



# Our Community: Housing and our future



**Community Conversation**  
April 11, 2018

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# Introductions and Welcome



Redwood City Library  
**FOUNDATION**



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# Building on Housing Conversations

- Summer 2016 Housing & Human Concerns Committee community conversations about housing
- Spanish language conversation held April 7<sup>th</sup> at Casa Círculo Cultural
- *Redwood City Conversations* – engagement process reinforced housing as an important community value



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 Housekeeping Items

- Restrooms
- Supper
- Service providers
- Activities for school aged children

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# Meeting Goals

- Broaden who participates in the conversation about housing in Redwood City
- Discuss options to increase access to housing
- Connect community members with information and each other

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# Agenda

- Goal: A learning meeting
- How is the Redwood City community experiencing the issue of housing?
  - Discussion #1
- What options do we have to address our housing needs?
  - Discussion #2
- Next Steps



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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

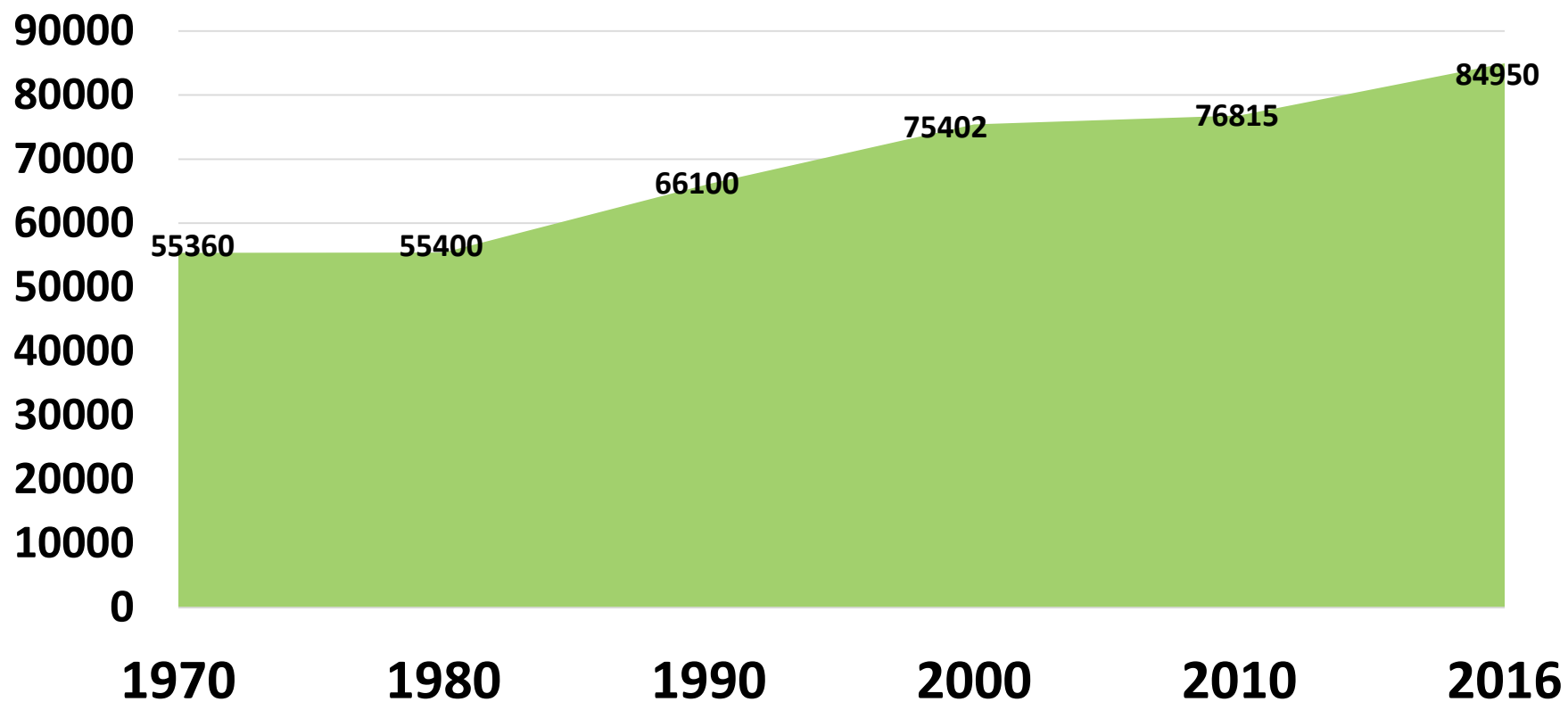
Living and/or working in Redwood City...

