2023-2031 Housing Element
City of Redwood City

HCD Review Draft - v2
October 2022

Table of Contents

Executive Summary **H-1**

Housing Plan **H-17**

Technical Background Report:

Needs Assessment H1-1
- Population and Employment Trends H1-1
- Household Characteristics H1-5
- Housing Stock Characteristics H1-7
- Special Housing Needs H1-10
- Energy Conservation Opportunities H1-18
- At-Risk Housing Analysis H1-19
- Projected Housing Need H1-27

Constraints on Housing Development H2-1
- Non-Governmental Constraints H2-1
- Governmental Constraints H2-5

Housing Resources H3-1
- Availability of Sites for Housing to Meet the RHNA H3-1
- Administrative and Financial Resources H3-51

Fair Housing Assessment H4-1
- Executive Summary H4-1
  - History of Segregation in the Region H4-2
  - Primary Findings H4-3
  - Contributing Factors and Fair Housing Action Plan H4-7
- Section I. Fair Housing Enforcement and Outreach Capacity H4-12
- Section II. Integration and Segregation H4-18
- Section III. Access to Opportunity H4-30
- Section IV. Disparate Housing Needs H4-45

Public Engagement H5-1
- Anti-Displacement Strategy Engagement H5-1
- 21 Elements/ Let's Talk Housing H5-1
- Housing Element-Focused Engagement H5-2

Housing Element Previous Accomplishments H6-1
- Quantified Objectives H6-13

Appendices:
- Appendix A: San Mateo County Fair Housing Survey
- Appendix B: Disparate Access to Educational Opportunities

This page intentionally left blank.

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.

DRAFT

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

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.

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

DRAFT

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. Overcrowding is also more likely to affect Hispanic/Latinx and residents that identify as "other race" or multiple races (combined these two groups comprise 59 percent of overcrowded households but only 42 percent of the total population in the City). 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%
Total		**4,588**	**100%**

State law requires the City to plan for 100 percent of RHNA goals. However, targeting 150 percent of RHNA ~~makes~~helps make Redwood City eligible for a "pro-housing" designation, which would allow the City to ~~compete~~be more competitive for ~~a new selection of~~certain State 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~~ 882 homes.

To meet the RHNA target, the City is implementing different categories of strategies that include approved but not yet ~~constructed~~ approved projects, proposed projects, potential sites, and rezoning actions to increase middle housing 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~~2,078 **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~~four or more unit apartments 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.

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.~~

DRAFT

Table ~~H-2~~H3-16: Comparison of Credits, Sites, and RHNA

Project	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
RHNA	*1,115*	*643*	*789*	*2,041*	*4,588*
RHNA Credits					
Approved Projects	126	223	~~53~~52	1,005	1,406
Sites Inventory					
Proposed Projects	~~292~~258	~~346~~477	~~129~~131	~~1,203~~1212	~~1,970~~2,078
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~~1	~~3~~0	~~7~~3	~~--~~0	~~13~~4
Mixed Use Sites	~~1,257~~539	~~725~~248	~~929~~632	~~--~~309	~~2,911~~1,728
Downtown Precise Plan Sites	219	126	~~156~~155	--	~~501~~500
Subtotal Sites Inventory	*1,~~923~~169*	*1,~~352~~003*	*1,~~763~~463*	*1,~~644~~962*	*~~6,682~~ 5,597*
Total	**~~2,049~~1,295**	**1,~~575~~226**	**1,~~815~~515**	**2,~~649~~967**	**~~8,088~~7,003**
Surplus RHNA Sites	**~~934~~180**	**~~932~~583**	**~~1,026~~726**	**~~608~~926**	**~~3,500~~2,415**
				% Surplus	**53%**

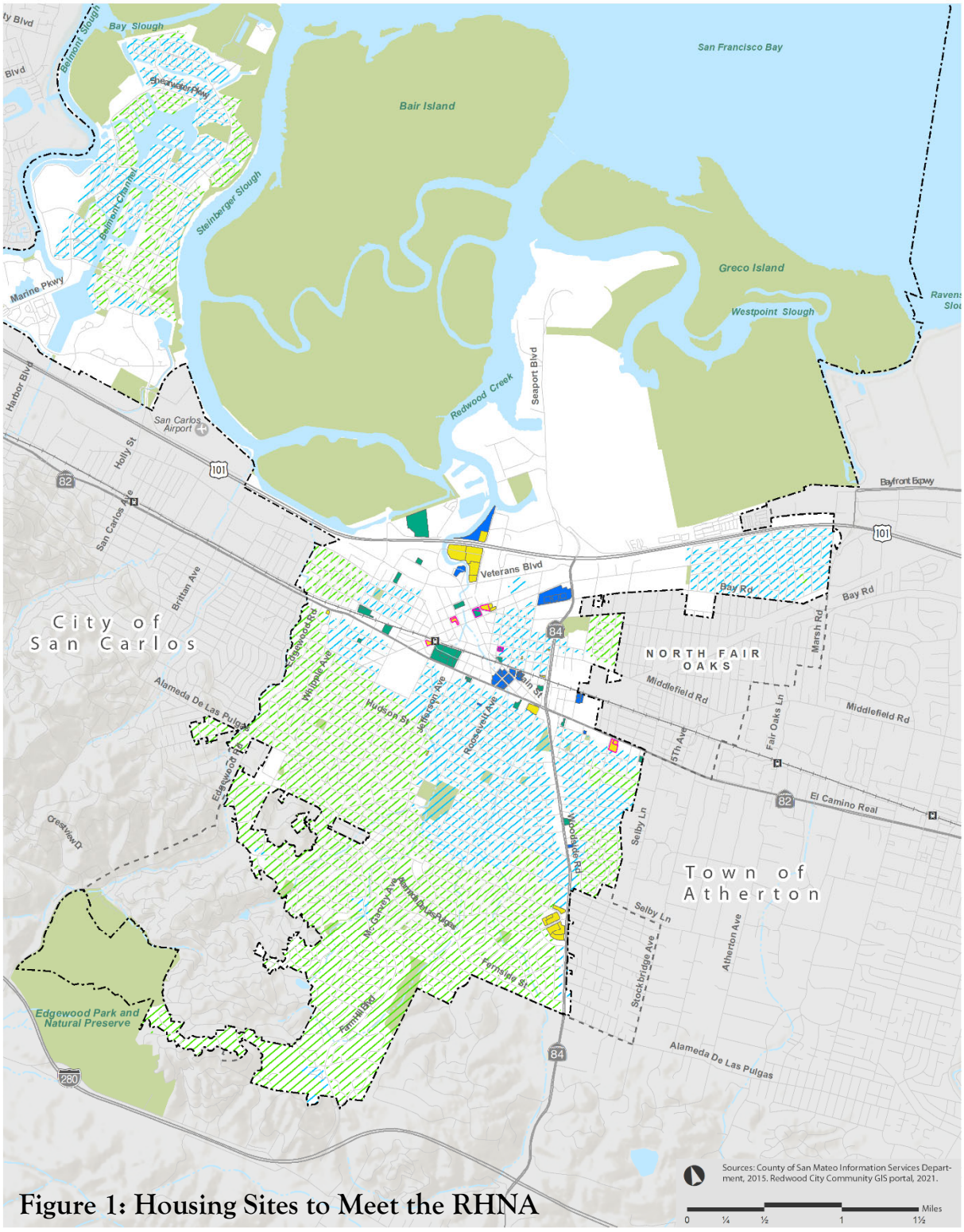


Figure 1: Housing Sites to Meet the RHNA

RHNA Credits
- Approved Projects

Projected ADU and SB 9 Units

Projected Missing Middle and ADU Units

Sites Inventory
- Site Subject to AB 1397
- Opportunity Sites
- Proposed Projects

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

MIG

Planning for a target of 150 percent ensures that the City meets its RHNA and housing policy goals. With sites identified to meet the RHNA, the City shows capacity for 153 percent of the RHNA (Table H3-16). 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.

Additional Housing Capacity

~~The~~ Additional rezoning actions the City will take, along with the existing zoning capacity, provide the flexibility for even more housing to be built. In particular, the City has identified two major initiatives to further encourage housing options in the community: (1) a planned rezoning effort to increase development capacity within mixed-use zoning districts and (2) a planned rezoning effort to remove the Commercial Office zoning district and replace it with Mixed Use Corridor, to allow residential on 57 parcels that did not previously allow housing. With the planned rezoning effort, the City exceeds the target 150% RHNA (achieving 166%).

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~~Ten 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. The Housing Element was revised in response to comments from the California Department of Housing and Community Development (HCD). The revised draft was made available for a 15-day public review period on September 9, 2022. 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~~ Creating a working target of 150 percent of the initial RHNA goal of 4,588, for a total of 6,882 homes.
  - Propose amendments to r~~R~~ezone~~ing~~ commercial areas to Mixed Use Corridor zoning district,
  - Increasing densities and building heights in existing Mixed Use zoning districts and ~~removing residential cap in~~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~~Implementing the ~~proposed~~adopted 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 beyond SB 9 requirements.

- **Streamline Review** by~~:~~
  - Creating objective design standards for residential projects, and
  - ~~Exploring~~ Identifying methods ~~of~~ to shorten~~ing~~ 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~~Implementing ~~the proposed~~adopted 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~~ Studying 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~~Completing an analysis of parking innovations, reducing parking requirements for residential projects~~, particularly those~~ unbundling of

