



# Our Community: Housing and our future



**Community Conversation**  
May 22, 2018

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# Introductions and Welcome

Meeting co-convened by Housing and Human Concerns Committee, City and co-hosts



Redwood City Library  
**FOUNDATION**



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# Home for All

A community collaborative addressing the housing challenge in San Mateo County

- Educating
- Innovating
- Convening



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# Meeting Goals

- Broaden shared understanding of community input about housing
- Review short-term community-based housing programs and actions
- Discuss mid-term and long term options for City's affordable housing fees

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# Building on Housing Conversations

**Summer 2016**

HHCC hosts community conversations about housing



**April 11, 2018**

Bilingual community conversation at Downtown Library

**April 7, 2018**

Spanish language conversation at Casa Círculo Cultural





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# Gathering Community Input

- Pop-up meetings in May and June
- Online survey:
- [www.redwoodcity.org/housingsurvey](http://www.redwoodcity.org/housingsurvey)
- [www.redwoodcity.org/encuestadevivienda](http://www.redwoodcity.org/encuestadevivienda)



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# Meeting Housekeeping Items

- Supper
- Translation headsets
- Activities for children
- Restrooms
- Information tables

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# Agenda

- Goal: Shared Understanding
- What is the Redwood City community saying about housing?
  - **Discussion #1**
- How can we help address needs for affordable housing?  
Short-term? Mid-term and long term?
  - **Discussion #2**
- Next steps: keeping the conversation going



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# Conversation Guidelines

- Speak from your own experience
- Listen to understand each other
- Respect differences; be curious
- Let everyone participate
- Your questions are valuable

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# Think/Pair/Share – Take :90 each

Living and/or working in Redwood City...

- What are your hopes for the future of Redwood City?

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# How is housing affecting our community?

- Increasingly hard to afford rent, even for those who are working full time and have a job that pays well
- The high cost of living is breaking families apart, forcing people to move away from RWC





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# How is housing affecting our community?

- Housing affects all residents, not just renters
- Lack of housing security can lead to “adversarial relationships” between landlords and tenants



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# Defining Affordable Housing

- As a general practice, a home is considered “affordable” if it costs no more than **30 percent** of a household’s monthly income.
- In the Bay Area more than **43 percent** of all households are currently paying more than 30% of their monthly income on housing costs.

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# Affordability Levels

- The government uses a calculation called the **Area Median Income (AMI)** to set different levels of housing affordability.
- It is based on the “middle income” for a given region
- Affordability levels you might hear about include
  - **Moderate income**
  - **Low income**
  - **Very low income**
  - **Extremely low income**



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# Themes from the Community Conversations

- Increase Housing Security
- More affordable housing options for all ages
- Diversity and connections that make RWC great
- Support local businesses and economic sustainability
- Comprehensive solutions that also address related issues such as transportation

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# Table Discussion #1

- How do these community themes compare to your experience with housing?
- What's missing?
- Other thoughts to add?



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# How Redwood City government is supporting housing security for all

- Short-term: Programs and new policies to help keep people in their homes
- Mid-Term:
  - Funding sources and incentives to create new affordable housing
  - Preserving existing affordable housing
- Long-Term: Increasing the overall supply of housing

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# Short-Term Options

- Emergency Housing Assistance and Related Social Services:
  - Fair Oaks Community Center
  - Homelessness prevention/Financial Assistance
  - Legal assistance
  - Home sharing
  - Food Assistance
- Free Home Repairs

# New programs to support renters

- Minimum lease terms
- Relocation assistance

## New rules to support renters



### MINIMUM LEASE TERMS

Landlords must provide at least a 12 month lease.

Rents can only be increased after the 12 month lease ends.



### RELOCATION ASSISTANCE

If a landlord evicts a renter, under certain situations, they must provide renter with money equal to 3 months rent.

