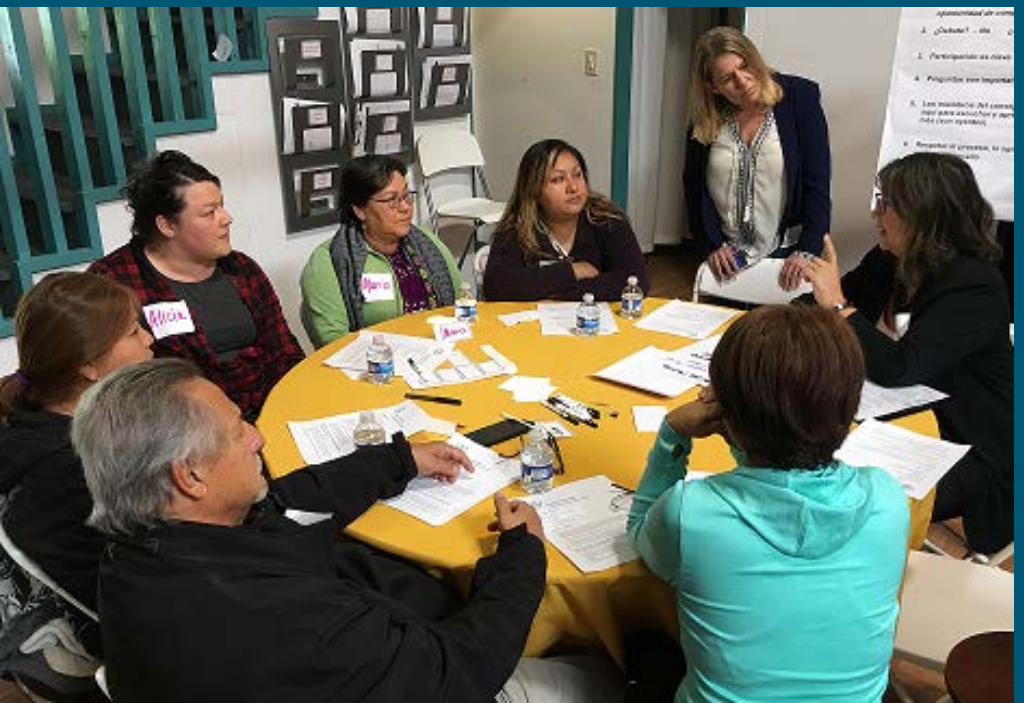


Our Community: Housing and our future



Community Conversation

April 11, 2018

Introductions and Welcome

Building on Housing Conversations

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

Redwood City California Founded 1867

HOME FOR ALL SAN MATEO COUNTY

Redwood City Library FOUNDATION

REDWOOD CITY 2020 A healthy community partnership

Home for All

A community collaborative addressing the housing challenge in San Mateo County

- Educating
- Innovating
- Convening

Meeting Housekeeping Items