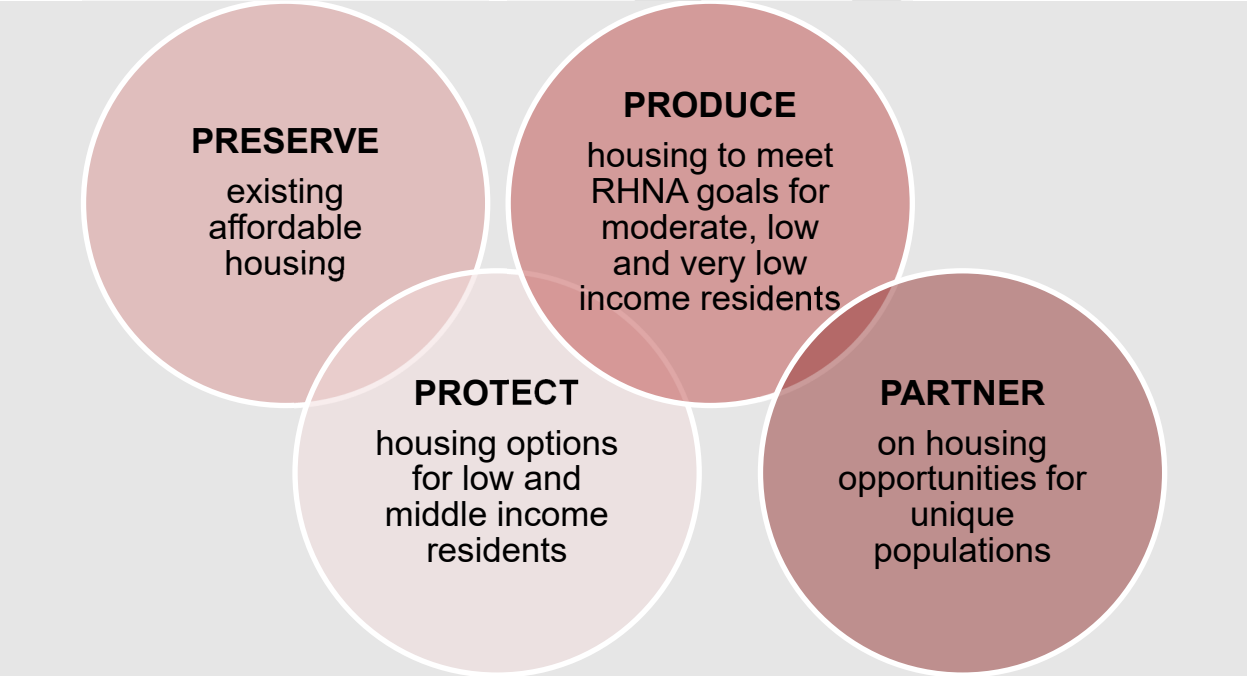
parking, and eliminating minimum parking near high frequency transit ~~and retail services,~~

- Allowing in-lieu fees for undergrounding utilities associated with residential projects, and
- Encouraging innovation in construction technology such as mass timber, modular and prefabricated ~~building~~buildings.

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~~2031 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~~882 homes.
  - ~~Considering~~ Propose ordinance amendments to r~~R~~ezone~~ing~~ 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~~Implementing the ~~proposed~~adopted 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 beyond SB 9 requirements.
- **Streamline Review** by
  - Creating objective design standards for residential projects, and
  - ~~Exploring~~ Identifying methods ~~of~~ to shorten~~ing~~ permitting times.
- **Supporting Extremely Low Income (ELI) Housing** by
  - Encourag~~e~~ing 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~~Implementing the ~~proposed~~adopted 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
  - Prioritiz~~e~~ing a portion of affordable housing funds to assist in the development of housing affordable to extremely low-income households; and
  - Updat~~e~~ing the Nexus Study, with considerations for incentivizing ELI units as part of the affordable housing ordinance
- **Support Housing for People with Disabilities** by
  - ~~Considering~~ Studying a universal design ordinance that may better address housing needs for people with disabilities, and bring forward ordinance amendments if they provide benefits for housing production for people with disabilities, and
  - Publicizing information about the City's Reasonable Accommodations ordinance.
- **Reduce Costs** by
  - ~~Considering reduction in~~Completing an analysis of parking innovations, reducing parking requirements for residential projects~~, particularly those~~ unbundling of parking, and eliminating minimum parking near high frequency 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, modular 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, and small apartments) 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~~2031 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.

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

~~*Timeframe:* Ongoing~~

Timeframe: Track housing development and progress toward the RHNA on an ongoing basis, with an annual Housing Element Report to HCD. Annually track approved and proposed housing projects identified to meet the RHNA and implement

alternative actions (i.e., incentives) within a reasonable time (e.g., within one year) if projects are not moving toward completion as anticipated.

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~~2031 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:

DRAFT

- 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~~hold hearing with City Council regarding revisions by December 2024 ~~(Immediate);~~; Ongoing

Responsible Party: **Community Development and Transportation**

Funding Sources: Departmental Budget

EJ Focus

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~~,~~ (beyond SB 9 requirements), such as including additional density for corner lots. After SB 9 has been in place for three years, the City will analyze what additional zoning changes could be done to the R-1 or RH neighborhoods.

Timeframe: ~~Short Range —~~Complete community engagement and technical study by ~~2025~~December 2026; hold hearing with City Council regarding study recommendations by February 2027

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~~

- Continue to offer pre-approved plans, which support streamlining the permit review process.
- Continue to offer flat fees for building permits for ADUs.
- Promote additional pre-approved plans on the City's website.
- Provide homeowner/applicant assistant tools by including and promoting State funding resources including the CalHFA ADU grant program and Casita Coalition financing guide on the City's website, and by promoting home sharing programs to connect ADU owners and renters, and offering counseling with a City staff-ADU specialist.
- Explore and pursue funding options to support ADU construction for lower-income homeowners.
- Continue to provide square footage bonuses for ADA accessible ADUs.

DRAFT

- Analyze the feasibility of eliminating or reducing permit fees or development impact fees for ADA-accessible ADUs that exceed the minimum square footage thresholds for fee waivers.

Timeframe: Ongoing; Annually review progress toward meeting the RHNA as compared to the projections in ADU production made in the Housing Element as part of the Annual Progress Report process. Monitor ADU production trends, permit fees, and ADU affordability every other year. If biannual monitoring shows that ADU production is falling below the Housing Element projections, then within six months implement appropriate action to increase production, such as additional incentives, adjusting fees, increasing homeowner assistance tools, pursue funding options to support ADU construction for lower-income homeowners, and update communications strategy to increase awareness of existing programs. If necessary, revise strategy in 2026.

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~~MUC from 60 du/ac to 80 du/ac
  - Increase ~~MU-N~~MUN from 40 du/ac to 60 du/ac
  - Increase ~~MU-T~~MUT 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 – Bring amendments to City Council for hearing in conjunction with the Housing Element ~~adoption~~(by May 31, 2023)

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~~Bring Precise Plan amendments to City Council for hearing in December 2022

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 (lots smaller than a half acre) can be more challenging than on large lots.

Objective:

~~Review~~ Implement the Zoning Ordinance revisions identified in Program H4-3 to facilitate small lot development ~~standards to~~ in the R-2, R-3, R-4, and R-5 zones and ensure that maximum densities can be achieved, even on small lots. ~~Revise~~ Remove barriers to development on small lots with the implementation of SB 9 regulations and identify appropriate standards to facilitate development (Program H4-5). Review mixed use zones, increase heights and densities associated with Program H1-6, and identify any additional incentives that could be incorporated, including amending height maximums to remove height limits based on maximum number of stories. Based on this review, if constraints are identified, within one year of Housing Element adoption, the City will revise any standards as necessary~~.~~

- and will consider incentives for consolidation of parcels, including rounding up when calculating allowable units.

Timeframe: Ongoing; Review development standards and ~~consider~~implement incentives, as appropriate, for achieving higher densities on small lots by December 2024 ~~(Immediate)~~

Responsible Party: **Community Development and Transportation**

Funding Sources: Departmental Budget

DRAFT

Program H1-9: **City Owned Sites for Housing.** The City-owned vacant lot at 611 Heller St has been identified as a site suitable for housing, along with the former Maple Street Shelter (1580 Maple). The County of San Mateo has an option to ground lease the Maple Street Site for an affordable housing development. The County issued a request for proposals for the site and selected MidPen Housing to develop the site in August 2022. The City will comply with the Surplus Land Act and will move forward with affordable housing efforts at these locations.

Objective:

- Issue an RFP for development of the Heller St site. Identify any site and development constraints, remove barriers, and apply development incentives.
- Coordinate with the County regarding the proposed affordable housing project at the Maple Street site.

Timeframe: Issue RFP for Heller Site by December 2027; Continue coordinating with the County on their development process for the Maple Street Site until project completion which is estimated for 2025

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

Funding Sources: Departmental Budget

Program H1-10: **Provide Adequate Sites for Lower Income Households on Nonvacant Sites Previously Identified .**

AB 1397 requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Objective:

- For vacant sites identified in the last two planning cycles, and nonvacant sites identified in the last planning cycle (see Table H3-21, H3-22, and H3-23 in the Resources Chapter of the Housing Element), rezone the sites to create a housing overlay that allows residential use by right pursuant to Government Code section 65583.2(i) for housing

development projects[1] 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.

Timeframe: January 2026

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.

[1] Housing development projects include residential-only projects and mixed-use projects where at least 2/3 of the square footage is residential.

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

Sustainability Focus
Sustainability Focus
EJ 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~~

- Conduct targeted repair program outreach to the Farm Hill neighborhood which has a higher concentration of people with disabilities.

Timeframe: Grant assistance is ongoing annually; Work with program service providers to conduct targeted outreach to the Farm Hill neighborhood by December 2024
Responsible Party: **City Manager's Office, Housing Division**
Funding Sources: CDBG

EJ Focus
EJ Focus

Program H2-3: **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.
- Proactively outreach to owners with expiring affordability covenants annually, starting three years prior to the affordability expiration date.
- 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~~

Timeframe: Conduct proactive outreach annually starting by December 2023 for Redwood Plaza Village, Redwood City Commons, and Oxford Apartments; by December 2025 for Franklin Street Apartments; and by December 2026 for Casa de Redwood; Hold public hearings and support funding applications as needed

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

DRAFT

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 (AHO) 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.
- Conduct an initial revision to the Affordable Housing Ordinance to better support development of affordable housing, especially LIHTC financed housing. The initial revision process will include consultation with local affordable housing developers.
- 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. The nexus study update will be conducted as part of the 21 Elements led countywide nexus study update. As part of this update to the nexus study, revise the Affordable Housing Ordinance, as necessary. The City will continue to consult with affordable housing developers on the nexus study update and AHO revisions.
- Continue to allow alternative requirements to the AHO on a project-by-project basis in the near term.

~~*Timeframe:* Ongoing~~

Timeframe: Ongoing; Initial AHO revision and consultation with affordable housing developers in 2023; Update the nexus study in partnership with 21 Elements, review the AHO, consult with affordable housing developers, and as needed, revise the AHO by December 2026

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~~Hold a hearing with the City Council regarding Municipal Code amendments to allow smaller subdivisions (fewer than five units per project) in existing neighborhoods to facilitate homeownership opportunities. If code amendments are not adopted, proactively outreach to developers and homebuyers regarding available homeownership financing options.
- Continue maintaining an affordable housing interest list and promote new affordable housing opportunities to that list, with updates as new opportunities arise.

DRAFT

Timeframe: Ongoing~~; Short Range –~~ - Conduct annual outreach to developers; update the affordable housing interest list annually; 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~~ by June 2027

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 –~~Bring amendments to City Council for hearing in conjunction with the Housing Element ~~adoption~~(by May 31, 2023)

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 –~~Bring amendments to City Council for hearing in conjunction with Housing Element adoption (by May 31, 2023)

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 and affordable housing developers in the acquisition of multi-family housing for lower-income families, individuals, veterans, ~~and~~ seniors, and other special needs populations.

