV-23.**  
**Share of General and Homeless Populations by Ethnicity, San Mateo County, 2019**



Source: ABAG Housing Needs Data Workbook

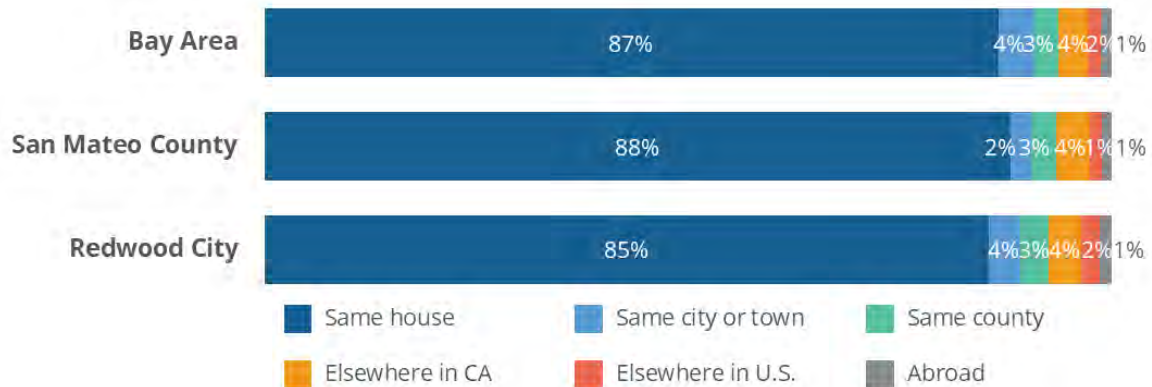
**Figure IV-24.**  
**Characteristics of the Population Experiencing Homelessness, San Mateo County, 2019**

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	46	0	70	31	10
Sheltered - Transitional Housing	46	3	46	4	14
Unsheltered	20	0	189	34	103

Source: ABAG Housing Needs Data Workbook

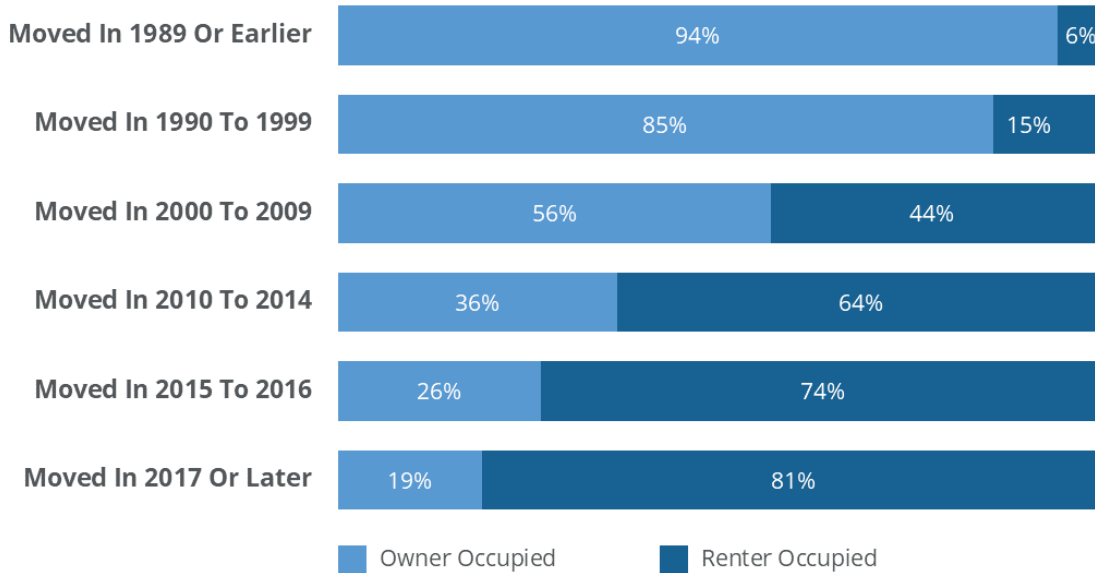
**Displacement.**

**Figure IV-25.**  
**Location of Population One Year Ago, Redwood City, 2019**



Source: ABAG Housing Needs Data Workbook

**Figure IV-26.**  
**Tenure by Year Moved to Current Residence, Redwood City, 2019**



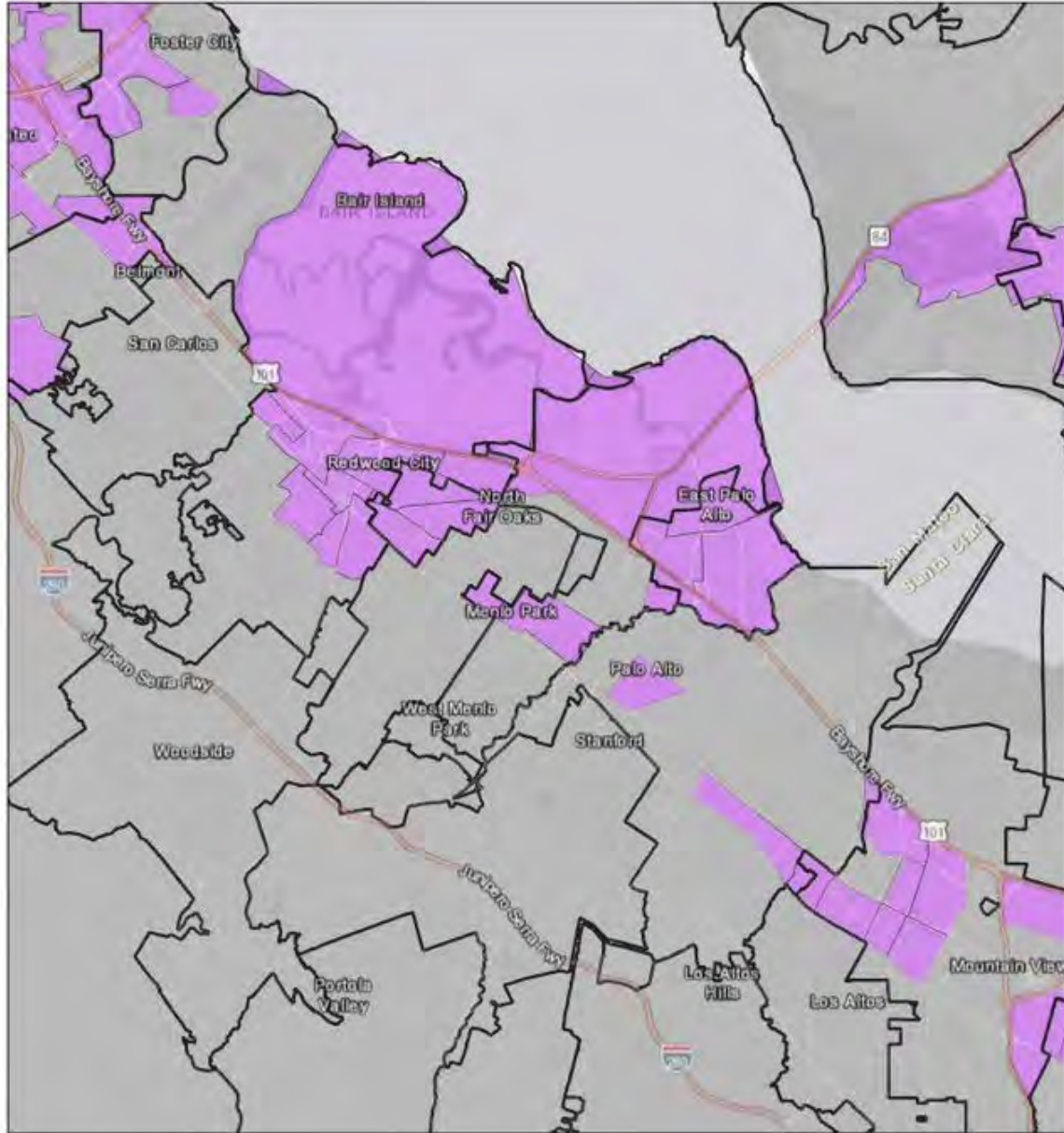
Source: ABAG Housing Needs Data Workbook

**Figure IV-27.**  
**Assisted Units at Risk of Conversion, Redwood City, 2019**

	Low	Moderate	High	Very High	Total Assisted Units in Database
Redwood City	682	93	0	58	833
San Mateo County	4,656	191	359	58	5,264
Bay Area	110,177	3,375	1,854	1,053	116,459