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

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

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



Conversation Guidelines

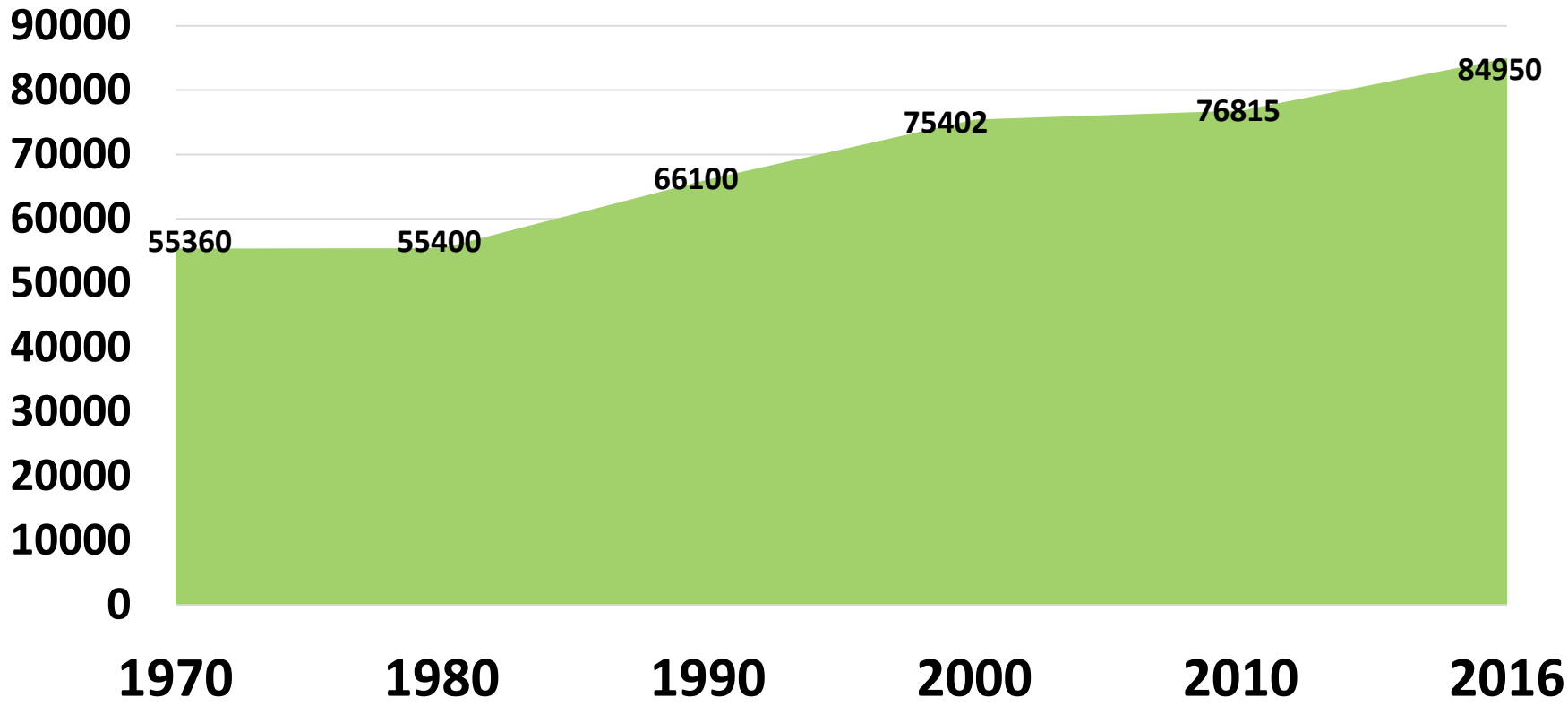
- Speak from your own experience
- Listen to understand each other
- Respect differences; be curious
- Let everyone participate
- Your questions are valuable

Think/Pair/Share – Take :90 each

Living and/or working in Redwood City…

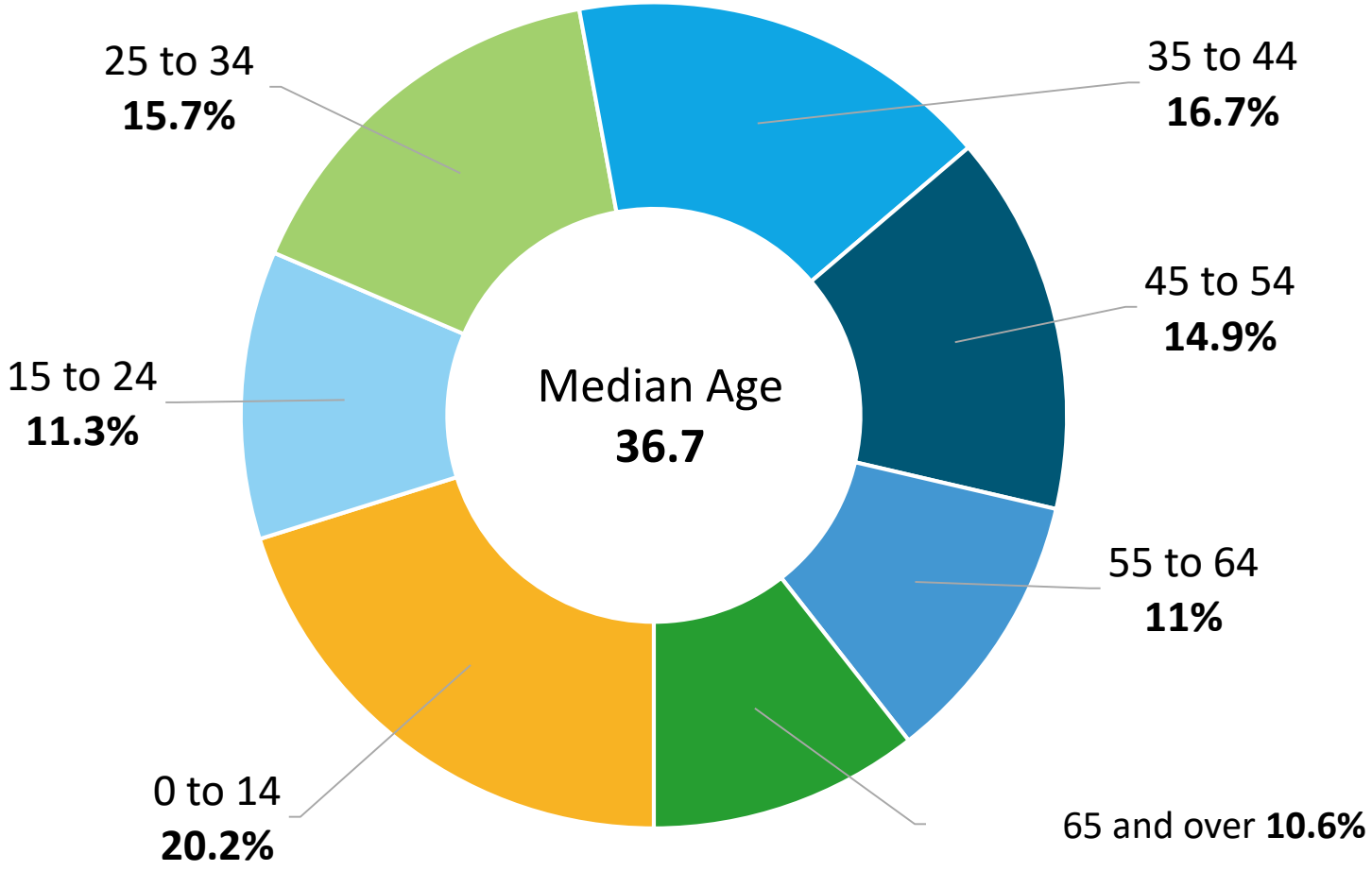
- What are a few things you appreciate?
- What are a few things you find challenging?