- What are a few things you appreciate?
- What are a few things you find challenging?



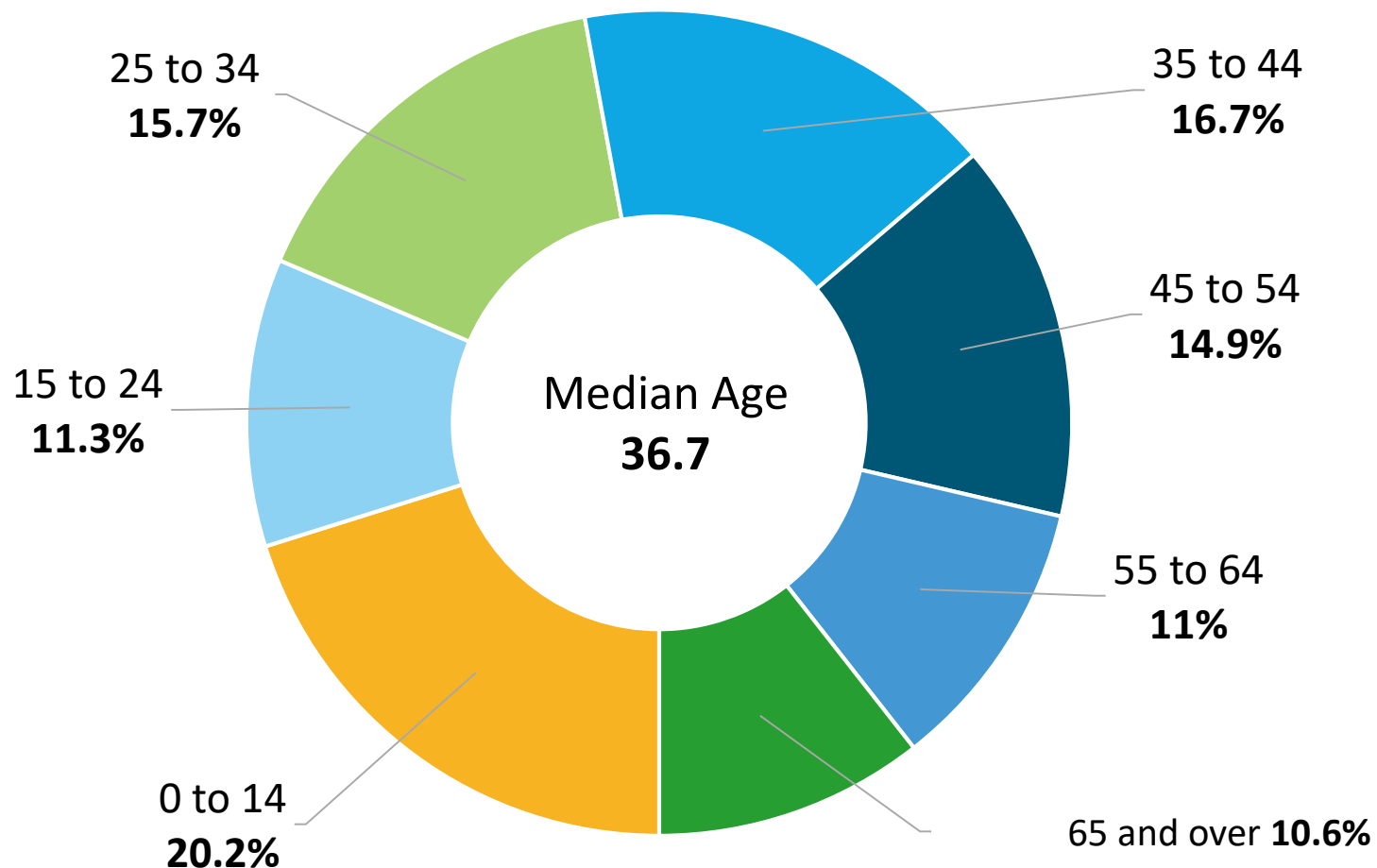
# Redwood City: Who lives here?