Objective:

- Implement the preservation recommendations from the adopted 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~~

Timeframe: Ongoing; Begin implementing the Anti-Displacement Strategy recommendations in 2022 including establishing a housing preservation fund by December 2023 (Recommendation #2) and start other ongoing preservation efforts in 2023 (Recommendation #3: Support the Housing Endowment and Regional Trust (HEART) of San Mateo County's efforts to create a housing preservation model; Recommendation #4: Support the Lincoln Avenue Capital (LAC) preservation model and other similar preservation models; and Recommendation #5: Support Community Land Trusts of the Anti-Displacement Strategy); Engage with nonprofit housing providers annually

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, farmworkers 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~~.~~ including promoting HIP Housing, which provides affordable housing and resources to special needs groups such as the elderly, on the City's website.

- Proactively contact senior housing providers to gauge senior housing needs and identify changes to zoning or other City policies and regulations that would address these needs.
- Review, revise and consolidate, as needed, the definitions for assisted living, including Residential Care, Senior and Housing for the Elderly.
- ~~Consider amending~~Amend the Zoning Ordinance to ensure that assisted living, senior living, and cottage-style housing are permitted uses in residential zoning districts. Consider streamlining senior housing to ensure faster development review. Identify necessary development standard revisions to facilitate these housing types.

Timeframe: Ongoing~~, consider~~; annually proactively contact senior housing providers; complete zoning amendments by December 2026; hold City Council hearing on Ordinance amendments by December 2027 ~~(Mid Range)~~

Responsible Party: **Community Development and Transportation**

Funding Sources: Departmental Budget

EJ Focus

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~~Specifically, revise zoning and permit procedures to permit residential care facilities for seven or more persons with objectivity to facilitate approval certainty in all residential zones. Analyze other opportunities for group housing and a wider variety of residential care facilities.

~~*Timeframe:* By 2024 (Immediate)~~

Timeframe: Bring proposed amendments to City Council for hearing in conjunction with the Housing Element (by May 31, 2023)

Responsible Party: **Community Development and Transportation**

DRAFT

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~~Amend the Zoning Ordinance to explicitly allow ~~SROs, group homes, and other~~housing targeted to extremely low-income ~~housing options.~~households, including SROs and group homes for these income groups.
- 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~~, consistent with AB 101. Continue to allow low-barrier navigation centers by-right in 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~~.~~ and other special needs populations.
- 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. HOT is a collaborative of the City's Fair Oaks Community Center and Police Department together with the County of San Mateo's Center on Homelessness, Behavioral Health and Recovery Services Department, and the Department of Housing, as well as non-profit partners such as LifeMoves, Salvation Army, Street Life Ministries, and Mental Health Association. The HOT Team develops outreach and engagement strategies with a focus on reducing chronic homelessness in our community. The City will coordinate with the HOT annually to identify additional measures that the City can do to support HOT's efforts.

- Proactively contact non-profit service providers and developers for persons with disabilities and other special needs groups and notify them about funding opportunities, as they become available.

Timeframe: ~~Mid Range –~~: Conduct a study and community engagement on potential zoning amendments~~; present in~~ and hold a ~~study session to decision-makers within four years of Housing Element adoption~~hearing on the item by December 2024; Ongoing/annually consult with the HOT team to address chronic homelessness

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

Funding Sources: Departmental Budget, CDBG, HOME

Program H3-4: **Public Investment in Infrastructure and Accessibility.** Accessibility in infrastructure is an important component of neighborhood quality of life for Redwood City residents with disabilities.

EJ Focus

Objective:

- Continue to improve access to persons with disabilities through the implementation of the City's ADA Transition Plan that includes ADA improvement to streets, sidewalks, and public facilities.
- Seek funding, including annual Capital Improvement Program (CIP) and/or CDBG allocations, to prioritize infrastructure and accessibility improvements in the low resource opportunity areas.

Timeframe: The ADA Transition Plan is planned for completion no later than 2052, possibly sooner based on funding opportunities

Responsible Party: **ADA Coordinator,** Community Development and Transportation; City Manager's Office, Housing Division
Funding Sources: Departmental Budget, CDBG CIP Budget

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, modular, 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~~.~~, and water mains (to meet fire safety requirements). Fees and on-site requirements can add substantial costs to affordable housing projects.

Objectives:

- Continue to exempt extremely low, 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~~Remove the utility undergrounding requirement for residential development and ~~allowing~~allow in-lieu fees to contribute towards future undergrounding actions; ~~consider~~pursue exempting 100% affordable housing developments from this fee.
- Analyze and support programs that provide alternative options for meeting fire safety requirements.

Timeframe: Ongoing~~, consider/adopt as appropriate~~; hold a Study Session with City Council on an affordable housing site improvement exemption ~~ordinance~~for utility undergrounding by December 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. For example, some sites have a General Plan designation of High Density Residential (HDR) but a zoning designation of General Commercial (CG), making development difficult. Amendments will make the zoning consistent with General Plan policy while preserving the housing potential for the City; the changes only increase density or allow housing where it was not previously allowed before.

Objectives:

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

Timeframe: Bring proposed amendments to City Council for hearing in conjunction with the Housing Element ~~adoption~~(by May 31, 2023)

Responsible Party: **Community Development and Transportation**

Funding Sources: Departmental Budget

DRAFT

Program H4-3: **Middle Housing Development.** Duplexes, triplexes, and smaller ~~multi-family~~multifamily 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 all building types. This is a ~~single-family dwelling or duplex and~~ reduction from 75 feet for a triplex or larger development.
  - ~~Parking Requirements:~~Minimum Lot Frontage: Revise to 35 feet for all building types. This is a reduction from 50 feet for a duplex, triplex, or larger development.
  - Parking Requirements: Revise to a minimum of 1 space per unit for a multifamily dwelling outside the downtown and mixed-use zones. This is a reduction of 1 space per unit. Remove requirement for covered parking spaces and allow parking to be located within required setbacks. Remove guest parking requirements. Remove minimum parking requirements for most commercial and all residential in all areas within ½ mile of high frequency transit.
  - Minimum Open Space: Reduce requirement from 300 square feet of open space plus 100 additional square feet per bedroom to ~~150~~300 square feet of open space per unit.

- Phase 2: ~~Consider~~Analyze 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~~Bring proposed amendments to City Council for hearing in conjunction with the Housing Element ~~adoption (Short Range~~(by May 31, 2023); Study and hold a City Council hearing for Phase 2 zone text amendments ~~within three~~by December 2026; Monitor production and affordability every two years ~~of Housing Element adoption (Mid Range)~~and identify/implement alternative actions, if necessary, to meet the RHNA (Ongoing).

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); Review the ordinance annually to ensure that changes to State law are incorporated.
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:

DRAFT

- Review the City's Zoning Ordinance and Subdivision Ordinance and ~~consider~~implement updates as needed to provide clarity and facilitate housing development under SB 9. These include adopting updated definitions, use regulations, development standards, and ministerial processes based on the outcome of a complete SB 9 analysis. Staff anticipates adoption of an ordinance to implement the requirements of SB 9 as part of the Housing Element adoption process. Production and affordability will be monitored every two years and alternative actions will be implemented if necessary to meet the RHNA.

~~*Timeframe:* 2023 (Immediate); Ongoing~~

- In coordination with research being conducted at the State level, pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 to further housing opportunities and more affordable homeownership options in high opportunity areas.

Timeframe: Bring proposed amendments to City Council for hearing in conjunction with the Housing Element (by May 31, 2023); Monitor production and affordability every two years and implement alternative action, if necessary; Ongoing coordination

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~~Streamline 100% affordable housing ~~by right.~~ with a priority staff-level planning entitlement process.

Timeframe: Ongoing; ~~Complete analysis~~Revise Zoning Ordinance to streamline 100% affordable housing and ~~community engagement~~ bring amendments to City Council for hearing in conjunction with the Housing Element (by ~~2027 (Mid Range)~~May 31, 2023) .

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, incentives for shared parking open to the public, 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~~pursue reductions.
- ~~Consider~~Complete an analysis on parking innovations that could further incentivize housing production, including further parking reductions, eliminating parking minimums near high frequency transit, and/or unbundled parking from the dwelling unit for large housing projects.
- Analyze new technologies that can make more efficient use of existing and future parking, such as Parkade to unbundle parking and Parknav to better utilize on-street parking.
- Continue to allow in-lieu fee payments for parking in the Downtown Parking Zone, as an alternative means of satisfying the development obligation to provide off-street parking.

Timeframe: Initiate analysis in 2023; complete analysis and community engagement ~~by 2025 (Short Term)~~and hold City Council hearing by December 2024. See also Program H4-3 pertaining to parking reductions in R-2, R-3, R-4, and R-5 zones.

Responsible Party: **Community Development and Transportation**

DRAFT

Funding Sources: Departmental Budget

Program H4-8: Farmworker Housing (**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.~~

- Review and revise the Zoning Ordinance definitions as needed to comply with California Health and Safety Code Section 17021.6, which generally requires that farmworker employee housing consisting of no more than 36 beds in group quarters (or 12 units or less designed for use by a single household) be treated as an agricultural use.

Timeframe: Complete review, and revise as needed, ~~by 2027 (Mid Range~~bringing amendments to City Council for hearing in conjunction with the Housing Element (by May 31, 2023)

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~~Craft development and design standards that are objective and consistent with the Housing Accountability Act, streamline

housing projects to reduce the level of projects that require Planning Commission review, and bring proposed amendments to City Council for hearing by June 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~~2031 Redwood City Housing Element to all providers of sewer and water service within the City of Redwood City.
- As the local water and sewer provider, establish procedures to grant priority water and sewer service to developments with units affordable to lower-income households.

Timeframe: ~~Immediate~~ Deliver the Housing Element to all providers within one month of adoption of the Housing Element; establish priority procedures for affordable developments by December 2024.

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.

DRAFT

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.

POLICY H-5.7: Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.

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~~Analyze 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~~

Timeframe: Ongoing; partner with housing advocates at least annually to provide outreach on evolving housing topics and city initiatives

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, CDBG entitlement jurisdiction monthly meetings, and countywide housing studies.
- Support the San Mateo County Housing Authority's outreach efforts to property owners related to acceptance of Housing Choice Vouchers~~.~~, including help with outreach to property owners with units in high and moderate opportunity areas.
- Work with the County to contact landlords of multi-family complexes in moderate and high opportunity areas every two years and provide fair housing information and assistance.
- Continue to outreach to a wide range of public agencies including County agencies, neighboring jurisdictions, and regional organizations for the development of the City's CDBG Annual Action Plans and Five-Year Consolidated Plans.

Timeframe: Ongoing; proactively outreach to public agencies annually

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.