Redwood City: Who lives here?



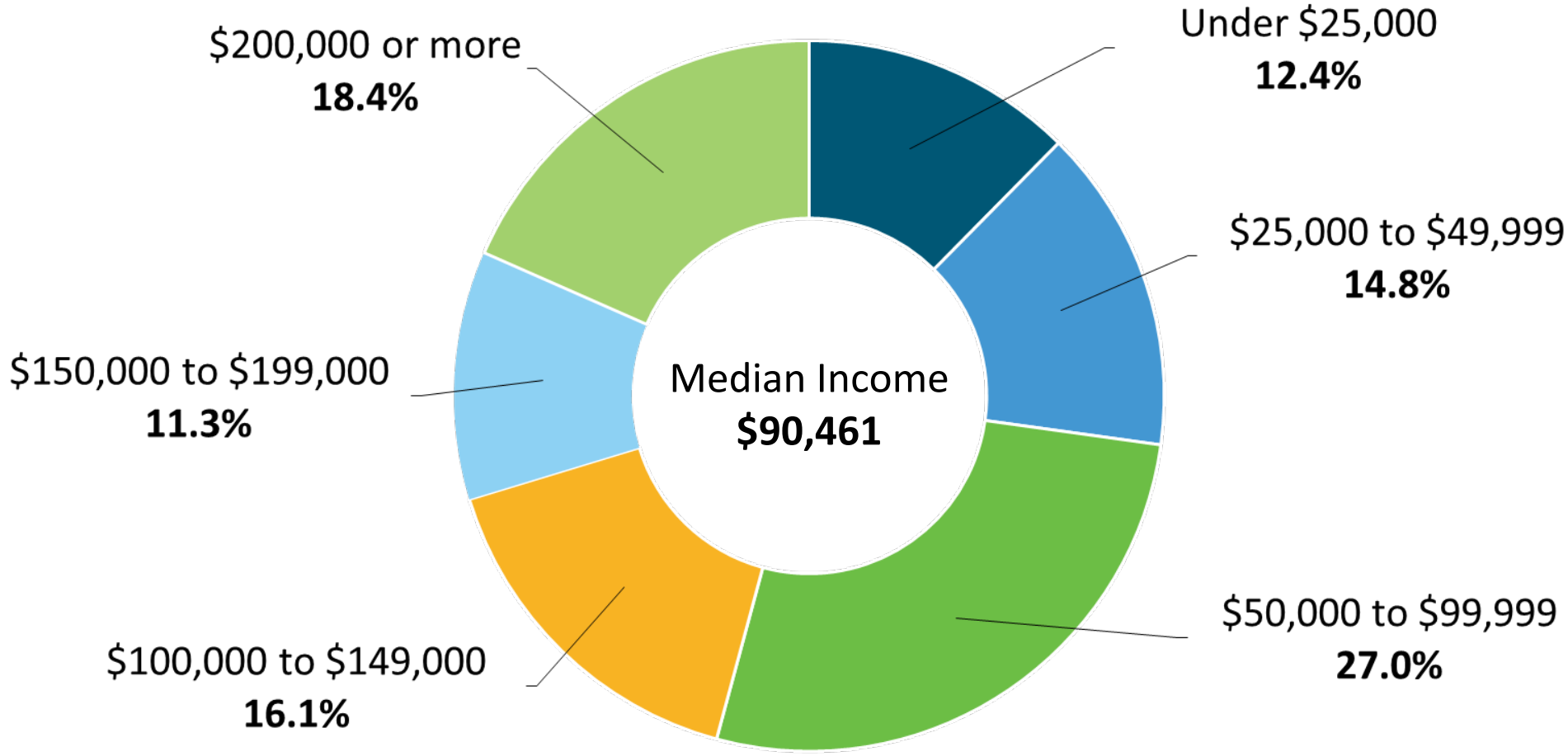
Source: 2016 American Community Survey

Redwood City: Who lives here?



Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

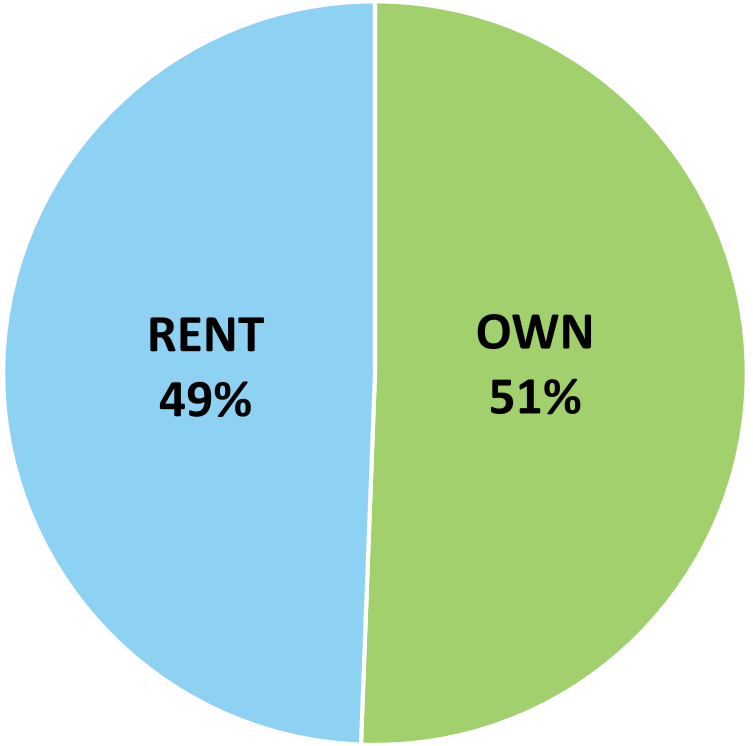
Redwood City: Who lives here?



Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Redwood City: Who lives here?

TOTAL HOUSEHOLDS	29,498
RENT	14,557
OWN	14,941



Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Redwood City: Who lives here?