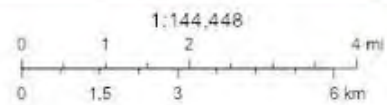
Source: ABAG Housing Needs Data Workbook

**Figure IV-28.**  
**Census Tracts Vulnerable to Displacement**



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- City/Town Boundaries
- (A) Sensitive Communities (UCB, Urban Displacement Project)
- Vulnerable
- Other



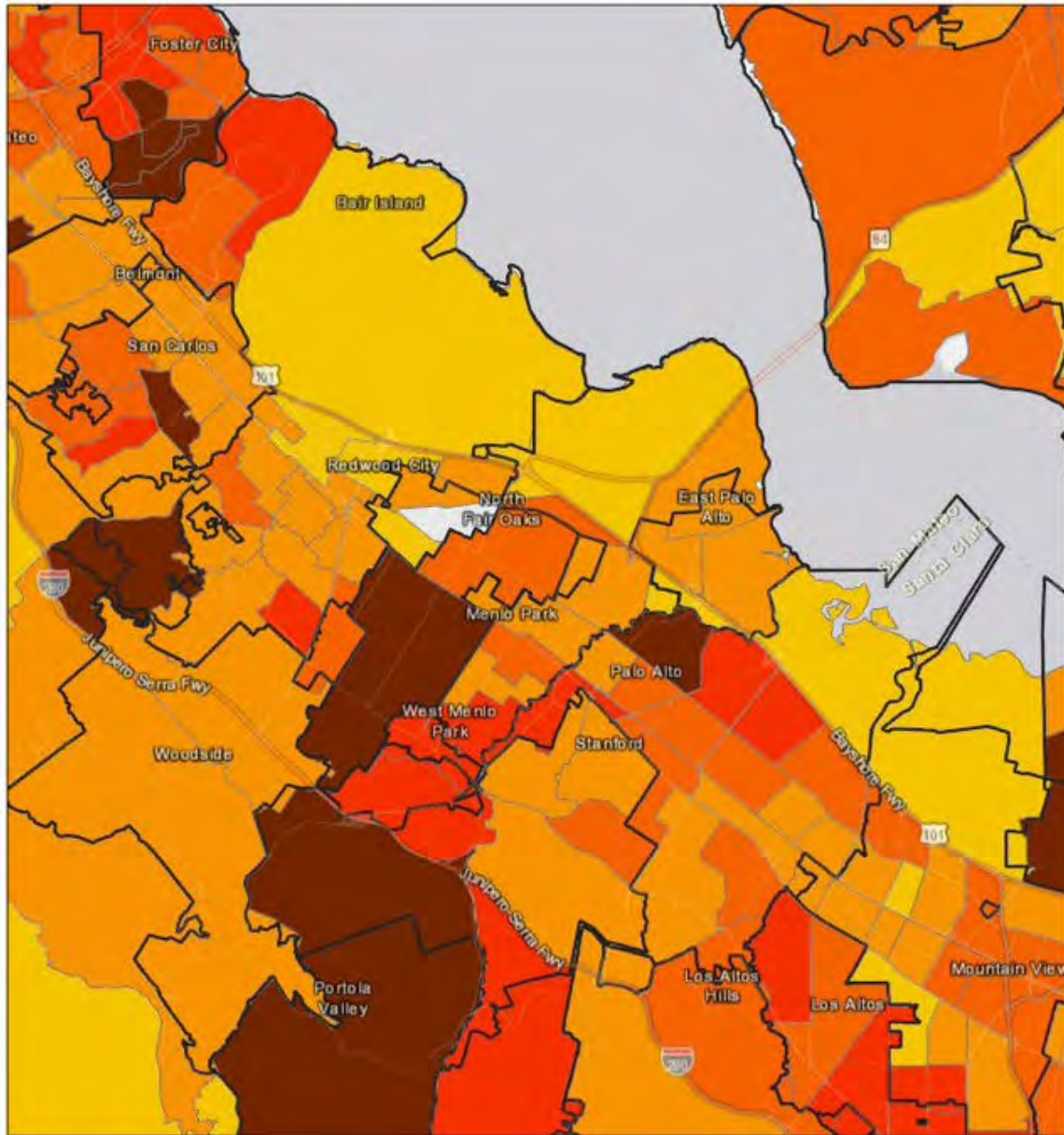
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021 | HUG 2018 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

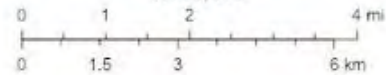


**Figure IV-29.**  
**Location Affordability Index by Census Tract**



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1:144,448

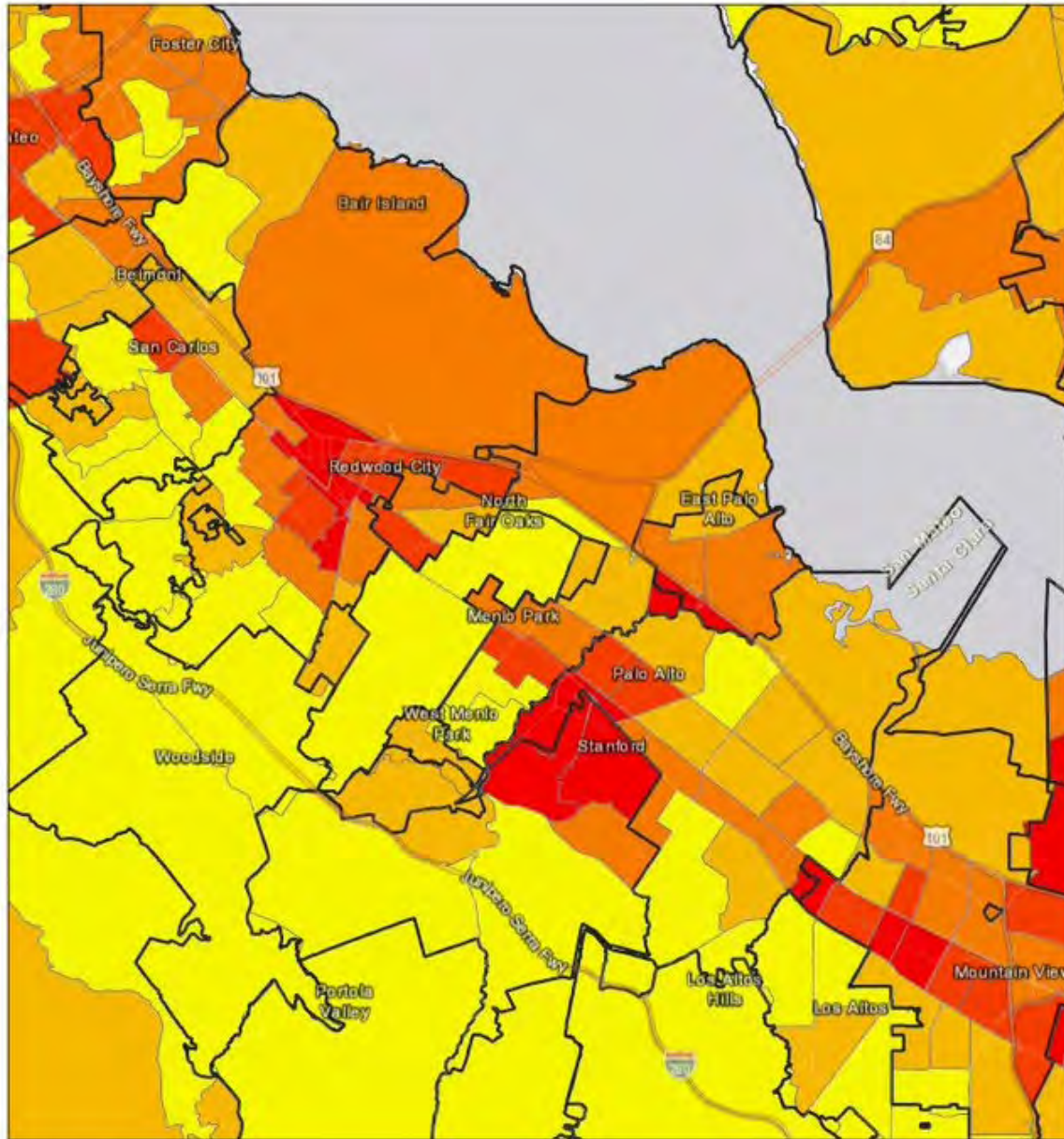


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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure IV-30.**  
**Share of Renter Occupied Households by Census Tract, 2019**