Total Population: 84,950 (2016)



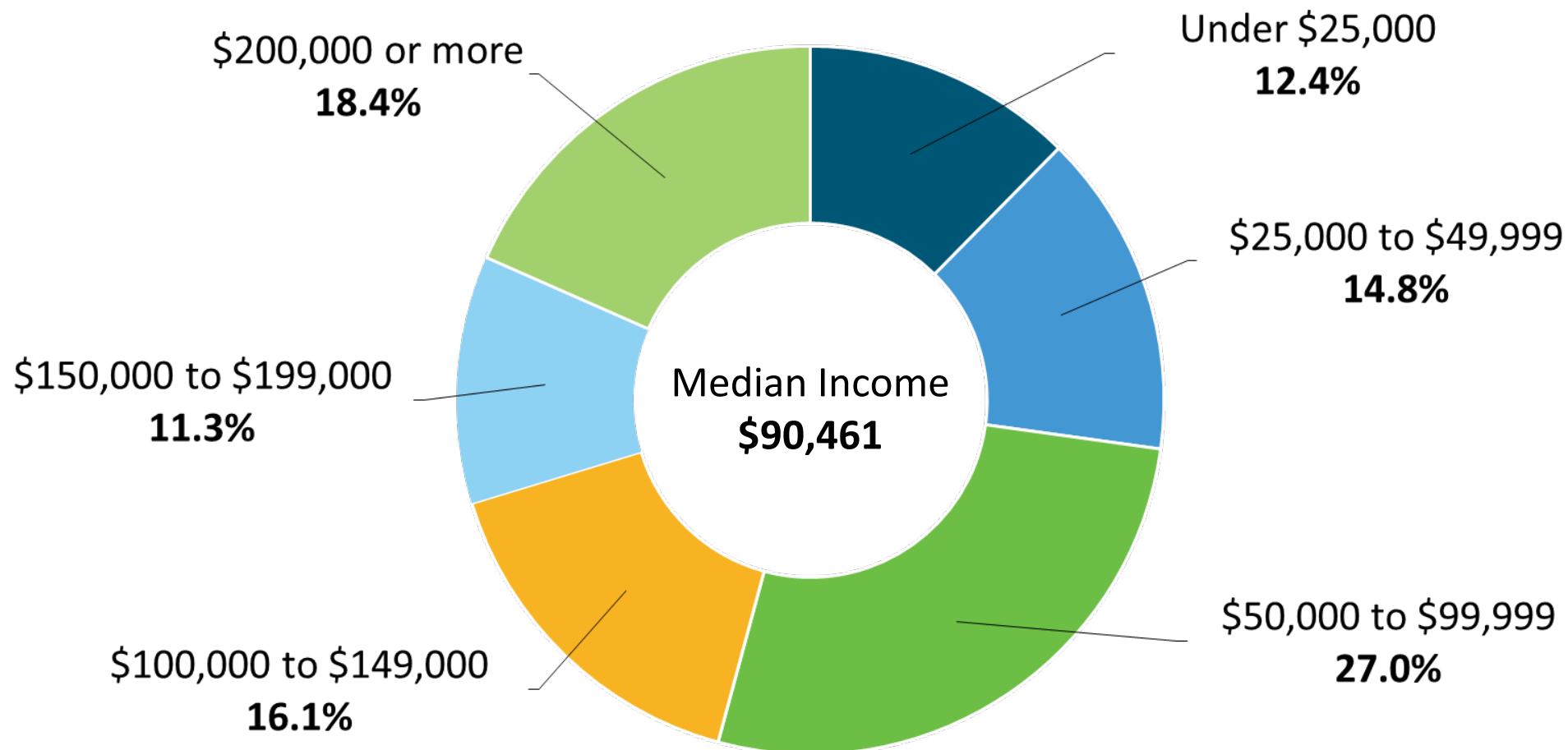


# Redwood City: Who lives here?





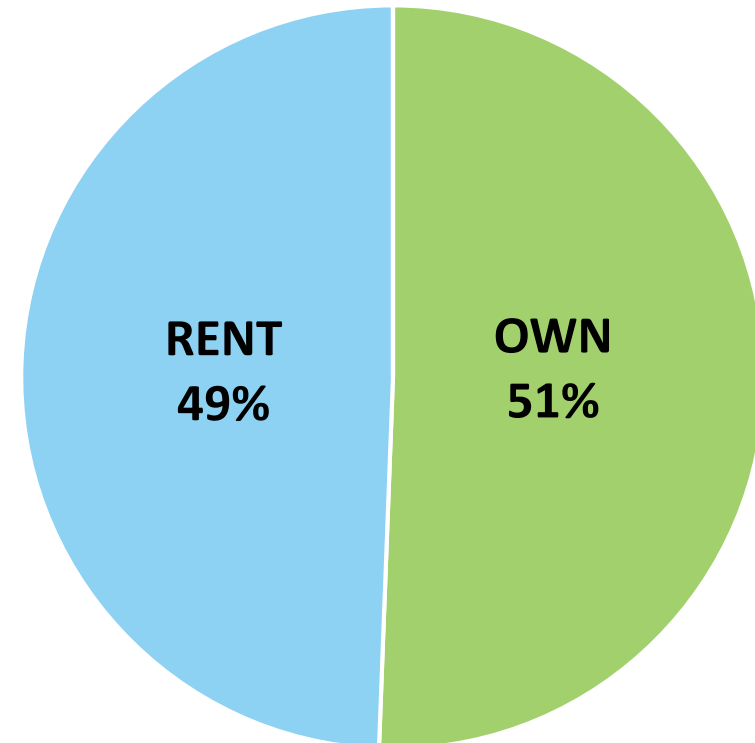
# Redwood City: Who lives here?





# Redwood City: Who lives here?

|                         |               |
|-------------------------|---------------|
| <b>TOTAL HOUSEHOLDS</b> | <b>29,498</b> |
| RENT                    | 14,557        |