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



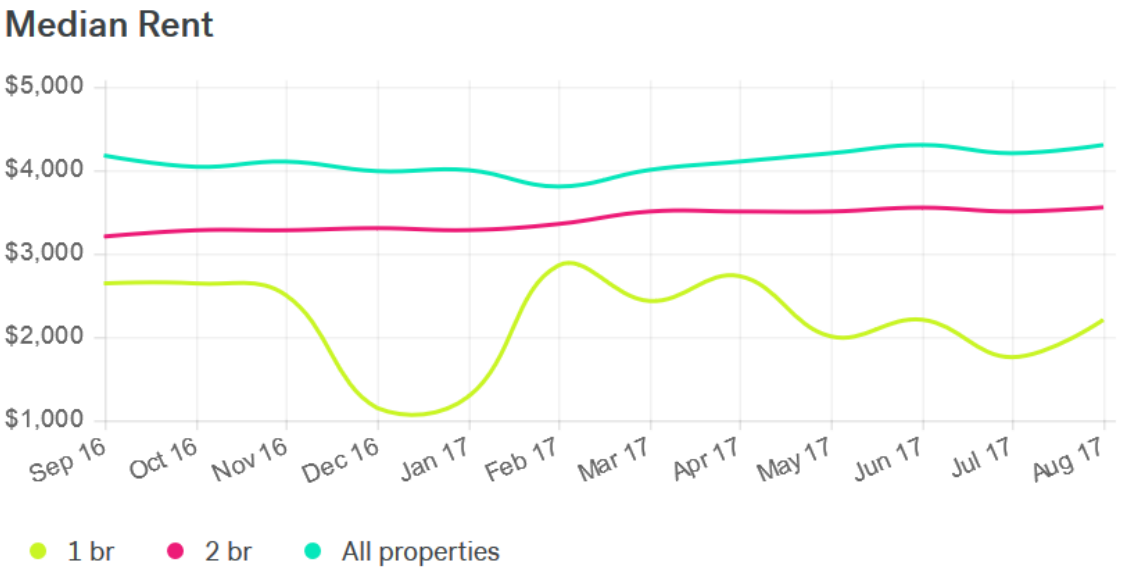


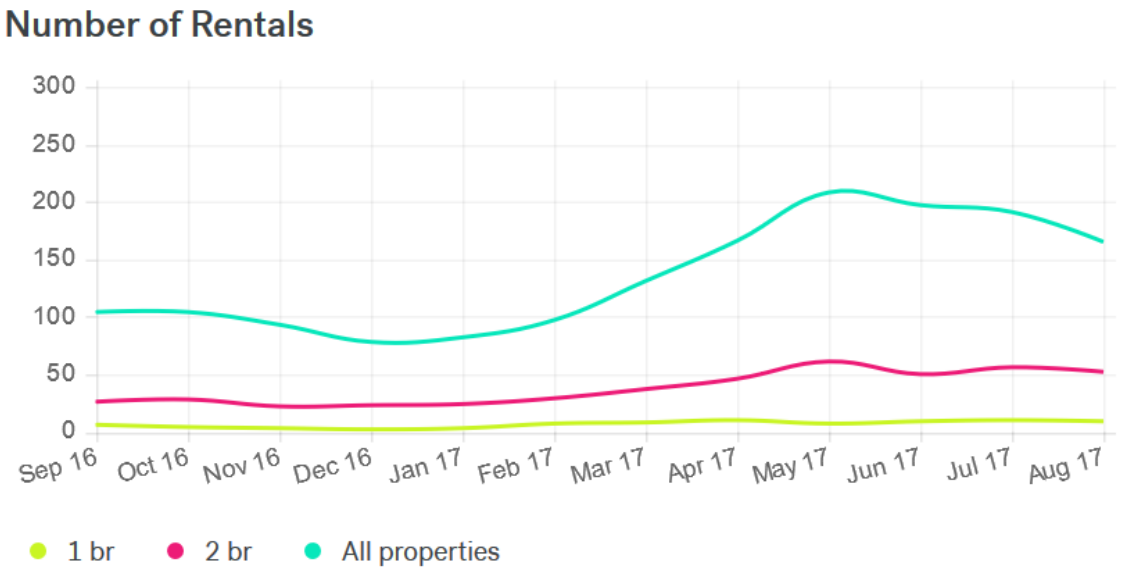
*Source: San Mateo County Association of Realtors, June 2017 Quarter Completed Sales data.

Redwood City: Who lives here?

Average Rent:

$2,821	$3,708	$4,495
1 Bedroom	2 Bedroom	3 Bedroom





Source: Trulia

Redwood City: Who works here?