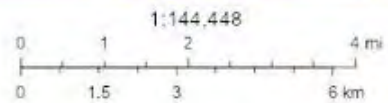


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City/Town Boundaries

(R) Percent of households in renter - occupied housing units (HUD) - Tract

- ≤ 20 %
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

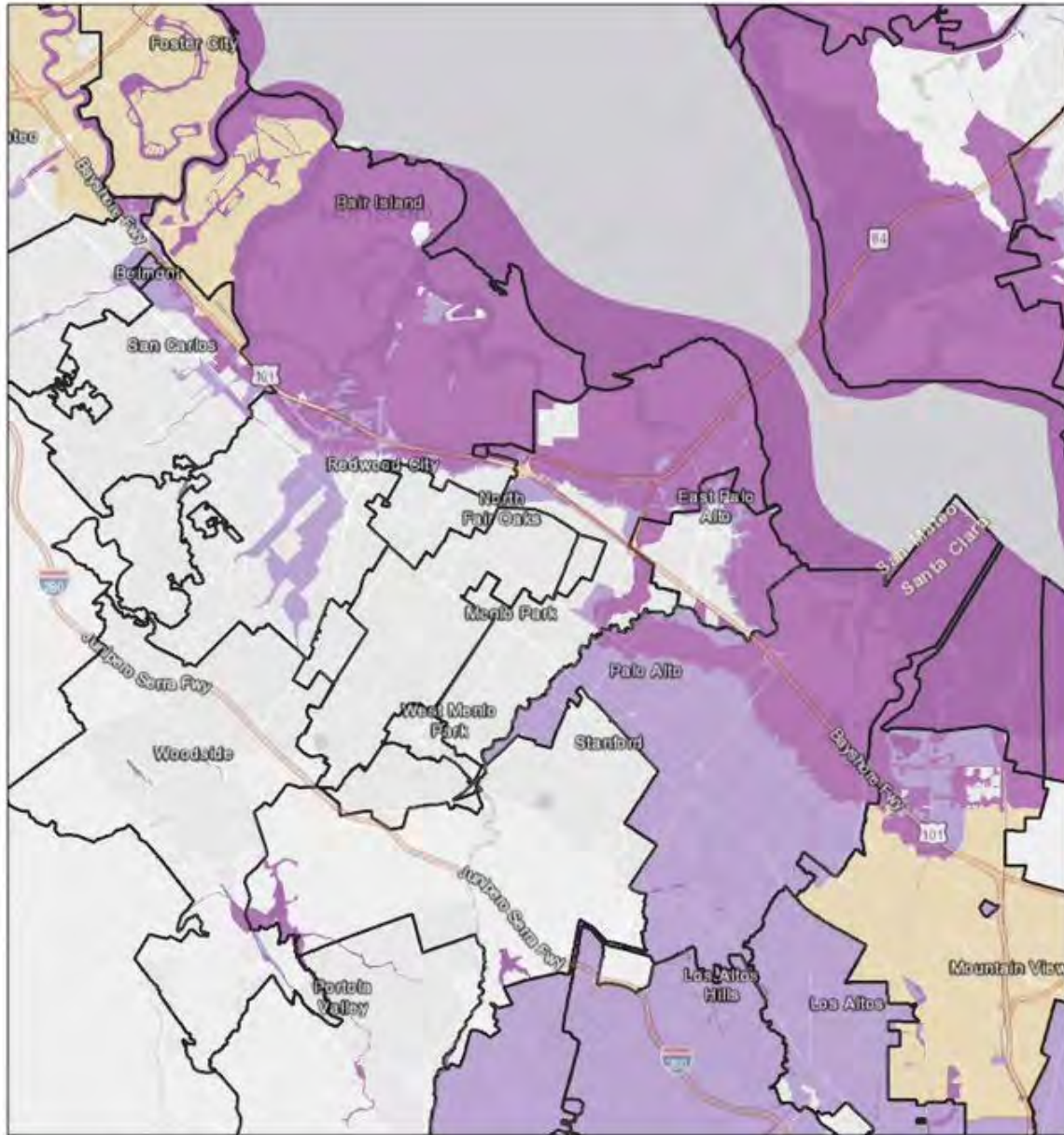


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CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

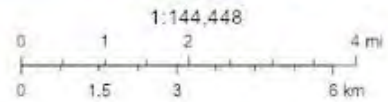
**Figure IV-31.**  
**Special Flood Hazard Areas, 2000**



11/16/2021, 2:44:18 PM

(A) Special Flood Hazard Areas (FEMA, 2020)

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- City/Town Boundaries



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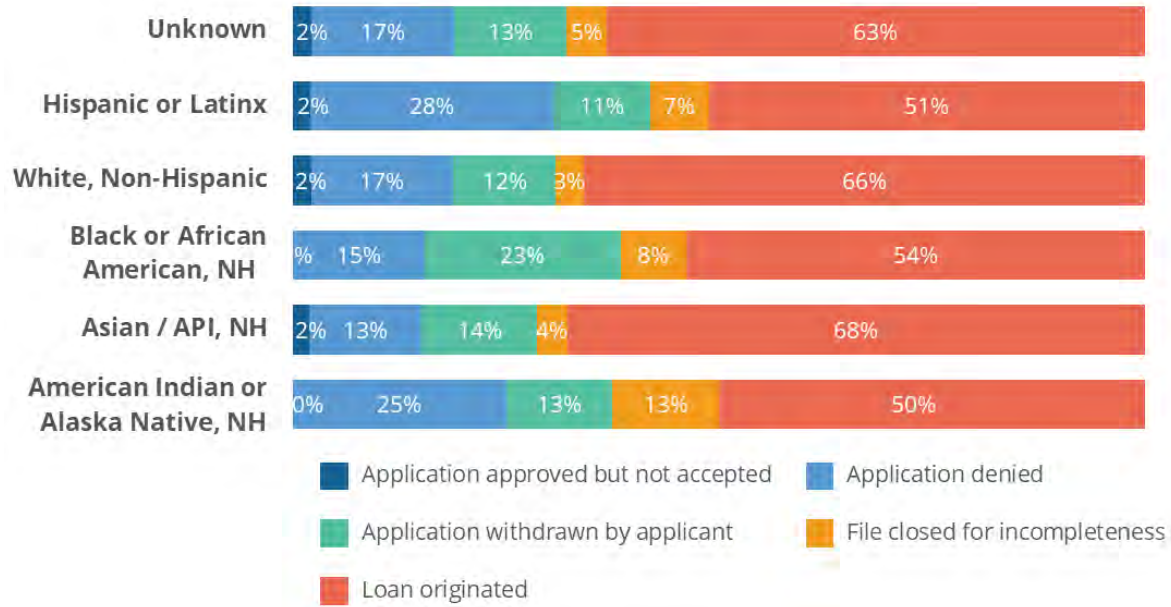
CA HCD  
Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | Placemeter 2021, HUD 2019 | Placemeter, 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

Other considerations.

Figure IV-32.

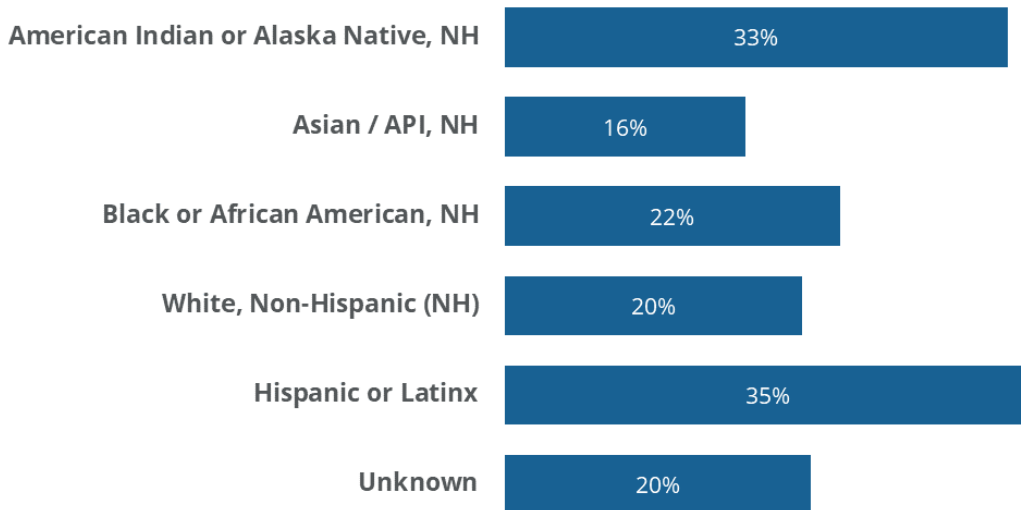
Mortgage Applications by Race and Ethnicity, Redwood City, 2018-2019



Source: ABAG Housing Needs Data Workbook

Figure IV-33.