DRAFT

~~*Timeframe:* Ongoing~~
Timeframe: Ongoing; annually update list of community service providers to provide to affordable housing developers; on an ongoing basis coordinate with developers of proposed projects in Redwood City to ensure organizations are notified when new affordable housing opportunities become available; perform proactive outreach to those developers during the entitlement and building permit process to ensure developers are conducting appropriate marketing about local affordable and accessible housing units.
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, minimize displacement, 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~~adopted 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~~ ; Begin implementing Anti-Displacement Strategy ~~and begin implementing~~ recommendations in 2022; Complete Tenant Protection Ordinance Amendments by December 2024, establish a housing preservation fund by December 2023 ~~(Immediate~~; Start other ongoing preservation efforts in 2023 including supporting community land trusts (Ongoing), bring proposed amendments for mobile home park rezoning to City Council for hearing in conjunction with the Housing Element (by May 31, 2023)

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. Publish fair housing information, including any community meetings, on non-traditional media such as social media platforms, and conduct targeted outreach to tenants, mobile home park residents, and other lower income populations.
- 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

DRAFT

followed in the selection of residents for participation in housing programs.

Timeframe: Ongoing; post information by December 2024; revisit information and update for accuracy annually
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~~Complete analysis and community engagement on implementing a universal design ordinance (accessibility), including considerations of "visitability" of all units, and bring forward ordinance amendments if they provide benefits for housing production for people with disabilities.

Timeframe: Complete analysis and community engagement ~~by 2027 (Mid-Range)~~, including proactive outreach to non-profit service providers and developers, and hold a City Council hearing by December 2027
Responsible Party: **Community Development and Transportation**
Funding Sources: Departmental Budget

Program H6-4: **Water and Sewer Rate Assistance Program (WSRAP).** The City will continue to provide funding assistance to very-low income households in need of help with their water and sewer bills in order to reduce displacement risk of very low-income households due to utility costs.

EJ Focus

Objective:

- Continue funding and implementing the WSRAP

Timeframe: Ongoing
Responsible Party: **Public Works**
Funding Sources: Departmental Budget

Program H6-5:

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	Priority Level	Meaningful Actions	Targets and Timeframe
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	High	Increase the supply of affordable housing through Implementing Programs: • Program H1-4: Densities in High Opportunity Areas. • Program H2-4: Affordable Housing Development/Inclusionary Housing • Program H2-5: First-Time Homebuyer Opportunities • Program H2-8: Acquisition and Rehabilitation of Existing Housing • Program H3-4: Public Investment in Infrastructure and Accessibility • Program H4-3: Middle Housing Development • Program H4-5: SB 9 Zoning and Subdivision Ordinance Amendments • Program H5-1: Equity and Outreach Plan	~~Increase the supply of affordable housing through Implementing Programs:~~ ~~Program H1-4: Densities~~**Choice and Affordability in High Opportunity Areas**~~.~~ **:** ~~Program H2-4: Affordable Housing Development/Inclusionary Housing~~ ~~Program H2-5: First-Time Homebuyer Opportunities~~ ~~Program H2-8: Acquisition and Rehabilitation of Existing Housing~~ ~~Program H4-3: Middle Housing Development~~ ~~Program H4-5: SB 9 Zoning and Subdivision Ordinance Amendments~~ ~~Program H5-1: Equity and Outreach Plan~~ ~~Program H5-3: Affirmative Marketing of Accessible and Affordable Housing Units~~ ~~Program H6-1: Anti-Displacement Strategy~~ • (from Program H1-4): Study changes to R-1 and/or RH neighborhoods that could increase the density allowed (beyond SB 9 requirements), such as including additional density for corner lots. Complete community engagement and technical study by December 2026; hold hearing with City Council regarding study recommendations by December 2026.

DRAFT

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
			• Program H5-2: Consult with Public Agencies • Program H5-3: Affirmative Marketing of Accessible and Affordable Housing Units • Program H6-1: Anti-Displacement Strategy **Action Outcomes:** Increased public and private investment in low and moderate resource areas and neighborhoods with higher percentages of special needs groups. Through implementation of the City's SB 9 and ADU ordinances, the City seeks to increase affordable housing in high resource single-family districts. The City will seek to collect rental rate information on SB 9 units and ADUs through its permitting process.	• (from Program H2-5): 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; Hold a hearing with the City Council regarding Municipal Code amendments to allow smaller subdivisions (fewer than five units per project) in existing neighborhoods to facilitate homeownership opportunities; Proactively contact owners with expiring affordability covenants annually, starting three years prior to the affordability expiration date; Continue maintaining an affordable housing interest list and promote new affordable housing opportunities to that list, with updates as new opportunities arise. • (from Program H4-3): Complete zoning text amendments to encourage middle housing, including revisions to minimum lot size, lot width, lot frontage, parking requirements, and open space by May 31, 2023; Analyze 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 (Phase 2) by December 2026 • (from Program H4-5): Review the City's Zoning Ordinance and Subdivision Ordinance and implement updates as needed to provide clarity and facilitate housing development under SB 9 by May 31, 2023; In coordination with research being conducted at the

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
				State level, pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 to further housing opportunities and more affordable homeownership options in high opportunity areas. **Housing Mobility Enhancement:** • (from Program 2-4): 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 by December 2026, with an initial revision in 2023. • (from Program H5-2): Support the San Mateo County Housing Authority's outreach efforts to property owners related to acceptance of Housing Choice Vouchers, including help with outreach to property owners with units in high and moderate opportunity areas; Work with the County to contact landlords of multi-family complexes in moderate and high opportunity areas every two years and provide fair housing information and assistance (proactively outreach to public agencies annually) • (from Program H5-3): Annually update list of community service providers to provide to affordable housing developers; on an ongoing basis coordinate with developers of proposed projects in Redwood City to ensure organizations are notified when new affordable housing opportunities become available; perform proactive outreach to those developers during the

DRAFT

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
				entitlement and building permit process to ensure developers are conducting appropriate marketing about local affordable and accessible housing units **Place-Based Strategies for Community Preservation and Revitalization:** • (from Program H3-4): Continue to improve access to persons with disabilities through the implementation of the City's ADA Transition Plan (slated for completion citywide by 2052) that includes ADA improvement to streets, sidewalks, and public facilities; Annually seek funding, including annual Capital Improvement Program (CIP) and/or CDBG allocations, to prioritize infrastructure and accessibility improvements in the low resource opportunity areas. • (from Program H5-1): Partner with housing advocates and other community organizations to provide information to hard-to-reach populations on housing topics and city initiatives at least annually **Displacement Protection:** • (from Program H2-8): Begin implementing the preservation recommendations from the adopted Anti-Displacement Strategy in 2022, establish a housing preservation fund by December 2023, and start recommendations #3-5 of the Anti-Displacement Strategy in 2023; 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.

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
				• (from Program H6-1): Begin implementing Anti-Displacement Strategy recommendations in 2022; Complete Tenant Protection Ordinance Amendments by December 2024, establish a housing preservation fund by December 2023; Start other ongoing preservation efforts in 2023 including supporting community land trusts (Ongoing), bring proposed amendments for mobile home park rezoning to City Council for hearing in conjunction with the Housing Element (by May 31, 2023)
Concentrations of Black or African American and Hispanic residents in low resource areas	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.	Moderate	Add affordable housing in moderate to high resource areas and address contributing factors through Implementing Programs: • Program H1-4: Densities in High Opportunity Areas • Program H1-5: Accessory Dwelling Units • Program H2-4: Affordable Housing Development/Inclusionary Housing • Program H2-5: First-Time Homebuyer Opportunities • Program H4-3: Middle Housing Development • Program H4-5: SB 9 Zoning and Subdivision Ordinance Amendments	~~Add affordable housing in moderate to high resource areas~~**Choice and** ~~address contributing factors through Implementing Programs:~~ ~~Program H1-4: Densities~~**Affordability in High Opportunity Areas:** ~~• Program H1-5: Accessory Dwelling Units~~ ~~• Program H2-4: Affordable Housing Development/Inclusionary Housing~~ ~~• Program H2-5: First-Time Homebuyer Opportunities~~ ~~• Program H4-3: Middle Housing Development~~ ~~• Program H4-5: SB 9 Zoning and Subdivision Ordinance Amendments~~ • ~~Program H5-3: Affirmative Marketing of Accessible and Affordable Housing Units~~(from Program H1-4): Study changes to R-1 and/or RH neighborhoods that could increase the density allowed (beyond SB 9 requirements), such as including additional density for corner lots. Complete community engagement and technical study by December 2026; hold hearing with

DRAFT

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
			• Program H5-2: Consult with Public Agencies • Program H5-3: Affirmative Marketing of Accessible and Affordable Housing Units **Action Outcomes:** An increased variety of housing options available to Redwood City residents throughout the city, including areas that have in the recent past only allowed single-family (largely ownership) housing. Provide adequate sites for over 1,800 very low-income households, over 1,300 low-income households, over 1,700 moderate-income households, and over 1,600 above moderate income households, exceeding the City's RHNA requirements by more than 150%.	City Council regarding study recommendations by December 2026. • (from Program H1-5): Continue to offer pre-approved plans, which support streamlining the permit review process and flat fees for building permits for ADUs; Promote additional pre-approved plans on the City's website; Provide homeowner/ applicant assistant tools by including and promoting State funding resources including the CalHFA ADU grant program and Casita Coalition financing guide on the City's website, and by promoting home sharing programs to connect ADU owners and renters, and offering counseling with a City staff-ADU specialist; Explore and pursue funding options to support ADU construction for lower-income homeowners; Continue to provide square footage bonuses for ADA accessible ADUs; Analyze the feasibility of eliminating or reducing permit fees or development impact fees for ADA-accessible ADUs that exceed the minimum square footage thresholds for fee waivers (If biannual monitoring shows that ADU production is falling below the Housing Element projections, then within one year implement appropriate action to increase production.) • (from Program 2-4): 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 by December 2026, with an initial revision in 2023.