5786 businesses

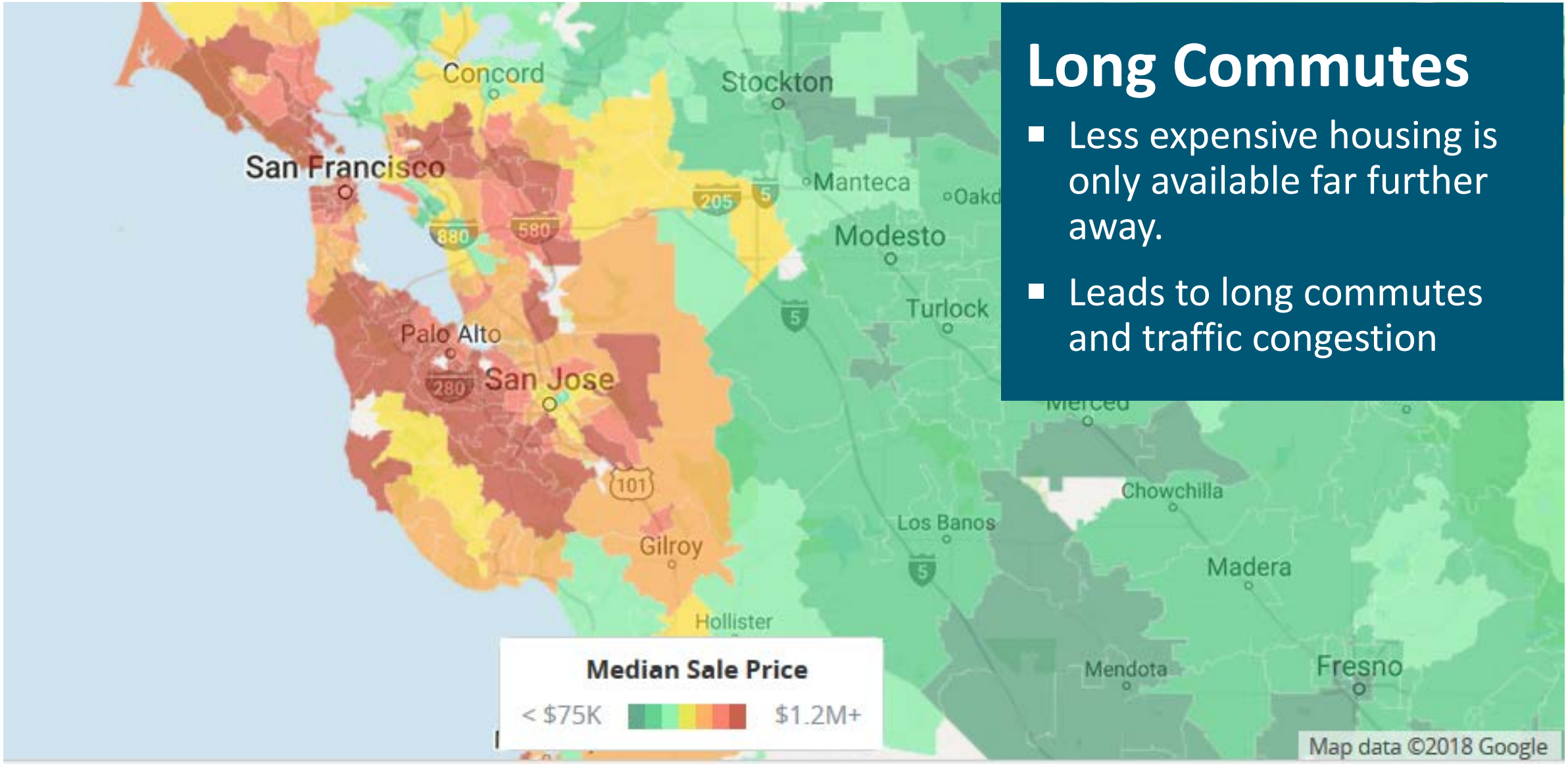


51,615 employees*

Excludes County and School District employees

Long Commutes

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



Source: Truila

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

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?