Mortgage Application Denial Rate by Race and Ethnicity, Redwood City, 2018-2019



Source: ABAG Housing Needs Data Workbook

## Public Engagement

Redwood City understands that an engaged community is the cornerstone of a thriving city. Community involvement leads to a higher quality of life, with community members and City government working in partnership. Furthermore, community input is critical to developing a Housing Element that promotes a community-based vision for housing and responds to community needs and preferences. Section 65583(c)(7) of the Government Code states: “The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” At its core, the Housing Element provides an opportunity to have a community conversation about how to address local housing challenges, develop policies, and find solutions.

In recent years, the community has been engaged in many conversations about affordable housing, tenant rights, displacement, and fair housing. In addition to conversations focused on the Housing Element, the City’s efforts to adopt an Anti-Displacement Strategy and participate in regional housing conversations through the 21 Elements working group provided additional opportunities for community input.

### Anti-Displacement Strategy Engagement

As part of developing the City’s proposed Anti-Displacement Strategy, the City listened to residents, property owners, local and regional housing experts over a two-year period (2020-2021), including:

- Five focus groups
- Seven workshops
- Meetings offered in English, Spanish, virtually, and in-person
- Dozens of one-on-one meetings and interviews
- Mobile home survey with 90 participants
- Online tenant survey with 140 participants

This input led directly to the to the policy recommendations in the proposed Anti-Displacement Strategy that focus on preserving affordable housing and protecting housing options for the City’s low- and moderate-income residents.

### 21 Elements / Let’s Talk Housing

21 Elements is a multi-year, multi-phase collaboration between all San Mateo County jurisdictions, along with partner agencies and stakeholder organizations, that aims to support jurisdictions in developing, adopting, and implementing local housing policies and programs. Let’s Talk Housing is a collaborative effort between all 21 jurisdictions in San Mateo County focused on increasing awareness of and participation in the Housing Element update process.

21 Elements/Let’s Talk Housing organized a series of countywide meetings about the Housing Element update and provided community members with an introduction of the Housing Element update and why it matters. These meetings were attended by more than 1,000 community members. Redwood City was

part of the April 13, 2021 introductory meeting. Additionally, Let's Talk Housing held an All About RHNA webinar and a countywide four-part webinar series to help educate and inform San Mateo County residents and stakeholders on regional and local housing issues. The four-part series took place on Zoom in fall of 2021, focusing on the following topics and how they intersect with the Bay Area's housing challenges and opportunities:

- Why Affordability Matters
- Housing and Racial Equity
- Housing in a Climate of Change
- Putting it All Together for a Better Future

The series included speaker presentations, audience Q&A, breakout sessions for connection and debrief discussions. The sessions were advertised and offered in Spanish, Mandarin and Cantonese, though participation in non-English channels was limited.

Key themes that emerged included:

- Housing affordability is a public health issue: Where we live impacts our health, economic equity, environmental and racial justice
- The Three S's: Supply, Stability and Subsidy: Increase housing supply, protect renters and vulnerable households by providing stability, fill the gaps with subsidies
- Implement strategies to promote climate-ready housing

In addition to the discussions above, Let's Talk Housing also sponsored four "listening sessions" with city and county staff and key stakeholders, that convened more than 30 groups. These stakeholders represented organizations that focused on:

- Building market-rate or affordable housing
- Addressing fair housing issues
- Advocating for affordable housing
- Providing housing services

## Housing Element-Focused Engagement

The Housing Element is being updated in conjunction with the City's Safety Element, a new Environmental Justice Element, and amendments to the Land Use Element. The public engagement program initiated for this consolidated effort sought to use people's time efficiently, so that an outreach activity could inform more than one element. The program's approach focused on helping people understand how these plans can impact their community and daily lives, with less emphasis put on explaining the legislative requirements and planning jargon. The engagement program leveraged a variety of outreach and engagement strategies, tools, and methods to inform, educate, and engage stakeholders throughout the planning process. Key audiences and neighborhoods were identified using U.S. Census data, Draft CalEnviroScreen 4.0, and the Healthy Places Index. This helped tailor engagement activities based on the detailed characteristics of key audiences.

Outreach and engagement activities were scheduled early in the process to ensure that input informed key decision points throughout the development of the Housing Element update. Early activities facilitated broad community engagement, emphasizing disadvantaged communities. The emphasis then shifted to collecting input on the locations where change is likely to occur. Following guidance from local, state, and federal public health agencies around COVID-19, engagement activities were held online.

The City and MIG partnered with ChangeLab Solutions to conduct a thorough research process aimed at getting into the community and holding coffee discussions. Unfortunately, these discussions were canceled due to COVID-19 safety concerns and restrictions. Engagement remained robust in an online setting, with one Spanish focus group, seven work sessions with the City's Council, Commissions, and Committees, eight existing neighborhood and community group meetings, City webpage updates and social media posts, two community workshops, two online and paper surveys, translated materials, and community-based organizations (CBO) partnerships. An additional survey, focused on fair housing, was also conducted in early 2022. Key audiences not only included residents of the community, but also local agencies and housing groups, community organizations, and housing sponsors and student groups. Cohesive project branding and messaging were used to thematically link all materials.

Hundreds of residents, businesspeople, and other stakeholders participated across a series of activities. Special efforts successfully collected input from groups traditionally under-engaged in planning processes, including Spanish speakers and residents of environmental justice communities. Outreach for this Housing Element update was challenging because much of the update process occurred during the COVID-19 pandemic. Meetings were promoted through website updates, social media posts, mailers, and flyers posted in public spaces. Service organizations were directly contacted to solicit participation in the program, and included organizations representing lower- and moderate-income households, Latinos, single-parent households, seniors and youth, among others. Spanish translators were present at all public meetings. One focus group meeting specifically focused on outreach to Spanish-speaking residents and was conducted entirely in Spanish (26 participants attended). Through this outreach and engagement process, the strategies in the Housing Element were defined.

### Community Workshops and Follow-Up Surveys

MIG facilitated two interactive community workshops that addressed housing related issues between May 2020 and December 2021. Live Spanish translation services were available for these two workshops. The workshops included a presentation, live polling to collect basic information about the participants, and an interactive discussion. One 155 stakeholders participated across both workshops, and 550 stakeholders participated across both follow-up surveys.

The first workshop introduced the planning process and collected input from the public about the community values that should drive the planning process. Participants were also invited to share related issues and concerns. The second workshop introduced possible land use policy changes and strategies that would allow for additional housing to be constructed throughout the community and collected input from participants. Workshop follow-up surveys were administered after the two workshops to provide stakeholders who were unable to attend with an opportunity to participate and share input. A third survey focused on fair housing issues was completed by 163 residents.

Table H5-1: Community Workshops and Follow-Up Surveys

Community Workshop	Date / Date Range	Topic	Number of Participants
Workshop #1	Wednesday, May 12, 2021	Community Values, Issues and Concerns	38
Workshop #1 Follow-Up Survey	May 12, 2021 to June 23, 2021	Community Values, Issues and Concerns	285
Workshop #2	Thursday, September 30, 2021	Values and Land Use Strategies	117
Workshop #2 Follow-Up Survey	September 30, 2021 to November 11, 2021	Values and Land Use Strategies	265
Survey #3	December 6, 2021 to February 9, 2022	Fair Housing	163

### Community Group Meetings

To engage the City's active interest groups, the City presented at 12 existing meetings held by a variety of community-based organizations and neighborhood groups. These presentations shared information about the Housing Element Update process and solicited input. The groups included:

- Youth and Teens (Sequoia High School Associated Student Body and the Teen Advisory Board)
- Business Associations (Transportation and Housing Committee of the Chamber of Commerce and San Mateo County Economic Development Association (SAMCEDA))
- Senior Affairs Commission
- Neighborhood Chairs and various neighborhood association meetings

### City Council, Planning Commission, and Housing and Human Concerns Committee Study Sessions

The City and MIG held several joint and independent study sessions with the City Council, Planning Commission, and Housing and Human Concerns Committee to identify community needs, guide the direction of policy development, and inform outreach and engagement activities.