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
				• (from Program H2-5): 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; Hold a hearing with the City Council regarding Municipal Code amendments to allow smaller subdivisions (fewer than five units per project) in existing neighborhoods to facilitate homeownership opportunities; Proactively contact owners with expiring affordability covenants annually, starting three years prior to the affordability expiration date; Continue maintaining an affordable housing interest list and promote new affordable housing opportunities to that list, with updates as new opportunities arise. • (from Program H4-3): Complete zoning text amendments to encourage middle housing, including revisions to minimum lot size, lot width, lot frontage, parking requirements, and open space by May 31, 2023; Analyze 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 (Phase 2) by December 2026 • (from Program H4-5): Review the City's Zoning Ordinance and Subdivision Ordinance and implement updates as needed to provide clarity and facilitate housing development under SB 9 by May 31, 2023; In coordination with research being conducted at the

DRAFT

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
				State level, pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 to further housing opportunities and more affordable homeownership options in high opportunity areas. **Housing Mobility Enhancement:** • (from Program H5-2): Support the San Mateo County Housing Authority's outreach efforts to property owners related to acceptance of Housing Choice Vouchers, including help with outreach to property owners with units in high and moderate opportunity areas; Work with the County to contact landlords of multi-family complexes in moderate and high opportunity areas every two years and provide fair housing information and assistance (proactively outreach to public agencies annually) • (from Program H5-3): Annually update list of community service providers to provide to affordable housing developers; on an ongoing basis coordinate with developers of proposed projects in Redwood City to ensure organizations are notified when new affordable housing opportunities become available; perform proactive outreach to those developers during the entitlement and building permit process to ensure developers are conducting appropriate marketing about local affordable and accessible housing units
Concentrations of Black or African American and Hispanic	Housing density most supported and appropriate among transportation	Moderate	Reduce environmental hazards and implement environmental justice measures adopted into the General Plan in ~~2022.~~2023. Implement the Redwood City	**Place-Based Strategies for Community Preservation and Revitalization:** • Reduce environmental hazards and implement environmental justice and air quality measures adopted into the General Plan in 2023, including the prioritization

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
residents in environmental hazard areas	nodes; residents resistant to added density in single family detached neighborhoods.		Equity Plan's Equity Lens, Geographic Equity Index, and Equity Review policies. Provide additional housing opportunities in low environmental hazard areas through Implementing Programs: • Program H1-4: Densities in High Opportunity Areas • Program H1-5: Accessory Dwelling Units • Program H1-6: Densities in Mixed Use Zoning Districts • Program H2-4: Affordable Housing Development/ Inclusionary Housing • Program H2-5: First-Time Homebuyer Opportunities • Program H3-4: Public Investment in Infrastructure and Accessibility • Program H5-1: Equity and Outreach Plan • Program H4-3: Middle Housing Development • Program H4-5: SB 9 Zoning and Subdivision Ordinance Amendments **Action Outcomes:** The City is taking an active role to curb displacement of current lower-income residents while also	of funding for parks and recreational facilities, pedestrian and bicycle infrastructure, and outreach in environmental justice communities. • Implement the Redwood City Equity Plan. The City has committed to apply an Equity Lens to the implementation of projects, programs, and decisions, weighing burdens and benefits of affected parties, engagement of those most impacted by inequities, and considering potential unintended consequences. The City also commits to considering the Geographic Equity Index as part of identifying potential benefits and burdens, as well as to identify communities in which to focus engagement efforts. The City also committed to an Equity Review of City Policies, including best practices such as inclusive hiring, inclusive sourcing or procurement, and economic mobility/financial empowerment. • (from Program H3-4): Continue to improve access to persons with disabilities through the implementation of the City's ADA Transition Plan (slated for completion citywide by 2052) that includes ADA improvement to streets, sidewalks, and public facilities; Annually seek funding, including annual Capital Improvement Program (CIP) and/or CDBG allocations, to prioritize infrastructure and accessibility improvements in the low resource opportunity areas. • (from Program H5-1): Partner with housing advocates and other community organizations to provide information to hard-to-reach populations on housing topics and city initiatives at least annually **Choice and Affordability in High Opportunity Areas (and Low Environmental Risk Areas):**

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
			supporting new development where it makes sense, near transit, services, and jobs and in High Resource areas. The City's Anti-Displacement Strategy has established policies to preserving existing affordable housing. In addition, through the City's Equity Plan and proposed environmental justice policies in the General Plan, the City has identified Equity Lens, Geographic Equity Index, and Equity Review policies to improve environmental conditions, and support the needs of lower income residents in environmental justice areas.	• (from Program H1-4): Study changes to R-1 and/or RH neighborhoods that could increase the density allowed (beyond SB 9 requirements), such as including additional density for corner lots. Complete community engagement and technical study by December 2026; hold hearing with City Council regarding study recommendations by December 2026. • (from Program H1-5): Continue to offer pre-approved plans, which support streamlining the permit review process and flat fees for building permits for ADUs; Promote additional pre-approved plans on the City's website; Provide homeowner/ applicant assistant tools by including and promoting State funding resources including the CalHFA ADU grant program and Casita Coalition financing guide on the City's website, and by promoting home sharing programs to connect ADU owners and renters, and offering counseling with a City staff-ADU specialist; Explore and pursue funding options to support ADU construction for lower-income homeowners; Continue to provide square footage bonuses for ADA accessible ADUs; Analyze the feasibility of eliminating or reducing permit fees or development impact fees for ADA-accessible ADUs that exceed the minimum square footage thresholds for fee waivers (If biannual monitoring shows that ADU production is falling below the Housing Element projections, then within one year implement appropriate action to increase production.) • (from Program H1-6): Complete a zoning text amendment to increase densities by 20 du/ac in the mixed use zoning districts by May 31, 2023

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
				• (from Program H4-3): Complete zoning text amendments to encourage middle housing, including revisions to minimum lot size, lot width, lot frontage, parking requirements, and open space by May 31, 2023; Analyze 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 (Phase 2) by December 2026 • (from Program H4-5): Review the City's Zoning Ordinance and Subdivision Ordinance and implement updates as needed to provide clarity and facilitate housing development under SB 9 by May 31, 2023; In coordination with research being conducted at the State level, pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 to further housing opportunities and more affordable homeownership options in high opportunity areas. **Housing Mobility Enhancement:** • (from Program 2-4): 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 by December 2026, with an initial revision in 2023. • (from Program H5-2): Support the San Mateo County Housing Authority's outreach efforts to property owners

DRAFT

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
				related to acceptance of Housing Choice Vouchers, including help with outreach to property owners with units in high and moderate opportunity areas; Work with the County to contact landlords of multi-family complexes in moderate and high opportunity areas every two years and provide fair housing information and assistance (proactively outreach to public agencies annually)
Loss of affordable housing; Displacement of residents	Limited affordable housing; regional lack of affordable housing supply; high housing costs relative to wages	High	Support anti-displacement efforts and retention of affordable housing through Implementing Programs that protect residents from displacement and create more affordable housing to address lack of supply and high costs: • Program H1-3: Replacement Unit Requirements • Program H2-3: Preservation of At-Risk, Affordable Housing • Program H2-4: Affordable Housing Development/ Inclusionary Housing • Program H2-5: First-Time Homebuyer Opportunities • Program H2-8: Acquisition and Rehabilitation of Existing Housing ~~Program H2-4: Affordable Housing~~	**Displacement Protection:** • (from Program H1-3): 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. • (from Program H2-3): 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; Conduct proactive outreach to owners of housing with expiring affordability covenants annually, starting three years prior to the affordability expiration date. • (from Program H2-8): Begin implementing the preservation recommendations from the adopted Anti-Displacement Strategy in 2022, establish a housing preservation fund by December 2023, and start recommendations #3-5 of the Anti-Displacement Strategy in 2023; Engage with nonprofit housing providers regarding the City's interest in establishing partnerships in

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
			~~Development/Inclusionary Housing~~ ~~Program H2-5: First-Time Homebuyer Opportunities~~ • Program H3-3: Housing Options for Special Needs and Extremely-Low Income Households • Program H5-1: Equity and Outreach Plan • Program H5-3: Affirmative Marketing of Accessible and Affordable Housing Units • Program H6-1: Anti-Displacement Strategy • Program H6-4: Water and Sewer Rate Assistance Program **Action Outcomes:** Strategic tenant protection policy recommendations will slow the pace and mitigate the impacts of displacement, and development of partnerships and strategies will preserve unsubsidized affordable housing (non-deed restricted). The Anti-Displacement Strategy provides a framework to meaningfully address displacement and serve the	the acquisition and rehabilitation of for-sale rental properties, with the goal of completing at least one project during the planning period, • (from Program H6-1): Begin implementing Anti-Displacement Strategy recommendations in 2022; Complete Tenant Protection Ordinance Amendments by December 2024, establish a housing preservation fund by December 2023; Start other ongoing preservation efforts in 2023 including supporting community land trusts (Ongoing), bring proposed amendments for mobile home park rezoning to City Council for hearing in conjunction with the Housing Element (by May 31, 2023) • (from Program H6-4): Continue to provide funding assistance to very-low income households in need of help with their water and sewer bills in order to reduce displacement risk of very low-income households due to utility costs. **Place-Based Strategies for Community Preservation and Revitalization:** • (from Program H5-1): Partner with housing advocates and other community organizations to provide information to hard-to-reach populations on housing topics and city initiatives at least annually **Housing Mobility Enhancement:** • (from Program 2-4): Continue to provide subsidies, as funds are available, to assist in the development of affordable housing units, acquisition of land for affordable

DRAFT

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
			City's most vulnerable residents.	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 by December 2026, with an initial revision in 2023. • (from Program H5-2): Support the San Mateo County Housing Authority's outreach efforts to property owners related to acceptance of Housing Choice Vouchers, including help with outreach to property owners with units in high and moderate opportunity areas; Work with the County to contact landlords of multi-family complexes in moderate and high opportunity areas every two years and provide fair housing information and assistance (proactively outreach to public agencies annually) • (from Program 3-3): By December 2024, conduct Zoning Ordinance amendments to allow supportive housing consistent with AB 2162, explicitly allow housing targeted to extremely low-income households, including SROs and group homes for these income groups, to allow low-barrier navigation centers in the CG-R zoning district, DTPP, and North Main Precise Plan, and prioritize funding to assist extremely low-income housing development. • (from Program H5-3): Annually update list of community service providers to provide to affordable housing developers; on an ongoing basis coordinate with developers of proposed projects in Redwood City to ensure organizations are notified when new affordable housing opportunities become available; perform proactive outreach to those developers during the entitlement and building permit process to ensure

Identified Fair Housing Issue	Contributing Factors	Priority Level	Meaningful Actions	Targets and Timeframe
				developers are conducting appropriate marketing about local affordable and accessible housing units

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~~H-3 summarizes Redwood City's quantified objectives for the 2023-~~2030~~2031 Housing Element planning period.

Table ~~H2-1~~H-3: Summary of ~~2021~~2023-~~2029~~2031 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 - v2
October 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 2010-2020	% Change 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
Age				
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
Race/Ethnicity				
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[1] 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. In Redwood City, there was a 3.6 percentage point decrease in unemployment rates between January 2010 and January 2021. Jurisdictions throughout the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020. As of January

[1] 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.