| OWN                     | 14,941        |





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## Redwood City: Who lives here?

- Median Home Price  
**\$1,465,000\***
- Down Payment at 20%  
**\$293,000**
- Monthly Mortgage Payment  
at 4% **\$5,879**



\*Source: San Mateo County Association of Realtors, June 2017 Quarter Completed Sales data.



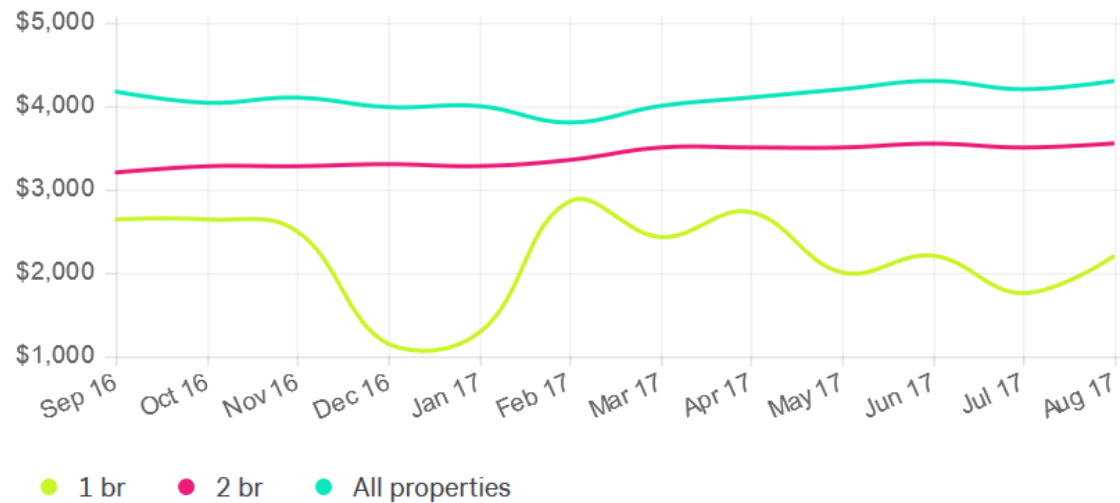
# Redwood City: Who lives here?