Table H5-2: Study Sessions

Study Sessions	Date	Topic
City Council Study Session #1	April 26, 2021	Introduction and Process Overview
Planning Commission Study Session #1	May 18, 2021	Introduction and Process Overview
Housing and Human Concerns Committee Study Session #1	May 25, 2021	Introduction and Process Overview
Housing and Human Concerns Committee and Planning Committee Joint Study Session #1	October 19, 2021	Values and Land Use Strategies



Table H5-2: Study Sessions

Study Sessions	Date	Topic
City Council Study Session #2	November 22, 2021	Values and Land Use Strategies
Housing and Human Concerns Committee and Planning Committee Joint Study Session #2	January 25, 2022	Environmental Justice and Safety Elements Strategies
Housing and Human Concerns Committee and Planning Committee Joint Study Session #3	February 15, 2022	Housing Goals and Policies and Sites to Meet the RHNA
Planning Commission Study Session #2	Monday, March 15, 2022	Draft Housing Element
City Council Study Session #3	Monday, March 21, 2022	Draft Housing Element

### Key Themes from Public Engagement

Key themes and recommended strategies that emerged from these engagement activities included the importance of:

- Providing a variety of housing types throughout Redwood City, particularly in existing residential neighborhoods. Seniors prioritized smaller units with shared spaces, and students prioritized location next to parks and services.
- Ensuring green, tree-lined streets and comfortable walking spaces were prioritized in residential areas throughout the community by a wide variety of groups. In some cases concerns were expressed about placing new housing directly adjacent to busy vehicular thoroughfares.
- Locating housing next to existing transportation opportunities as well as increasing transportation opportunities in existing neighborhoods.
- Supporting racial, ethnic, and economic diversity in the community.
- Preserving existing affordable homes and creating new affordable homes, while including options for extremely low-income people. Nonprofit housing developers discussed streamlining permitting processes as well as providing funds or land.
- Considering the jobs:housing balance and the need to continue to adjust policies moving forward to effectively balance these needs.
- Provide options for all housing types, including affordable homeownership, housing for people with disabilities, and housing for households earning extremely low incomes.
- Reducing impacts associated with parking, traffic, and noise through the addition of new homes in existing neighborhoods.
- Address transportation, climate change, access to living wage jobs, and education opportunities in interconnected ways, as all are tied to housing and quality of life.

### Public Review Draft Housing Element

The Draft Housing Element was posted on the City's website and distributed to stakeholders on February 23, 2022 for a 30-day comment period. During this time, the draft Housing Element was advertised for public review and an online comment form was available for the public to provide feedback on the Draft Element. The City held two study sessions during this time and received verbal comments from decision

makers, Commissioners, stakeholders, and the public. The City also launched an interactive GIS-based [housing sites and strategies explorer](#), an innovative tool that allows community members to explore strategies and projects/sites included to meet the RHNA. Based on comments from the public, the City (consistent with AB 215) took 10 business days to consider and incorporate public comments. Revisions included new and revised policies and programs to prioritize housing for extremely low-income households and special needs households, seek new funding sources for affordable housing, provide transparency in housing progress, and remove potential constraints.

The Draft Element, as revised, will remain available on the City’s website for additional public review and comment during the HCD review period. As revisions are made to respond to HCD comments, this information will also be posted on the City’s website. Once HCD has reviewed the draft Element, the public will also be invited to attend and comment on the Housing Element at hearings held before the Planning Commission and the City Council. The City anticipates the revised Draft Housing Element will be available on the website and at City Hall no less than 10 days prior to each hearing.

## Housing Element Program Accomplishments

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

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

The 2015-2022 Housing Element contains a series of Implementation Programs. Table H6-1 provides a program-by-program review considering progress to date in implementation of these program actions, and the continued appropriateness of identified programs. The results of this analysis form the basis for developing the comprehensive housing program strategy presented in the General Plan Housing Element.

Redwood City made great strides in efforts to create more affordable housing, including a new inclusionary housing ordinance, affordable housing impact fee, and linkage fee for new job-generating uses to support affordable housing during the 2015-2022 planning period. Redwood City continues to support land use and development standards that facilitate housing and has seen an enormous increase in housing production over the past decade. Redwood City remains a leader on the Peninsula for supporting a variety of housing types, identifying and implementing innovative solutions, and furthering affordable housing.

Table H6-1 outlines the City’s progress toward meeting objectives identified in the 2015-2022 Housing Element. Following Table H6-1, Table H6-2 summarizes quantified objective performance.

**Table H6-1: 2015-2022 Program Accomplishments**

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<ul style="list-style-type: none"> <li>▪ Program H-1: Code Enforcement. Continue to implement the Code Enforcement Program to bring substandard housing units into compliance with City building and property maintenance codes. Continue to refer eligible households to the Home Improvement Loan Program. Continue to evaluate staffing and funding to ensure adequate resources for the Code Enforcement Program.</li> </ul>	<p>The Department of Building Inspection and Code Enforcement services is dedicated to making Redwood City’s neighborhoods a desirable place to live, work, and play. The City works proactively with residents to conduct code enforcement.</p> <p><i>Continued Appropriateness:</i> Code enforcement remains an important activity in maintaining properties in good shape that ensure overall community well-being. This program is continued in the updated Housing Element.</p>
<p>Program H-2: Preservation of At-Risk Rental Housing.</p> <ul style="list-style-type: none"> <li>▪ Annually monitor the affordability status of Redwood City Commons.</li> <li>▪ Maintain and update the City’s list of nonprofit and community-based organizations to contact regarding possible ownership and management of the units at Redwood City Commons if they are in imminent risk of conversion.</li> </ul> <p>In the event a project becomes at risk of converting to market-rate housing, work with property owners or other interested non-profit housing providers to preserve the units as affordable housing.</p>	<p>During the previous planning period, one development (Redwood City Commons) was at-risk of converting to market rate, with a deed restriction expiring in 2016. The agreement was updated and the current restriction expires in 2026.</p> <p>In addition, three developments with 97 assisted units were preserved for an additional 55 years: 1512 Stafford (7 affordable units), 3752-3770 Rolison Road (54 affordable units), and Redwood Oaks (36 affordable units).</p> <p><i>Continued Appropriateness:</i> The retention of existing affordable housing is an important part of the City’s affordable housing strategy. This program is continued in the updated Housing Element.</p>
<ul style="list-style-type: none"> <li>▪ <b>Program H-3: Countywide Nexus Study.</b> Participate in the countywide nexus study to determine a nexus and appropriate fees. Invite the public to attend public meetings to discuss the results of the nexus study. Consider results of the study in development of the new Partnership RWC program.</li> </ul>	<p>In 2014, fifteen San Mateo County jurisdictions and Palo Alto, coordinated by 21 Elements, prepared nexus and feasibility studies for each city and San Mateo County. The effort was called the Grand Nexus Study and was completed in 2015.</p> <p><i>Continued Appropriateness:</i> This program was completed as such it will be removed from the updated Housing Element and replaced with a program pertaining to continued maintenance of the resulting inclusionary housing ordinance, including updates to the nexus study as required by State law.</p>
<p><b>Program H-4: Adequate Sites to Meet Regional Fair Share of Housing Growth.</b></p> <ul style="list-style-type: none"> <li>▪ Continue to provide appropriate land use designations consistent with regional housing</li> </ul>	<p>The City continues to provide appropriate land use designations and zoning to facilitate a variety of types of residential development throughout the planning period. In 2019, City Council directed staff to create a Transit</p>

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>needs for mixed-use and infill development near transit and other amenities.</p> <ul style="list-style-type: none"> <li>▪ Maintain an inventory of potential sites to provide to developers in conjunction with information on development incentives for affordable units.</li> <li>▪ As part of the Housing Element annual reporting process, evaluate project development against the sites inventory to ensure compliance with Government Code Section 65863.</li> <li>▪ Identify development opportunities and allocate financial resources in a timeframe consistent with the City’s Consolidated Plan; with a goal of producing approximately 100 new units of affordable housing over a five-year period.</li> <li>▪ Continue to pursue implementation of the award-winning General Plan through completion and adoption of implementing zoning regulations and specific plans.</li> </ul>	<p>District plan for shopping, jobs, and housing in the area adjacent to the existing bus and train stations and to establish a Gatekeeper process to evaluate projects requesting a General Plan amendment. City Council has initiated 8 projects in 2021; the City will be processing amendments to the General Plan and Downtown Precise Plan to facilitate these projects.</p> <p><i>Continued Appropriateness:</i> The City will continue to provide appropriate land use designations and zoning to facilitate a variety of types of residential development. This program will be updated and continued.</p>
<p><b>Program H-5: Senior Housing Needs.</b></p> <ul style="list-style-type: none"> <li>▪ Continue to support organizations that facilitate shared housing arrangements.</li> <li>▪ Support senior housing projects that are located near public transit.</li> <li>▪ Continue to encourage new senior housing options, including assisted living facilities located in close proximity to services and transit.</li> <li>▪ Consider enacting a “universal design” ordinance that aims at providing greater accessibility and adaptability to housing, to facilitate housing accommodations for residents who desire to age in place.</li> </ul>	<p>Redwood City continues to support housing for special needs populations, including seniors. The City contributed the land to develop 117 affordable, senior units at 707 Bradford; construction completed in 2021. The project includes 10 units for senior veterans who are homeless or at risk of homelessness, 6 units for senior individuals who are seriously mentally ill and homeless or at risk of homelessness and 10 units for frail elderly households who are dually eligible for Medicare and Medi-Cal.</p> <p>Shores Landing (formerly the Towneplace Suites Hotel) was acquired by San Mateo County in 2020 using State Project Homekey funds, which resulted in 95 hotel units converting to permanent affordable housing for extremely-low income seniors who are formerly homeless, medically frail, disabled and or lost their home due to COVID-19.</p> <p><i>Continued Appropriateness:</i> Consistent with nationwide trends, Redwood City can expect to see a continued increase in the number of seniors as the baby boomer generation ages. A key challenge in the coming years will be identifying ways to accommodate the needs of aging residents. This program will be updated and continued in the updated Housing Element.</p>