2021, Redwood City's unemployment rate was 4.8%, which was lower than the regional unemployment rate of 6.6% and its pandemic-related high rate of 9.3% in April 2020. Redwood City's pre-pandemic unemployment rate was 2.1% (January 2020).[2]

Table H1-4: Employment by Industry

Demographic Profile	2010	Percentage	2018	Percentage
Employment by Industry				
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

[2] Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

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[1]	15,342 (50%)	15,487 (50%)	30,829
Median Household Income[1]	$160,589	$89,670	$117,123
Household Income Categories[2]			
Extremely Low Income (0-30% AMI)	1,380 (9%)	3,245 (22%)	4,625 (15%)

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

Household Characteristic	Owner Households	Renter Households	All Households
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%)
Total Households	**15,215 (100%)**	**14,940 (100%)**	**30,155 (100%)**
Overpayment (of total households)			
Households Overpaying for Housing[2]	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)[2]	2,830 (63% of Lower Income Owner Households)	6,320 (82% of Lower Income Renter Households)	9,150 (75% of Lower Income Households)

Source[1]: US Census Bureau, American Community Survey 2015-2019 5-year estimates
Source[2]: 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 (75percent 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[1]	N/A	N/A	14,043 (45%)
Single Family Attached[1]			4,073 (13%)
Multi-Family Units[1]			12,788 (41%)
Mobile home, other units[1]			632 (2%)
Total units[1]			31,536 (100%)
Average or median Household Size[1]			2.73
Vacancy Rate[2]	0.3%	2.3%	1,098 units
Overcrowded Units[2]	358	2,404	2,762
Units Needing Replacement/Rehabilitation[2]	N/A	N/A	386 (1.3%)
Housing Cost	$1,750,000[3]	$2,236[2]	**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. The current housing crisis resulting from an inventory shortage and high costs of housing also necessitates many families or individuals to share housing arrangements, leading to potential overcrowding. 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. The Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded. More than half of the overcrowded units are considered severely overcrowded (51 percent; 1,407 of the 2,762 overcrowded units). Severe overcrowding is more likely to be experienced by renter households than it is for homeowner households. Overcrowding also disproportionally impacts low-income households:

- 0%-30% of AMI: 8.7% overcrowded and 9.8% severely overcrowded
- 31%-50% of AMI: 10.7% overcrowded and 9.5% severely overcrowded
- 51%-80% of AMI: 6.2% overcrowded and 5.4% severely overcrowded
- 81%-100% of AMI: 3.9% overcrowded and 2.7% severely overcrowded
- Greater than 100% of AMI: 2.4% overcrowded and 0.7% severely overcrowded

Overcrowding is more likely to affect Hispanic/Latinx and residents that identify as "other race" or multiple races (combined these two groups comprise 59 percent of overcrowded households but only 42 percent of the total population in the City). The desire for multi-generational living or living with extended family members can also create overcrowded conditions due to a lack of affordable larger units within the City. Multi-generational living tends to be most common in Hispanic and Asian cultures, indicating that it may be a contributing factor in higher rates of overcrowding for these groups. Coupled with lower income levels, constraints related to immigration status, and discrimination can also make it difficult for multi-generational households to find appropriately sized, affordable housing.

The City is responding to the rates of overcrowding through significant efforts to remove constraints to housing production and by increasing the capacity for new housing throughout the City, including identifying sites to meet 150 percent of the Regional Housing Needs Allocation (RHNA), efforts to rezone Commercial Office parcels to Mixed Use Corridor (Program H2-6), increasing densities and building heights in existing Mixed Use zoning districts (Program H1-6), removing the residential cap in Downtown (Program H1-7), and increasing the ability for middle housing (duplexes, triplexes and small apartments) to be built in established multifamily residential zoning districts (Program H4-3).

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.

On average, Code Enforcement staff inspects approximately 35 ~~five to 10~~ residential properties per year. Of these, Code Enforcement staff estimate that five to 10 (14 to 29 percent) of these are ~~could be~~ considered substandard each year; 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, so no ongoing substandard housing conditions exist beyond those estimated by the Census. The Census identifies units with substandard housing issues based on kitchen and plumbing issues. Very few households are impacted by a lack of complete plumbing or kitchen facilities. In 2019, one percent of units lacked complete kitchen facilities and one percent of units lacked plumbing facilities. Substandard housing issues are slightly 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.[3] 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)[1]	$2,115	$2,631	$3,198	$4,111	$4,473
Median Rents in Redwood City (Census)[2]	$1,578	$2,002	$2,688	$3,105	$3,285
Median Rents in Redwood City (Zumper)[3]	$1,873	$2,465	$3,380	$4,396	$6,325

Sources:
1 U.S. Department of Housing and Urban Development (HUD) FY 2022 Fair Market Rent Documentation System
2American Community Survey 2015-2019 5-Year Estimates
3 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.

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[1]	6,143	7%
Persons with Developmental Disabilities[2]	509	0.6%
Elderly (65+ years)[1]	10,870	13%
Large Households (5+ members)[1]	2,906	9%

[3] 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.

Farmworkers[1]	143	0.3%
Female Headed Family Households[1]	2,946	10%
People Experiencing Homelessness[3]	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 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.

DRAFT

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. ~~T~~As indicated in Table H1-10, the majority of residents with a disability are 75 years or older (46~~3~~ 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.

Table H1-10: Population with Disabilities by Age

Age Group	Total in Age Group	Number of Individuals with Disabilities	Percent of Individuals with Disabilities
Under 5 years	5,442	61	1.1%
5 to 17 years	12,899	446	3.5%
18 to 34 years	21,174	501	2.4%
35 to 64 years	34,527	2,078	6.0%
65 to 74 years	6,285	1,004	16.0%
75 years and over	4,458	2,053	46.1%

Sources:
1. US Census Bureau, American Community Survey 2014-2019 5-year estimates (Table S1810)

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.

DRAFT

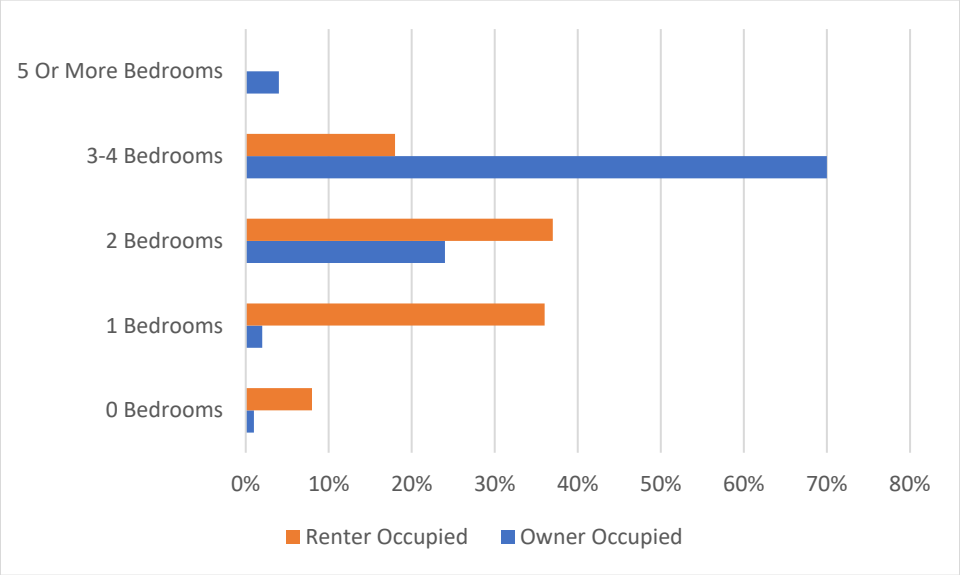


Figure H1-1: Tenure by Bedrooms

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. Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. 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. The California Department of Education reports 80 students living in migrant worker families in Redwood City, as of the 2019-2020 school year. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Redwood City.

The United States Department of Agriculture periodically completes a census of farms and their characteristics. The most recent data (2017) provides an overview of farm operations in San Mateo County.

- There are 241 farm operations with hired workers in San Mateo County.
- Two thirds (67.22 percent) of these farms are owned by individuals or families, while 17.43 percent are owned by corporations.
- A total of 1,321 farmworkers were estimated to live and work in San Mateo County, including 978 permanent workers and 343 seasonal workers.
- The vast majority (88.38 percent) of farm operations have access to internet.
  In 2017, 58.52 percent of all hired farm workers were working less than 150 days, while 41.48 percent of all farm workers worked more than 150 days out of the year.
- The average age of a farm producer in San Mateo County in 2017 was 59 years of age.

~~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.~~
Farmworkers in Redwood City are actually more similar to very low or extremely low-income households than traditional migrant workers. This is because today's farmworkers are more settled and typically live in one location, rather than following the crops. As noted above, almost 75% of farmworkers in San Mateo County are permanent workers. They are also more likely to have families and are looking for schools, employment for a spouse/partner and a location to live in that provides a community. Because of this, they will benefit from the existing and proposed affordable housing programs in Redwood City. Additionally, the City continues to provide information on affordable housing resources and notifications in English and Spanish and the City participates in the County's affordable search website, Doorway, that ensures new affordable housing listings are publicized in Spanish and that vacancy searches are mobile-friendly. Lastly, Policy H3.1 and Program H3-3 provide opportunities for housing for special needs groups, including farmworkers, and extremely low income households and Program H4-8: Farmworker Housing requirements under the Employee Housing Act.

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.[4] In 2019, there was a total of 901 unsheltered individuals in San Mateo County, of which 221 are homeless individuals in Redwood City. In 2022, the One Day Homeless County and Survey reported 1,092 unsheltered individuals in the county, including 245 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 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 signification renovation projects to includes 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.

[4] Due to the COVID-19 pandemic, the 2021 One Day Homeless County and Survey was postponed to 2022.

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 H1-1~~0~~1 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 H1-1~~0~~: 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	Apartment	37	175	Voluntary deed-restriction	2075	Stanford University

Table H1-11~~0~~: Assisted Rental Housing in Redwood City

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length	Ownership
1 Franklin Street						
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
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)	Apartment	54	55	City, County, LIHTC	2073	Nonprofit

Table H1-11~~0~~: Assisted Rental Housing in Redwood City

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length	Ownership
3752 Rolison Road						
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
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	Apartment	7	7	HOME, CDBG	2072	Nonprofit

Table H1-110: Assisted Rental Housing in Redwood City

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length	Ownership
1512 Stafford Street						
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 H1-121). Facilitating homeownership can often be a way to provide households with a means to stability and success. All affordable ownership developments listed in Table H1-121 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 H1-121: 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

Table H1-121: Affordable Ownership Developments

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Affordability Length
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-132). These group homes are all owned by nonprofit entities that plan to continue the affordability of these units in perpetuity.