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# Increasing affordable housing in Redwood City

- Changed City planning guidelines for Downtown to allow 2500 new housing units, including at least 375 affordable homes
- Funded new developments, such as 707 Bradford Street, which provides 117 new affordable rental homes
- Made it easier for homeowners to build second units



**707 Bradford Street** will feature 117 apartment homes for low-income seniors and a 8,000 sq. ft. daycare facility on the ground floor



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# Generating money to build more affordable homes

- “Impact fees” on all developments in Redwood City
- Money from taxes on short-term rentals like AirBnB
- May 21 council decision about inclusionary



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## June 25: Council decision on housing

- How to allocate affordable housing funds
  - *Your input will help define what is presented to the City Council*



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# Mid-Term Approaches

- Loans to property owners to renovate and improve existing affordable homes
- Buy housing that is about to be sold where will be tenants displaced and convert it to affordable housing
- Buy and rehabilitate existing housing to make it affordable and keep it affordable



**HIP Housing**  
**1512 Stafford St.**  
***Redwood City***



**MidPen Housing**  
**Atherton Court Apartments**  
***Rolison Road, Redwood City***

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# Long-Term Approaches

- Build new affordable housing
- Buy land for affordable housing
- Already require housing developers to pay fees to support affordable housing
- Use short-term rental hotel tax revenue to support affordable housing



City  
Center  
Plaza



707  
Bradford  
Street

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## Table Discussion #2

- Input about mid-term and long-term options for affordable housing funds
- Ideas about short-term housing needs and community



# Next steps

- Fill out the feedback form
- Take the online survey; share the survey with others
- June 12 HHCC meeting
- June 25 council meeting about allocating affordable housing fees



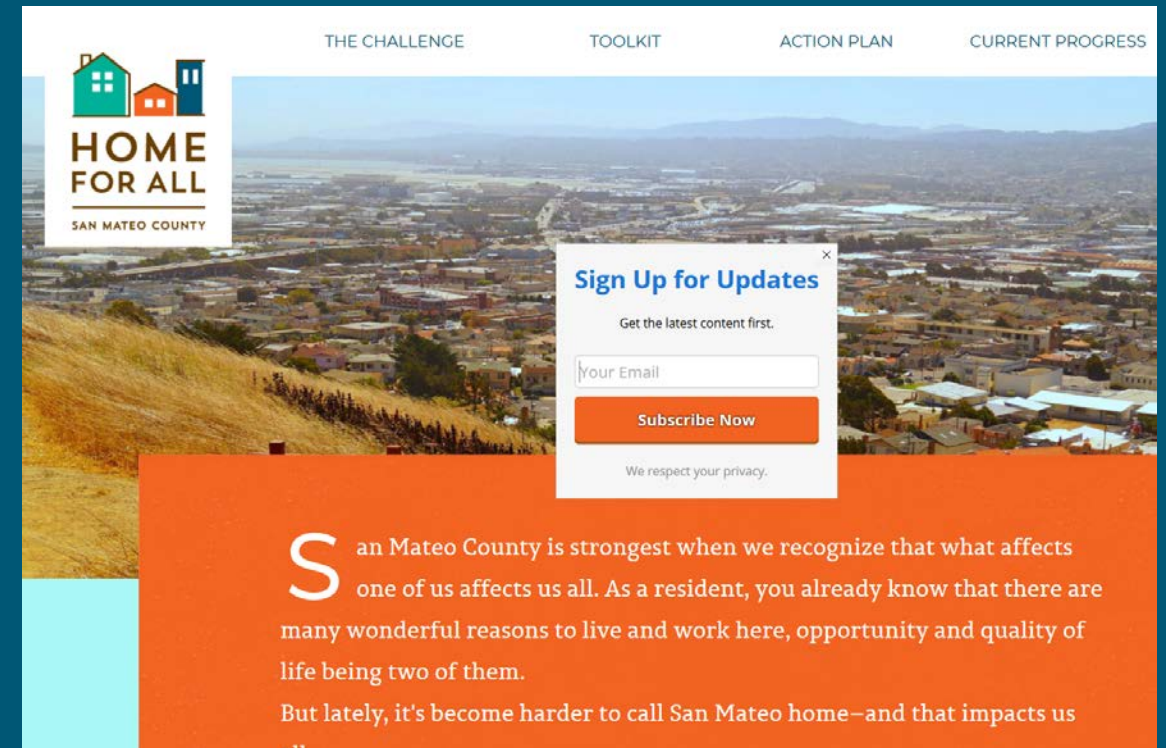
\*Visit the city's new housing website:  
[tinyurl.com/RWChousing18](https://tinyurl.com/RWChousing18)



# Thank you for coming today!



[www.redwoodcity.org](http://www.redwoodcity.org)



[www.homeforallsmc.org](http://www.homeforallsmc.org)