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p><b>Program H-6: Site Improvements and Fees.</b></p> <ul style="list-style-type: none"> <li>▪ Continue to exempt affordable housing projects from the City’s park impact fee.</li> <li>▪ Consider developing an ordinance that exempts affordable housing projects from specific site improvements and other impact fees, including the undergrounding of utilities. Explore options such as fee deferrals to discover the quantitative benefits to affordable housing and specific costs to the City.</li> <li>▪ Continue to offer an in-lieu fee for the undergrounding of utilities to projects that qualify. Ensure that affordable housing developers and appropriate City departments are aware of the in-lieu fee option through the plan review process; consider exempting affordable housing developments from this fee.</li> </ul>	<p>The payment of fees continues to be a significant consideration in the feasibility of projects, especially affordable projects. The City continues to provide impact fee reductions and waivers to help support affordable housing projects. Affordable (very low- and low-income) housing projects are exempt from the park impact fee, and moderate-income projects receive a 50-percent discount. In addition, the City’s Transportation Impact Fee Ordinance provides a reduced fee for affordable housing developments, senior housing projects, and transit-oriented development.</p> <p><i>Continued Appropriateness:</i> This program will be modified to reflect progress and continued in the updated Housing Element, with an amendment to consider creating an in-lieu fee option for market-rate residential and mixed-use projects.</p>
<p><b>Program H-7: Permit Processing.</b></p> <ul style="list-style-type: none"> <li>▪ Continue to evaluate and improve the streamlined processing system to facilitate residential development.</li> <li>▪ Establish a protocol that prioritizes affordable and special needs housing for processing.</li> <li>▪ Utilize CEQA exemptions for infill development sites to shorten entitlement review time.</li> </ul>	<p>The City significantly streamlined the local entitlement process by approving the Downtown Precise Plan and EIR, General Plan and EIR, and seven new Mixed Use zoning districts and Precise Plans, creating significant new opportunities for housing in Redwood City. The City also prioritizes affordable and special needs housing through the coordinated plan review/expressed permit processing procedure. As appropriate, CEQA exemptions are utilized for infill development.</p> <p><i>Continued Appropriateness:</i> This program will remain in the Housing Element as part of a streamlining program.</p>
<p><b>Program H-8: Residential Care Facilities and Group Homes.</b></p> <ul style="list-style-type: none"> <li>▪ Revise the Zoning Ordinance to simplify and clarify definitions, permitted uses, and processing procedures for residential care facilities and group homes, including modification of the definition of and standards for “family care homes” to be consistent with State law.</li> <li>▪ Facilitate discussions with neighborhoods and adjacent uses so that good neighbor relationships are fostered and impacts to adjacent uses are mitigated.</li> </ul>	<p>During the previous planning period, the Zoning Ordinance was amended to clarify definitions and uses pertaining to residential care, adding new small residential care and senior residential care to the definitions.</p> <p><i>Continued Appropriateness:</i> While revisions were made, additional revisions would help facilitate more clarity; this program is modified in the updated Housing Element to provide more clarity on the provisions of residential care for non-seniors in larger group settings.</p>

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<ul style="list-style-type: none"> <li>▪ Seek opportunities to assist nonprofit housing providers to acquire and/or rehabilitate residential housing for group homes.</li> </ul>	
<p><b>Program H-9: Extremely Low-Income and Special Needs Housing.</b></p> <ul style="list-style-type: none"> <li>▪ Seek opportunities to develop new housing for extremely-low income households, including SROs, with the goal of completing at least one project during the planning period.</li> <li>▪ Prioritize a portion of CDBG and HOME funding to assist in the development of housing affordable to extremely low-income households.</li> <li>▪ Continue to consult with the San Mateo County Center on Homelessness to further efforts of the Housing Our People Effectively (HOPE) Homelessness Plan.</li> <li>▪ Continue to support the City’s Homeless Outreach Team (HOT) in their efforts to reach out to existing homeless in Redwood City and locate and acquire sites for supportive housing.</li> <li>▪ Continue to allow the establishment of transitional and supportive housing options that function as residential uses, consistent with similar residential uses.</li> </ul>	<p>The City committed \$3.5 million to the 353 Main Project which has 63 extremely low income units and 62 low income units. The project started construction in 2020.</p> <p>The City also approved the Elco Yards Project, formerly South Main Mixed Use Project, (1601 El Camino) in 2020 which includes 147 affordable units - 15 extremely low, 24 very low, 67 low and 41 moderate income units. Additionally, up to 10 units will be for people with development disabilities.</p> <p>As noted above, the acquisition of the Shores Landing (formerly the Towneplace Suites Hotel) provides 95 units for extremely-low income seniors who are homeless, formerly homeless, medically frail, disabled and or lost their home due to COVID-19.</p> <p>In addition to the approximately \$750,000 annually dedicated from the General Fund and CDBG funds to support homeless services, the City provided \$4.8 million in one-time funding between 2019 and 2021:</p> <ul style="list-style-type: none"> <li>• \$150,000 Healthy Streets Initiative</li> <li>• \$907,000 Downtown Streets Team</li> <li>• \$1,700,000 Temporary RV Safe Parking Program</li> <li>• \$800,000 Homelessness Initiatives</li> <li>• \$1,300,000 Homelessness Initiatives</li> </ul> <p><i>Continued Appropriateness:</i> This program has been extremely effective at supporting the development of extremely low-income and special needs housing. This program will be updated to focus on new implementation measures and remain in the updated Housing Element.</p>
<p><b>Program H-10: Revised Parking Standards.</b></p> <ul style="list-style-type: none"> <li>▪ Analyze and consider parking needs and costs of constructing parking for affordable housing projects, especially housing for extremely low income and housing for persons with disabilities, and permit parking reductions.</li> <li>▪ Analyze existing parking standards for single-family, duplex, triplex, and second units, including requirements precluding parking from</li> </ul>	<p>The City analyzed parking standards and completed zoning text amendments in 2016 to comply with State Law regarding accessory dwelling units. These amended standards also impact single-family homes. The City has also updated ordinances regarding parking standards for affordable projects in accordance with State law. The City continues to gauge parking requirements as a potential constraint to development and study potential reductions. The zone text amendment associated with facilitating missing middle housing in R-2, R-3, R-4, and R-</p>