Options that communities use to address housing needs

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

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

Buildings with all affordable homes



City Center Plaza



707 Bradford Street

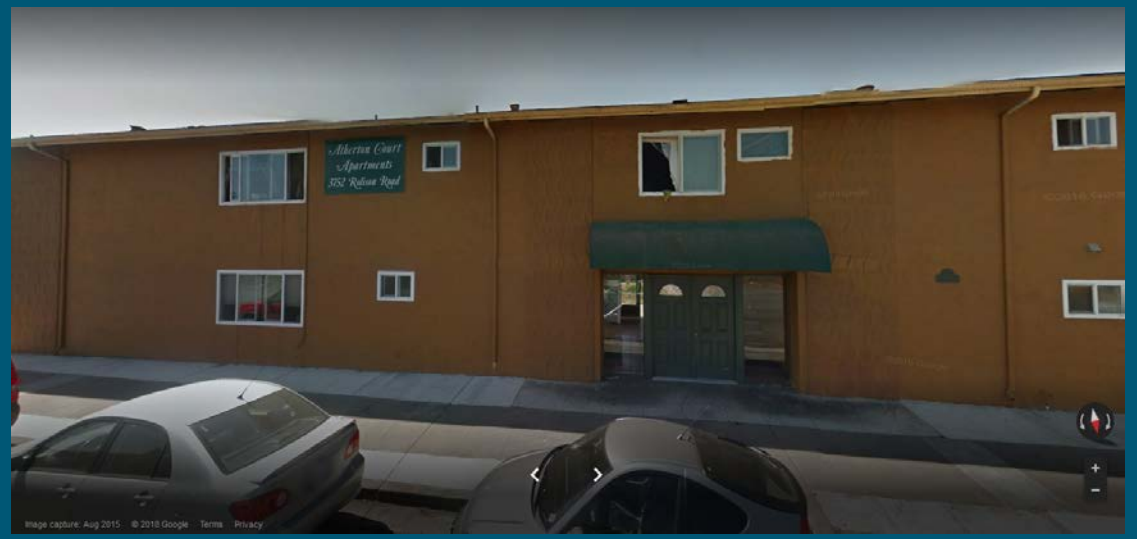
Preserving existing affordable homes



HIP Housing

1512 Stafford Street

Redwood City



MidPen Housing

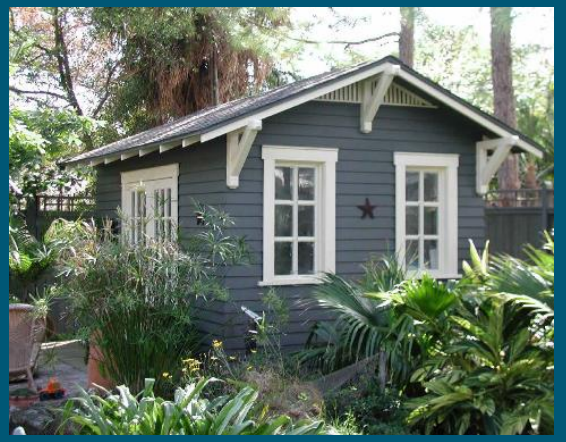
Atherton Court Apartments

Rolison Road, Redwood City

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







HOME FOR ALL