Table H-132: 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 4th 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
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

Table H-132: Shared Housing and Group Homes

Assisted Developments	Tenant Type	Affordable Units/Beds	Total Units/Beds	Funding Program	Affordability Length	Ownership
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; nonprofit owner
- Franklin Street Apartments (31 affordable units) – 2028; for-profit owner
- Oxford Apartments (3 affordable units) – 2026; nonprofit owner
- Redwood City Commons (58 affordable units) – 2026; for-profit owner
- Redwood Plaza Village (13 affordable units) – 2024; for-profit owner

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.

In order to assess the level of risk of a project converting to market rate, the expiration date of affordability covenants and the ownership structure of the project is considered. Nonprofit ownership generally indicates a lower likelihood of conversion than for-profit ownership. However, to be conservative, all projects with expiring affordability covenants are included in the analysis below. The City has included Program H2-3 in the Housing Plan to monitor the affordability status of projects with expiring affordability covenants and to continue to work with local partners and existing owners to preserve existing affordable housing.

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[5].

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-143: 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

[5] 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 (Terner Center, 2020)[6] 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:[7]

- 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

[6] 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 Terner Center for Housing Innovation, University of California Berkeley, March 2020, p.15, http://ternercenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf

[7] 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 H1-154.

Table H1-154: Regional Housing Needs Allocation 2021-2029

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low[1]	0-50%	1,115	24%
Low	>50-80%	643	14%
Moderate	>80-120%	789	17%
Above Moderate	120%+	2,041	454%
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.

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. According to land sales data prepared by 21 Elements, the cost of land for multi-family homes in the City has an average of $157,000 per multi-family unit. Among the variables affecting the cost of land, for both single-family and multi-family developments, 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 Terner 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.[1] 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.[2] 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

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 Terner Center for Housing Innovation, University of California Berkeley, March 2020, p.8, http://ternercenter.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 and minimum lot widths 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~~reduce 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~~Density[5]	Zoning Districts[1]
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[2]	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[3]	Varies
Mixed Use – Live/Work (MU-LW)	Maximum of 20 du/ac[4]	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~~Density[5]	Zoning Districts[1]

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.
5. Program H1-6 in the Housing Plan outlines the City's plan to increase densities in mixed-use districts. General Plan amendments will occur at the same time as zoning amendments.

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[1]	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[2]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Housing for the Elderly[3] / 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[4]	P	P	P	P	P	P	P	P	P	P

Notes:

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

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.
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

Residential development standards established in the Zoning Ordinance are designed to provide orderly development of the City and to protect and promote the health, safety, and welfare of local residents, as well as implement the policies of the General Plan. The development standards established by the Zoning Ordinance can have an effect on the ability of property owners to construct and maintain housing. Each of the standards is examined and its impact on housing in Redwood City is discussed below. If these development standards are amended as discussed below, and the housing is not getting constructed on these lots, the City will propose a minor exception process to ensure there are no constraints to housing development. 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[1]	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[1]	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: 7,500 sf 3 du: 10,000 sf	2 du or <: 50 ft	1 du: 35 ft 2 du or >: 50 ft				60%	35 ft
R-3								45 ft
R-4								75 ft
R-5								

Table H2-3: Residential Development Standards

Zoning District	Minimum Lot Size (area) Plus 2,500 sf per unit > 3 du	Minimum Average Lot Width 3 or > units: 75 ft	Minimum Lot Street Frontage	Minimum Setbacks			Maximum Lot Coverage	Maximum Height
				Front	Side	Rear		
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		

[1] *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

Lot Size and Width

These lot area minimums are considered the main constraint to housing production in R-2 through R-5 districts in Redwood City. The current Zoning Ordinance establishes minimum lot areas in residential zones. There are no minimum lot areas in the mixed use zones. The minimum lot area in residential zones varies depending on the number of dwelling units constructed. Currently, all multifamily residential zoning districts (R-2, R-3, R-4, and R-5) require a 7,500 square foot minimum lot size 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. It also incentivizes development to acquire multiple lots for one larger development, which often does not maintain the existing building pattern of smaller buildings on narrower, smaller lots. These lot area minimums are considered a constraint to housing production, particularly for Missing Middle Housing. 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.

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 the R-2, R-3, R-4, and R-5 zoning districts. 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 are proposed in conjunction with adoption of the Housing Element (Program H4-3) and include revisions to:

- Minimum Lot Size: Revise to 5,000 square feet for all building types in R2-R5 zones (removing 7,500 minimum square feet for duplexes, 10,000 square feet for triplexes, and 1,000 to 2,500 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 50 feet for all building types. This is revised down from 50 feet for a single-family dwelling or duplex and 75 feet for a triplex or larger development.

DRAFT

- Minimum Lot Frontage: Revise to 35 feet for all building types. This is revised down from 35 feet for a single-family dwelling and 50 feet for a duplex, triplex, or larger development.

With these revisions constraints to development in multi-family residential zoning districts will be significantly reduced.

Lot Coverage

Maximum lot coverage standards vary from 40 percent in RH to R-2 zones to 60 percent in R-3 to R-5 zones. Mixed use zones have no maximum standard. These standards are typical in many Bay Area cities and in Redwood City have not historically been considered overly restrictive to the production of housing.

Heights

In Redwood City, the maximum building height ranges from 28 feet in low density residential zones to 75 feet in high density residential zoning districts. In mixed use zoning districts, height limits vary from six to twelve stories in the Downtown Precise Plan area and 40 to 60 feet in the other mixed-use zones. These heights are not considered a constraint, since past development trends in the City show that high-density residential developments are able to achieve close to or exceed the maximum permitted densities under current height limits. The City's inclusionary ordinance for developments less than 20 units have affordability requirements that trigger the state density bonus incentives, which include bonus heights. Furthermore, the City is increasing building heights and densities in mixed use zones (Program H1-6) to further encourage development of housing and affordable housing in the community.

Setbacks

Front setback requirements range from 15 to 25 feet in residential zones, 0 to 35 feet in the Downtown Precise Plan, and no minimum to eight feet in mixed use zones. Side and rear setbacks range from five to 25 feet in residential zones, 0 to 15 feet in Downtown, and no minimum to 10 feet in mixed use zones. These standards are typical to many cities in the Bay Area and do not pose a constraint to housing production.

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

Residential Land Use	Parking Required
Outside Downtown Parking Zone/Mixed Use Areas	
Single-Family Dwelling	1 covered space and 1 uncovered space
Accessory (Second) Units	No parking required
Duplex	2 spaces per unit

Table H2-4: Parking Requirements for Residential Development

Residential Land Use	Parking Required
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
Downtown Parking Zone	
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
Mixed Use Zones	
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

Research has shown that parking minimum requirements encourage less dense development because more physical space is needed to accommodate these requirements. In recent years, many cities across California have instead begun to implement parking maximums, which establish a cap for the number of parking spaces allowed. This controls the amount of space used to accommodate parking and allows housing developers to build more dwelling units. With this principle in mind, Redwood City's parking maximums are not considered a constraint. Furthermore, 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 H4-3 to reduce the number of parking space required outside of downtown and mixed-use zones, remove the requirement for covered parking spaces and allow parking to be located within required setbacks in residential multi-family zoning districts, to further reduce impediments to site planning and support middle housing in these areas. In addition, to further incentivize higher density housing and to ensure impediments are

removed if they are identified, Program H4-7 ~~to~~is included in the Housing Element to continue to analyze parking standards ~~and consider~~for persons with disabilities and pursue reduced parking requirements and analyze other measures for parking for all multi-family units 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. The most common improvements for a typical new residential construction project include: upgrading sewer mains if they are aged or insufficient to meet needed capacity, upgrading water mains if they are aged or insufficient to meet fire safety requirements, restoration of streets surrounding the project site, and reconstruction of frontage streets when necessary. Subdivisions require sidewalks to be constructed if none exist and where they do exist that they are brought up to standard if needed.

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.~~(commercial projects). The City also takes steps to work with developers to exempt affordable housing projects from this ~~fee.~~

requirement. 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 City is entirely built-out and as such, new development is not required to complete vast infrastructure improvements. Conditions of approval to complete on- and off-site improvements are provided to applicants in a timely manner and do not have a significant impact on project timing. While these improvements may increase the cost of production, adequate sewer, water, and street infrastructure is a necessary component of a healthy and productive city. The Housing Plan includes a Program H4-1 to ~~consider removing~~further study the utility undergrounding requirement for residential development and analyze allowing in-lieu fees to contribute towards future undergrounding actions, ~~and to consider~~including exemptions to the fee for 100 percent affordable housing projects. Program H4-1 also calls for analyzing and supporting programs that provide alternative options for meeting fire safety requirements.

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.~~ Projects may also utilize the State Density Bonus law to offset costs of providing the on-site affordable units. The state density bonus law increases the economic feasibility of affordable unit construction by allowing for additional market-rate units and concessions from development standards. Small residential developments (5 to 19 units) and nonresidential development are subject to the affordable housing impact fee. Impact fees are not imposed if a project meets inclusionary requirements by constructing affordable housing units. Developers of residential or nonresidential development projects may propose to mitigate the affordable housing impacts of such development through an alternative mitigation program, such as the provision of off-site affordable units, donation of land for the construction of affordable units, or purchase of existing units for conversion to affordable units.

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. In 2018, the City prepared an Inclusionary Housing Analysis studying the current requirements (20 percent of units as affordable to a mix of incomes for rental units and 15 percent of units affordable to moderate-income households in ownership projects). As part of this effort, staff conducted a survey of surrounding cities' affordable unit requirements. While there is a general average of 10-15 percent affordable requirements with minimum number of units at 10, other cities, including South San Francisco and San Francisco have a 20 percent requirement or higher.

To ensure feasibility and effectiveness, the City considered a balance between the percentage of affordable units required and the level of affordability. Greater affordability results in a higher cost to the project developer, potentially reducing the total number of units (market-rate and below-market-rate) that may be feasible. In addition, affordable housing percentages that align with state density bonus incentives are important for ensuring feasibility and effectiveness. With that in mind, staff developed several options for consideration and ultimately recommended an option requiring affordability for a variety of levels within each project, as outlined in the current ordinance. The impacts of the current ordinance were analyzed and determined to be feasible from a market perspective.

The analysis modeled a 225-unit rental development typical of what might be built in Redwood City. It included a mix of unit sizes from studios to three bedrooms, with most of the units being one bedroom or two bedroom. The density was assumed to be 225 units per acre. The total development cost was approximately $133.64 million, including affordable housing impact fees. The unit sizes and rents summarized in Table H2-6 were assumed.