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>any front or side yard setback area. Based on this analysis, consider modifications to the Zoning Ordinance to better encourage infill development.</p>	<p>5 zoning districts will address parking constraints including the requirement for covered parking and allowing for parking within required setbacks; this zoning text amendment will occur in conjunction with the adopted Housing Element.</p> <p><i>Continued Appropriateness:</i> Parking remains a key constraint to effective site design to increase housing construction. The program will be revised to address progress and continued in the updated Housing Element; parking will also be addressed under a separate middle housing program.</p>
<p><b>Program H-11: Small Lot Duplex, Triplex, and Multi-Family Development.</b></p> <ul style="list-style-type: none"> <li>▪ Explore revised development standards for duplexes, triplexes, and other small multi-family developments. Complete a study that assesses parcels affected, potential housing units produced, and potential impacts.</li> <li>▪ In particular, analyze and consider revisions to the Zoning Ordinance to reduce minimum lot size and minimum lot width requirements for duplex, triplex, and multi-family dwellings to better encourage this type of infill development.</li> <li>▪ Based on the study performed, consider other revisions to zoning standards that would facilitate this type of development while preserving neighborhood character.</li> </ul>	<p>The Redwood City Housing and Human Concerns Committee (HHCC) initiated an effort to analyze and amend the City’s Zoning Ordinance to remove these barriers in a variety of zoning districts (R-2, R-3, R-4, and R-5). The largest impact of these changes is anticipated to occur in the R-2 and R-3 zones, where previous zoning regulations limited many individual parcel’s ability to achieve maximum densities. A joint study session with the HHCC and Planning Commission reviewed the results of the study. As part of the Housing Element adoption process, a zone text amendment will be considered to implement these recommended changes.</p> <p><i>Continued Appropriateness:</i> Concurrent with adoption of the Housing Element, a zone text amendment will be considered. This program is included in the Housing Element to reflect the concurrent effort.</p>
<p><b>Program H-12: Second Units.</b></p> <ul style="list-style-type: none"> <li>▪ Review and consider revising development standards for second units to facilitate the development of more second units, including: 1) allowing units to be built over detached garages, 2) increasing maximum unit size, 3) reduced setback requirements, 4) considering waivers to allow accessory unit parking within required setbacks or tandem parking, and 5) allowing owner to occupy either the second unit or main unit. Also explore form-based approval options. Strategies to encourage second units may differ slightly between low-density and higher-density neighborhoods, to ensure neighborhood compatibility. Based on this analysis, consider modifications to the Zoning Ordinance to better</li> </ul>	<p>The City has updated ADU standards multiple times to comply with State law, including a revision in 2021. As a result, development standards have been relaxed, fees reduced or eliminated, and processing has been streamlined. The City coordinates with HCD to ensure compliance with State law and tracks the development of ADUs through the building permit process.</p> <p>The City also contributed funds to an ADU one-stop shop pilot, which provided free project management services to homeowners wanting to building ADUs (<a href="https://www.hellobright.org/">https://www.hellobright.org/</a>)</p> <p><i>Continued Appropriateness:</i> Recent State law has loosened requirements for ADUs. The City updated the ADU Ordinance most recently in March 2021. This program will be updated to indicate that the City will</p>



Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>encourage development of second units. Adopt modifications as appropriate.</p> <ul style="list-style-type: none"> <li>▪ Review development and impact fees for second units. Based on this study, consider modifying or exempting second units from certain fees to further facilitate this type of housing, and adopt policies to implement these changes as appropriate.</li> <li>▪ Establish a protocol and monitoring system to accurately track the number of second units constructed in the city, including second units that are attached, or built at the same time as the primary house. These two types of units are currently not identifiable under the City’s current building permit tracking system.</li> <li>▪ Establish a protocol (through plan check) to ensure that new construction and additions to single-family properties are aware of site plan requirements that would preserve options for a future second unit.</li> </ul>	<p>continue to monitor State laws to ensure compliance with state law and update the City’s ordinance as needed.</p>
<ul style="list-style-type: none"> <li>▪ <b>Program H-13: Downtown Precise Plan.</b> Evaluate development allowances permitted within the Downtown Precise Plan area. Upon completion of this study, revise the Downtown Precise Plan and complete environmental review to increase allowed development and continue to foster revitalization of this critical area.</li> </ul>	<p>The Downtown Precise Plan has been enormously successful in revitalizing downtown Redwood City and providing new housing opportunities. As a form-based code, development capacity is not limited by site-specific constraints, rather an area-wide assumed development level. The existing Downtown Precise Plan was developed with an maximum residential development capacity of 2,500 units. This limit is near to being reached. In late 2019 and early 2020, the City Council held three separate hearings on next steps for Downtown planning and Gatekeeper projects to allow for increased housing and office capacity. On November 4, 2019, City Council directed staff to create a Transit District in the area adjacent to the existing bus and train stations and to establish a Gatekeeper process to evaluate projects requesting a General Plan Initiation. After a round of study sessions on the Gatekeeper projects, on October 12, 2020, the City Council initiated 6 projects, and on May 24, 2021 initiated 2 additional projects. On January 25, 2021 and February 8, 2021, the City Council provided input on the Transit District, affirming the approach to this City-led process. The City will be processing amendments to the General Plan and Downtown Precise Plan to facilitate these projects, with a consolidated EIR to streamline the process for applications.</p>

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<p><i>Continued Appropriateness:</i> The process of evaluating policies and plans is important to ensure continued success for downtown. This program is updated in the Housing Element to reflect progress and continued in the Housing Element, with an objective to remove the residential development capacity limits established in the Downtown Precise Plan.</p>
<p><b>Program H-14: Community Benefits Ordinance: Partnership RWC.</b> Initiate a study to consider a Community Benefits Ordinance (Partnership RWC). As part of the study, assess the types of benefits desired by the community, such as housing stock for all income levels (including affordable housing), infrastructure improvements, recreational and social services, or other services needed in the Redwood City community. In addition, consider the economic realities and effects of whether and how to provide incentives or require such benefits, the advantages and disadvantages of such a program, and the mechanisms (and obstacles) to implement it. Upon completion of the Partnership RWC study, consider and adopt, as appropriate, related policies and/or ordinances to implement findings.</p>	<p>The City adopted a Community Benefits Program in April 2015 that included affordable housing impact fees and area-specific benefits. As a result, new projects are providing significant benefits, including plazas and open spaces, child-care facilities, and affordable housing.</p> <p><i>Continued Appropriateness:</i> This program has been completed and will not be continued in the updated Housing Element.</p>
<p><b>Program H-15: Rehabilitation Programs.</b></p> <ul style="list-style-type: none"> <li>▪ Provide loan and grant assistance to facilitate the rehabilitation of 20 owner-occupied units per year.</li> <li>▪ Continue to provide funding to facilitate home accessibility modifications for disabled persons, with a goal of completing home accessibility modifications for 30 households per year.</li> <li>▪ Promote the use of energy and water conservation measures as part of this program.</li> <li>▪ Continue to allocate payments from the rehabilitation loan revolving fund program to assist future rehabilitation projects.</li> <li>▪ Continue to affirmatively market loan programs using numerous media and outreach techniques to inform residents about the availability of these programs.</li> </ul>	<p>The City has continued to provide funding for rehabilitation and home accessibility modifications. In 2020, the City provided 13 minor home repair grants and 8 home accessibility modification grants to low income homeowners.</p> <p><i>Continued Appropriateness:</i> The rehabilitation programs help maintain the quality and affordability of older neighborhoods and housing stock. This program will be updated and continued in the updated Housing Element.</p>
<p><b>Program H-16: Affordable Housing Development.</b></p> <ul style="list-style-type: none"> <li>▪ Continue to provide subsidies, as funds are available, to assist in the development of affordable housing units.</li> </ul>	<p>The City has supported several affordable housing projects in recent years that are currently in various stages, which will result in 564 new affordable units.</p> <p><a href="#">2019 Construction Start:</a></p>

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<ul style="list-style-type: none"> <li>▪ Continue to allocate funds for site acquisition to directly facilitate the development and continuation of affordable housing opportunities, including CDBG and HOME funds. Prioritize resources toward affordable residential development in Downtown and along major corridors.</li> <li>▪ Seek opportunities to assist in the acquisition of land for the construction of new affordable rental and ownership housing.</li> <li>▪ Consider dedicating future “boomerang” redevelopment funds for affordable housing.</li> <li>▪ Update the City’s tax point map, which scores various opportunity areas in the City for Low Income Housing Tax Credit (LIHTC) eligibility, with the new sites identified in the Housing Element. Make the map available on the City’s online Community GIS.</li> </ul>	<p>707 Bradford (MidPen) - 117 units 1409 El Camino Real (Greystar IV) - 35 units</p> <p><i>2020 Construction Start:</i> 612 Jefferson (Habitat for Humanity) - 20 units 353 Main (ROEM) - 125 units</p> <p><i>Entitled Units:</i> 1401 Broadway (Broadway Plaza - Sobrato/MidPen) - 120 affordable units 1601 El Camino (South Main Mixed Use - Greystar) - 147 affordable units 150 Charter – 11 affordable ownership units</p> <p><i>Continued Appropriateness:</i> The program continues to effectively support the expansion and preservation of affordable housing. This program will be modified in the updated Housing Element to include additional measures the City may take to support affordable housing and continued in the Housing Element.</p>
<p><b>Program H-17: First-Time Homebuyer Program.</b></p> <ul style="list-style-type: none"> <li>▪ Continue to provide homeownership assistance to eligible first-time homebuyers at Wyndham Place.</li> <li>▪ Explore creating a “Move Up” program that will provide a support structure to first-time homebuyers.</li> <li>▪ Prioritize first-time homebuyer assistance for income-eligible emergency personnel that work in Redwood City and are being priced out of the market to live in Redwood City.</li> <li>▪ Continue to renew a cooperative agreement with San Mateo County to administer Mortgage Credit Certificates for low- and moderate-income Redwood City residents, and provide information to interested residents at City Hall and on the City’s website.</li> </ul>	<p>The City continued to support the homeowners at Wyndham Place. However, homeownership remains out of reach for many Redwood City residents, given the current median home prices, and the City lack sufficient resources (funding and staff capacity) to administer a “move up” program or other direct first time home buyer assistance</p> <p><i>Continued Appropriateness:</i> The City continues to advertise available first-time homebuyer opportunities on the website; this program will be updated and continued in the updated Housing Element. In addition, a policy is added to encourage development of smaller, more affordable by design home-ownership opportunities.</p>
<p><b>Program H-18: Alternative Housing Models.</b></p> <ul style="list-style-type: none"> <li>▪ Facilitate the development of alternative housing models suited to the community through the provision of flexible zoning regulations.</li> </ul>	<p>Redwood City continues to be at the forefront of housing innovation. The City has approved tiny homes for extremely low-income households, has seen a large increase in the number of efficiency/studio apartments constructed, and continues to partner with stakeholders and regional groups regarding housing opportunities.</p>