SAN MATEO COUNTY

21 Elements

Second Unit Resources Center

WHY HOW CALCULATOR LIBRARY



Second 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/

Shared Housing

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





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

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 8,0000 sq. ft. daycare facility on the ground floor*

Generating money to build more affordable homes

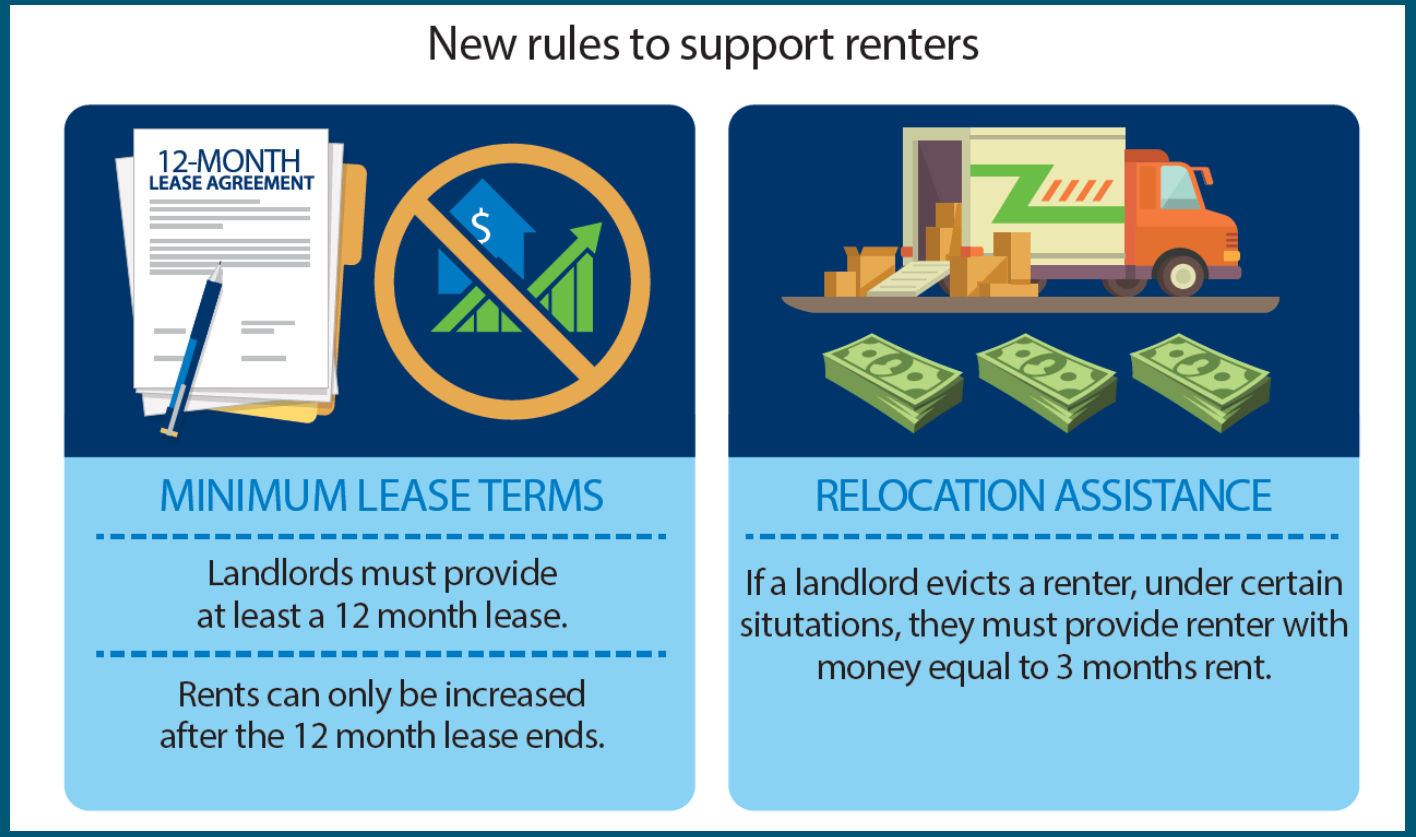
- Require housing developers to pay fees to support affordable housing