**Average Rent: \$2,821**  
1 Bedroom

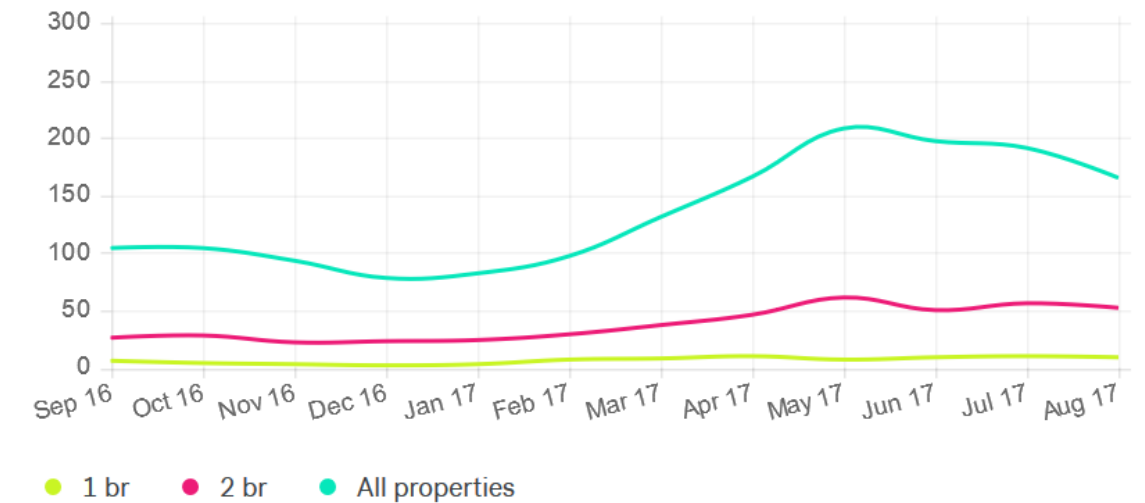
**\$3,708**  
2 Bedroom

**\$4,495**  
3 Bedroom

Median Rent



Number of Rentals





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## Redwood City: Who works here?