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<ul style="list-style-type: none"> <li>▪ Encourage efficiency units in rental housing to accommodate seniors and individuals who work in Redwood City.</li> <li>▪ Consult with stakeholders regarding existing floating communities in Redwood City. Through the Inner Harbor Specific Plan process, continue to evaluate ways to facilitate floating homes.</li> <li>▪ Proactively update the Zoning Ordinance to accommodate emerging housing types as new innovative projects are proposed.</li> </ul>	<p><i>Continued Appropriateness:</i> This program represents existing practices the City has in place and as such is removed from the updated Housing Element, replaced with a policy encouraging innovation in housing opportunities.</p>
<p><b>Program H-19: Fair Housing Services.</b></p> <ul style="list-style-type: none"> <li>▪ Continue to assist households with fair housing services through the support of fair housing services.</li> <li>▪ Continue to support equal opportunity lending programs and ensure that non-discriminatory practices will be followed in the selection of residents for participation in housing programs.</li> <li>▪ Continue to provide information on housing discrimination and the resources available to victims of discrimination, in both English and Spanish, at City Hall, the public library, and on the City’s website.</li> <li>▪ Review the Reasonable Accommodation Ordinance, and adopt amendments as necessary, to ensure compliance with State and federal fair housing laws.</li> </ul>	<p>The City continues to provide CDBG funding to Project Sentinel to provide fair housing services in Redwood City. Tenant/landlord assistance and fair housing services are advertised on the City’s website, in English and Spanish.</p> <p><i>Continued Appropriateness:</i> Fair housing remains an important goal for the City; this program is continued in the updated Housing Element.</p>
<p><b>Program H-20: Outreach Plan.</b></p> <ul style="list-style-type: none"> <li>▪ Partner with housing advocates to provide information to the community on housing density and affordable housing. Reach out to the community regarding these topics in general, as well as with regard to specific new developments.</li> <li>▪ Complete an annual report of Housing Element progress. Notify and invite interested community members to attend and discuss housing production progress at a public hearing.</li> </ul>	<p>Information on affordable housing is on the City's Housing website. City staff also reaches out to neighborhood associations and groups with presentations, workshops, and affordable housing listing handouts, and encourages developers to seek input from local stakeholders relevant to specific projects.</p> <p><i>Continued Appropriateness:</i> Educational outreach is an important component in development of housing. This program will be continued in the updated Housing Element.</p>
<ul style="list-style-type: none"> <li>▪ <b>Program H-21: Acquisition and Rehabilitation of Existing Housing.</b> Contact nonprofit housing providers regarding the City’s interest in establishing partnerships in the acquisition and rehabilitation of substandard rental properties, with the goal of completing at least one project during the planning period.</li> </ul>	<p>In 2017, the City contributed CDBG/HOME funds towards the acquisition of 1512 Stafford (7 units) and conversion of those units to deed-restricted affordable units.</p> <p>The City contributed \$1.1 million towards the acquisition and rehabilitation of Mosaic Gardens (55 units) at 3752-3770 Rolison Rd.</p>

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	<p>In 2019, the City contributed CDBG/HOME funds to rehabilitate 36 existing affordable units at the Redwood Oaks Project (330 Redwood Ave). This project was completed in 2020.</p> <p>In 2020, the City granted the affordable housing impact fees that would have been collected from the office development at 1180 Main to HIP Housing to acquire and convert 10 units at 3592 Rolison Rd into deed-restricted affordable units.</p> <p>The Hallmark House Apartments, 72 affordable units at 531 Woodside Rd, caught fire in 2013 and the project started reconstruction in 2020 after facing several setbacks. The City contributed HOME funding to this project when it was initially acquired and helped facilitate the rebuild process. The reconstruction was completed in early 2022.</p> <p>As a community benefit associated with a proposed office development at 601 Allerton, the applicant is proposing to purchase and rehabilitate 27 existing units at 450 Redwood Avenue and preserve the units for very low-income households.</p> <p>In 2021, the City developed a proposed Anti-Displacement Strategy that includes specific housing preservation policy recommendations. The Anti-Displacement Strategy is expected to be approved by City Council in 2022.</p> <p><i>Continued Appropriateness:</i> Partnerships with non-profit provides support the City’s efforts in maintaining a safe and health housing stock. This program will be continued in the updated Housing Element and modified to reflect the City’s recently implemented Anti-Displacement Strategy.</p>
<p><b>Program H-22: Consult with Public Agencies.</b></p> <ul style="list-style-type: none"> <li>▪ Support regional efforts to address housing issues, including the 21 Elements group and participate in countywide housing studies.</li> <li>▪ Continue to participate in regional studies and consider policies or programs to address the</li> </ul>	<p>The City has continued to consult with various local and regional agencies in developing studies, policies, and programs that support housing, such as the Grand Nexus Study, San Mateo County Regional Assessment of Fair Housing, and Housing Element updates.</p>

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
<p>displacement of lower income residents due to new development.</p> <ul style="list-style-type: none"> <li>▪ Support the San Mateo County Housing Authority’s outreach efforts to property owners related to acceptance of Housing Choice Vouchers.</li> <li>▪ Consult with C/CAG regarding the upcoming San Carlos Airport Land Use Compatibility Plan update to ensure that revisions do not pose constraints on housing development in Redwood City.</li> </ul>	<p><i>Continued Appropriateness:</i> This program is continued in the updated Housing Element.</p>

### Quantified Objectives

Table H-6.2 summarizes Redwood City’s quantified objectives for the 2015-2022 Housing Element planning period and the progress the City has made, including progress meeting the City’s fifth cycle RHNA. Through 2020, although total construction exceeded the full RHNA allocation, this was largely due to the development of above-moderate units. Only 40 percent of very low-income units, 68 percent of low-income units, and no moderate-income units were built (with Certificate of Occupancy issued) during this period.

The City made significant progress in providing assistance to low income homeowners and renters make health, safety and accessibility modifications to their homes. From July 2014 through June 2021, 111 households received rehabilitation assistance and 61 households had received accessibility modifications. Additionally, the City contributed funding to support the rehabilitation of seven affordable housing projects totaling 261 units. The conservation goal was to preserve one existing affordable housing projects with 58 units that was at risk of converting to market rate (Redwood City Commons had a deed restriction expiration date in 2016). Redwood City Commons was preserved as affordable housing, with a new deed restriction in place through 2026.

In addition, the City contributed funding to preserve and convert three privately-owned properties (72 units total) into deed-restricted affordable housing. San Mateo County also purchased a hotel using State Homekey funds, which was converted into 95 affordable units for seniors who are homeless or at-risk of homelessness. Lastly, Stanford University voluntarily deed-restricted 35 units at the Cardinal Apartments (1 Franklin St).

Table H6-2: Summary of 2015-2022 Housing Element Quantified Objectives

Objectives	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
<b>Construction Objectives (RHNA)</b>						
Goal		706	429	502	1,152	2,789
Progress (through 2020)		287	291	--	2,357	2,935
<b>Rehabilitation Objectives</b>						
Single Family Goal		142	98	--	--	240
Progress		105	6			111
Multi-Family Rehab Goal		328	72	--	--	400
Progress		255		5		261
Accessibility Modifications Goal		114	46	--	--	160
Progress		58	3			61
<b>At-Risk Housing Units to Preserve</b>						
Goal			58	--	--	58
Progress			58	--	--	58

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