- Money from taxes on short-term rentals like AirBnB



New programs to support renters

- Minimum lease terms
- Relocation assistance



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

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)*



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?



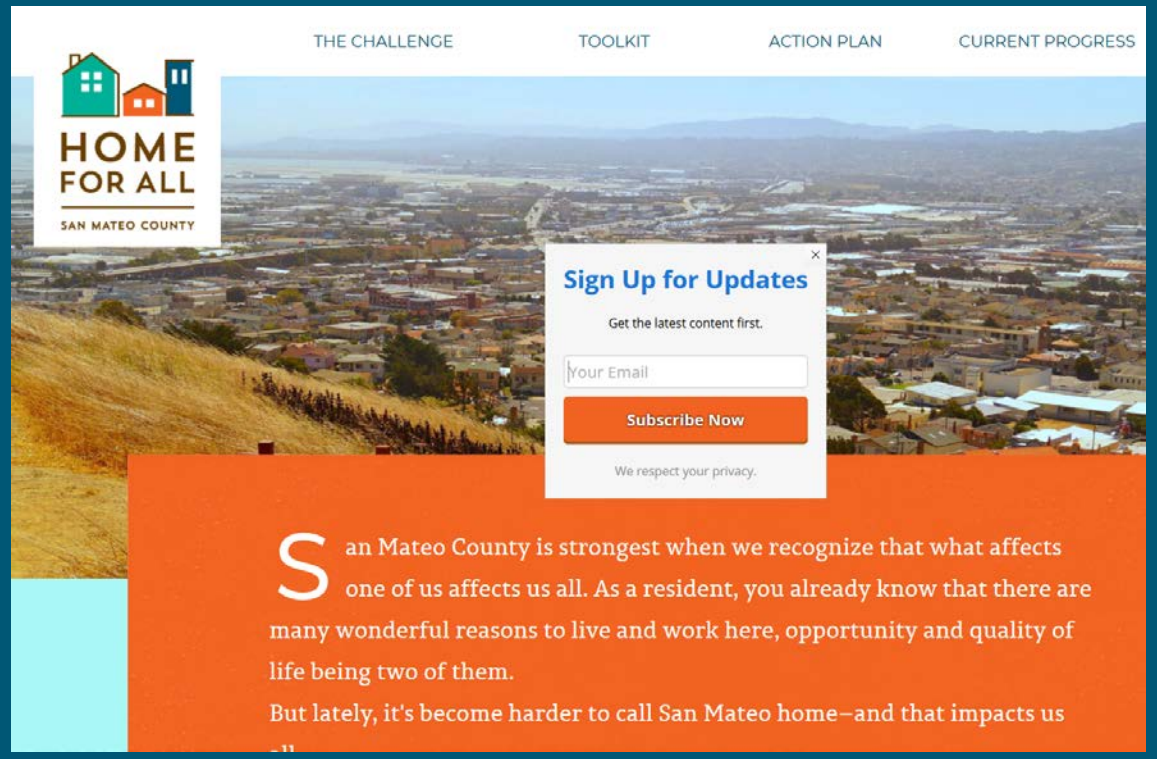
Next steps

- 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



www.homeforallsmc.org