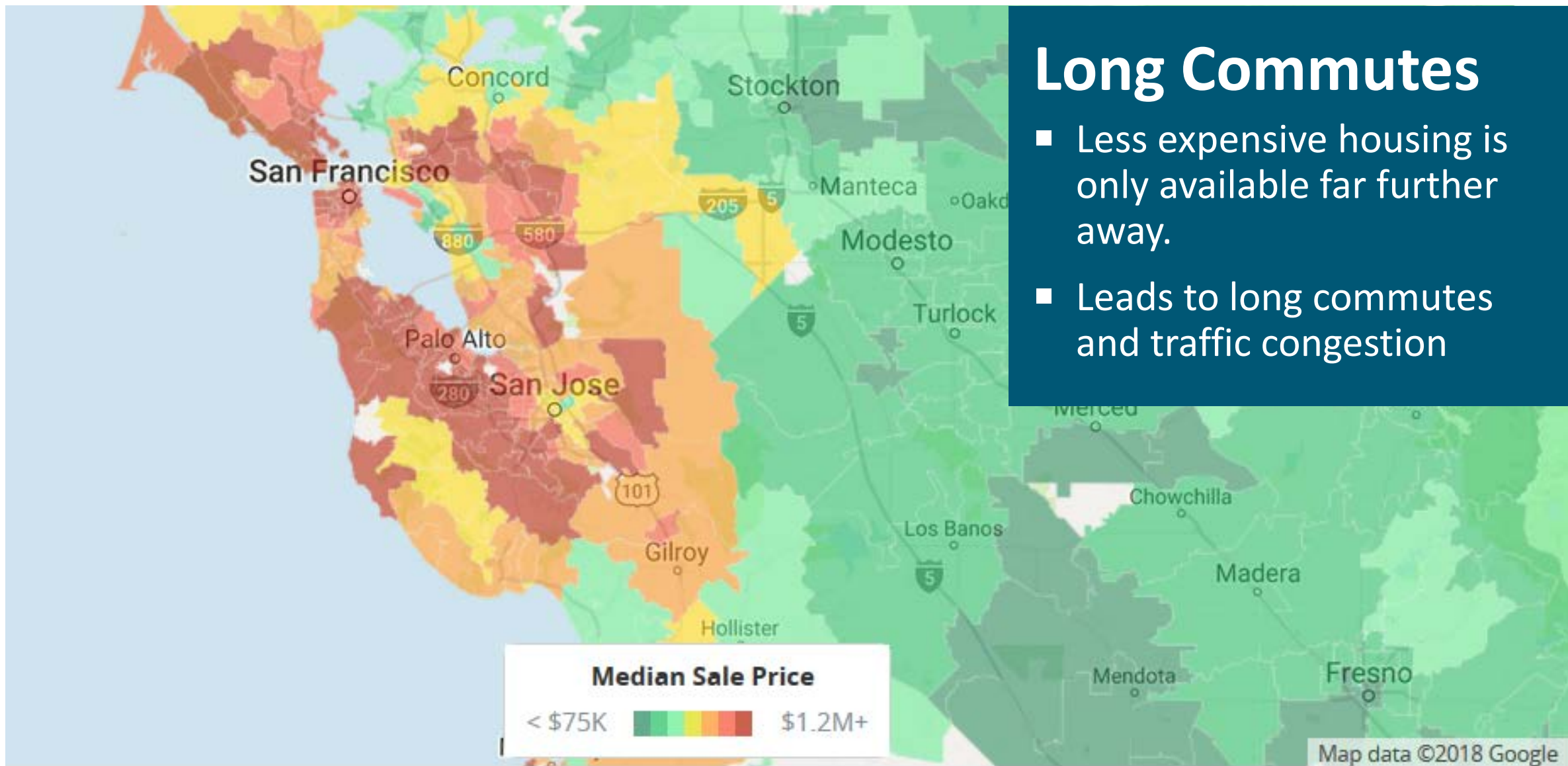
**5786 businesses**



**51,615 employees\***

Excludes County and School District employees





# Long Commutes

- Less expensive housing is only available far further away.
- Leads to long commutes and traffic congestion



# The Jobs-Housing Gap

San Mateo County Between 2010 – 2016



**79,000**  
JOBS



**4,941**  
HOUSING UNITS



# The Consequences in Our County



- Between 2011 and 2017
  - Median home price doubled
  - 2 bedroom apt. rent increased 66%
- Over 210,000 people commute into San Mateo County to work
  - That's 5 ATT Parks full of commuters
- 2017 Business poll
  - 40% of respondents may leave the Bay Area within the next few years

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# Table Discussion #1

- How do housing issues affect you and the people you know in Redwood City?
- What are your hopes for the future of our community?



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# Options that communities use to address housing needs

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# Homes Near Public Transportation

- High density housing often combined with commercial space located within ½ mile of high-capacity public transit such as BART or Caltrain



201 Marshall



299 Franklin

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# Employee Housing

- Employers build housing for their employees, close to where they work, on land they own or acquire

San Mateo  
County  
Community  
College District



College Vista, San Mateo



Canada Vista, Redwood City

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# Buildings with all affordable homes



**City Center Plaza**



**707 Bradford Street**



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# Preserving existing affordable homes



**HIP Housing**  
**1512 Stafford Street**  
*Redwood City*



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

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# Accessory Dwelling Units/ADUs

- Small living units that share a lot with a single family home
- Can be attached to the main house, a converted garage, or a stand-alone building
- Must have a kitchen, bathroom, and place for sleeping





Second Unit  
Resources  
Center

WHY

HOW ▼

CALCULATOR

LIBRARY



**S** econd units, backyard cottages, garage apartments, ADUs, or granny flats – no matter what you call them, it's now easier than ever to build them in San Mateo County.

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

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# Shared Housing

- HIP Housing matches people who have space in their home with people needing an affordable place to live



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# How Redwood City government is supporting housing security for all

- Supporting programs and new policies to ensure housing sustainability
- Creating new funding sources and incentives to produce affordable housing
- Increasing the overall supply of housing, particularly preserving existing affordable housing

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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 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

- Require housing developers to pay fees to support affordable housing
- Money from taxes on short-term rentals like AirBnB



# 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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# Preserving & improving existing affordable housing

- Provided money to preserve 87 affordable homes
- Offering property improvement loans for existing affordable housing
- Support for housing programs legal assistance, home sharing and more

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# What else is being considered?

- Require all new housing developments in Redwood City to include some affordable units or to pay fees that go toward affordable housing (*May 21 City Council meeting*)
- Develop guidelines for how to use the City's affordable housing funds (*May 22nd community conversation and June 25 City Council meeting*)



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## Table Discussion #2

- Based on what you've heard so far, which housing options sound like good ideas?
- What concerns do you have?
- Do you have other ideas or suggestions?



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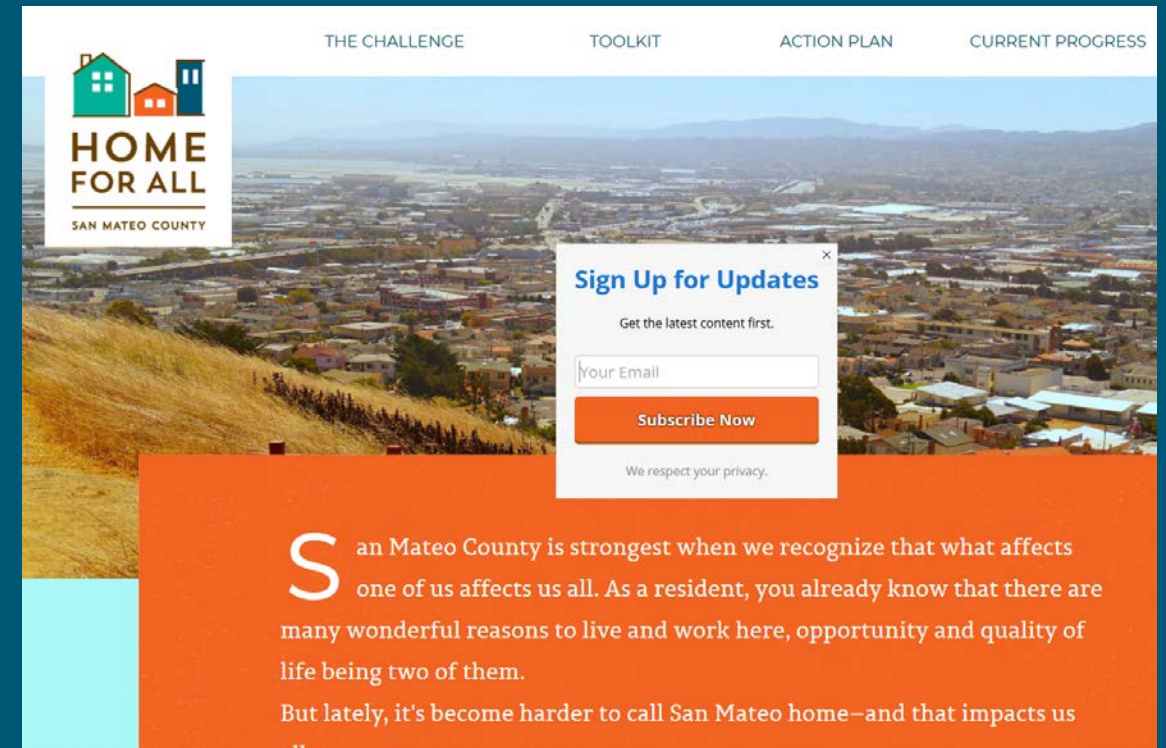
## Next steps

- Fill out the feedback form
- Get your name on the list:
  - Summary report from today's meeting will be sent out by the end of the month
  - Online survey coming in a few weeks
- Help us spread the word to others

# Thank you for coming today!



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



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