Table H2-6: Inclusionary Housing Analysis (2018)

Unit Type	Number in development	Square Footage	Rents
Studio	16	563	$2,821
1 Bedroom	135	774	$3,351
2 Bedroom	68	1,149	$4,389
3 Bedroom	6	1,441	$5,519

The analysis modeled the following options:

- A 15 percent inclusionary zoning requirement affordable to Very Low Income households. The developer would be entitled to a 35% density bonus for the Very Low Income units and flexibility in application of zoning and development standards, with the use of the State Density Bonus law.
- A 15 percent inclusionary zoning requirement affordable to Low Income Households. The developer would be entitled to a 27.5% density bonus for the Low Income units. They would also be entitled to flexibility in zoning standards[3]

3 The density bonus calculation is complicated in several ways. The density bonus could increase the cost of construction if different building technologies are needed, while the required zoning flexibility could reduce it. Therefore, the cost of construction is not changed in the model. The model assumes that developers will only use a 25% bonus to be conservative.

- A inclusionary requirement that included all of the following: 5 percent affordable to Very Low Income households, 5 percent affordable to Low Income households, and 10 percent affordable to Moderate Income households. State Density Bonus provisions would also apply.

The model also assumes lower land costs (or potentially land costs that stay constant as all other costs increase) when the inclusionary housing ordinance is applied. Holding all other factors constant, the analysis predicted that prices for developable land will decrease based on new government requirements, such as an inclusionary requirement. This is consistent with the experience of other cities as well.

The model determined that the most feasible option was to require developers to provide 20% of the units affordable to a mix of income levels (10% of the units to be affordable to Moderate Income, 5% to Low and 5% to Very Low). Assuming a 20 percent density bonus and land prices decrease 5 percent, this development would be the most feasible (19.9% profit, 5.1% yield on cost).

Furthermore, 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. The City has articulated two primary purposes in support of the local live/work policy: (1) to reduce the impacts of the City's jobs/housing imbalance and (2) to reduce the displacement of lower income households by providing affordable housing opportunities for lower income households. In addition, the City has a secondary purpose for the local preference, which is to reduce greenhouse gas emissions (GHG) by providing affordable housing that is located near to where the City's lower wage employees work. When developing the local live/work policy, the City analyzed potential disparate impacts on protected classes to ensure that the policy did not inadvertently and disproportionately benefit one protected class over another. The analysis found that when looking at primary job holders (who would be impacted by the work aspect of the preference), most racial categories pass the 80% test[4] and would not be disparately impacted by the policy. The one group that does not pass the 80% test (Native Hawaiian or Pacific Islander primary job holders) makes up less than 1% of the households in San Mateo County. When solely looking at low- and moderate-income households who live in Redwood City, multiple racial categories do not pass the 80% test. However, as the policy would also apply to non-resident Redwood City job holders, former residents without a time restriction, and persons who are offered employment in Redwood City, the potential pool of persons and households who could apply for the preference is much broader and not fully measurable. The broad applicability of the live/work policy to a diverse array of residents and workers indicates that the policy is less likely to result in a disparate impact and does not limit housing mobility.

As evidenced by the continued and ongoing level of 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~~Affordable Housing

4 "Passing the 80% test" signifies that a given racial category has a preference qualification rate of at least 80% the category with the highest preference qualification rate and is therefore unlikely to be disproportionately adversely impacted by the preference.

Ordinance has proven to be an effective tool in the community, creating permanently affordable units for lower and moderate-income residents. Program H2-4 continues the City's commitment to this important policy and provides for monitoring during the Housing Element planning period through an update to the related nexus study.

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. The City achieves code compliance through proactive and complaint based measures. The City describes the Code Enforcement program on its website and provides links to brochures that educate residents on various code violations and how to avoid/resolve them, such as overgrown weeds and vegetation encroachment, illegal dumping, street vending, signage, and more.

Staff investigates and enforces City codes and State statutes when applicable. Staff seeks compliance first and foremost and enforcement efforts are directed at providing opportunities for solving problems and eliminating violations, not punishing people. Complaints can be submitted over the phone, emailed, or through myRWC, the City's desktop and mobile application. 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. The violation penalties are not considered restrictive since the City initiates corrective measures through warnings and courtesy notices before advancing to more serious methods such as citations. These measures are necessary to ensure continued minimum health and safety standards are maintained and are not considered a constraint to housing supply or affordability.

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~~Realizing the expense associated with new construction, the City identified this area to have a mix of medium- to large-sized buildings that would lend themselves to reuse as homeless shelters. Multiple lots throughout this area are underutilized, containing only a small commercial or industrial building on a portion of the lot. Because of the light industrial nature of the area, design requirements would not mandate expensive construction materials, and compatibility with the neighborhood aesthetic character could be achieved through the use of simple building forms. As such, there are realistic opportunities for the development of emergency shelters on underutilized land as well as through the conversion of an existing building. Redwood City supports the distribution of affordable housing, emergency shelters, and transitional housing in areas of the city where appropriate support services and facilities are available in close proximity.

The development and management standards for emergency shelters in the Zoning Ordinance (Section 25.8) were drafted to be consistent with State law. Specific provisions for emergency shelters in Redwood City specify:

- The emergency shelter provider/operator shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, transportation issues, security, screening to ensure compatibility of residents with services provided at the facility, and training, counseling, and treatment programs for residents.
- An emergency shelter shall contain a maximum of 50 beds and shall serve no more than 50 homeless persons at any one time.
- Occupancy by an individual or family may not exceed 180 consecutive days unless the management plan provides for longer residency by those enrolled and regularly participating in a training or rehabilitation program. Services shall be provided to assist residents to obtain permanent shelter, income, and services. No individual or household may be denied emergency shelter because of an inability to pay.
- Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public rights-of-way. The intensity shall comply with standard City performance standards for outdoor lighting.
- Onsite management of the facility shall be required during all open hours of operation.
- The emergency shelter facility shall demonstrate that it is in, and maintains in, good standing with County and/or State licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.
- No more than one emergency shelter shall be permitted within a radius of 300 feet of another such facility, as measured from the nearest property lines.
- Interior on-site waiting and client intake areas must be at least two hundred 200 square feet. Outdoor onsite waiting areas shall not exceed 100 square feet, and must be located within direct sight-line of the public right-of-way.
- Parking and outdoor facilities shall be designed to provide security for residents, visitors, and employees.
- The development may provide one or more of the following specific common facilities for the exclusive use of the residents: central cooking and dining room(s), recreation room, counseling center, child care centers, and/or other support services.
- One parking space for each five beds and two additional spaces.

The standards listed above are common across many cities in California and do not constrain the production of emergency shelters, as demonstrated by the various existing and proposed emergency and transitional shelters in the City. As of 2022, 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). Additionally, the City has one emergency shelter project under development, the County Navigation Center. The availability of land within areas designated as Emergency Shelter Combining District (54.8 acres) can easily accommodate shelters for the ~~221~~245 unsheltered homeless persons identified in the City during the most recent Point-In-Time Homeless Count (~~2019~~2022).

DRAFT

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.

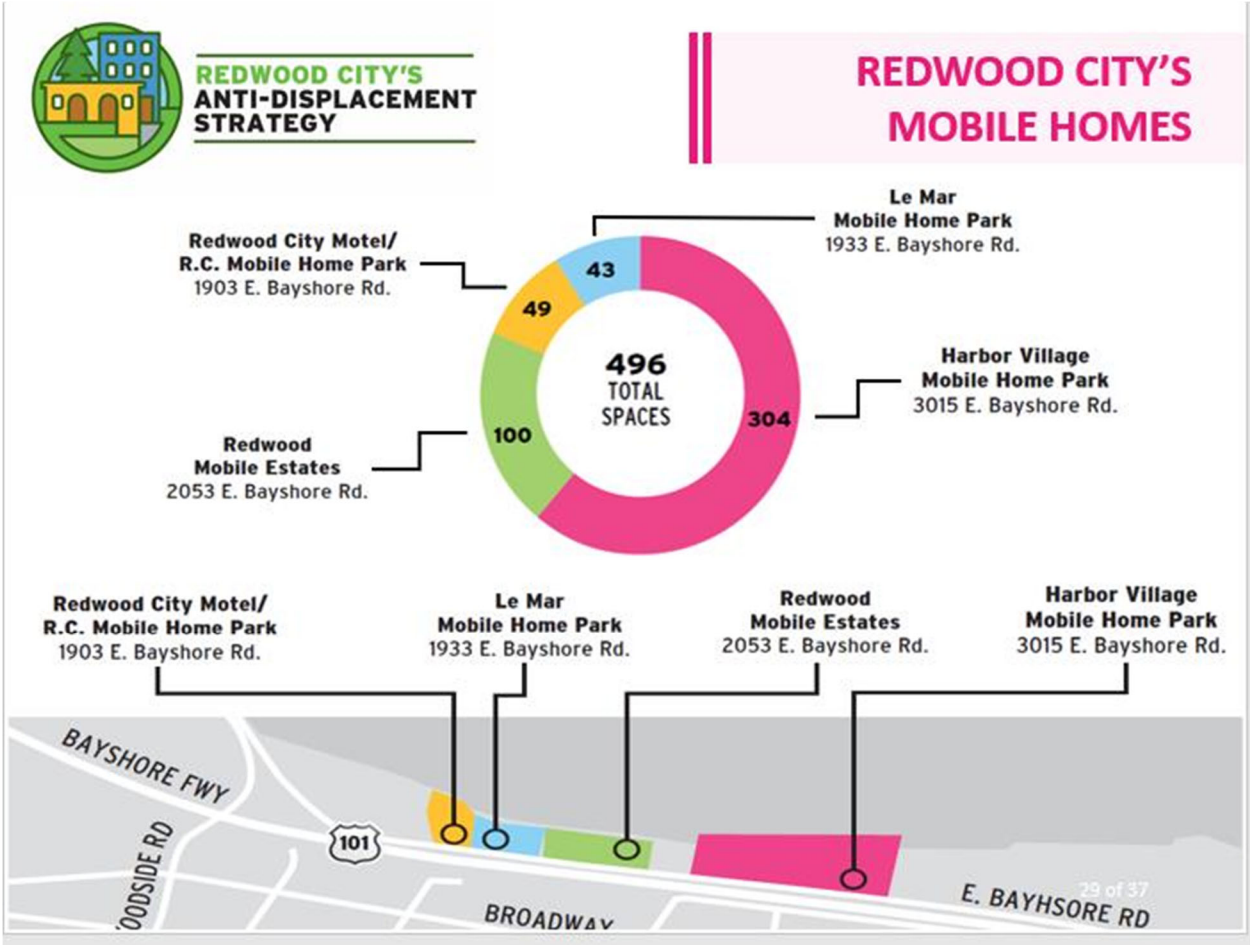
Single-Room Occupancy (SRO)

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~~amend 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~~The Zoning ~~Ordinance definitions to include manufactured homes within the~~Ordinance's definition of "dwelling.~~"~~ " is inclusive of manufactured homes consistent with State law. 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 ("Acts") 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. 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 may be submitted to the City for Section 504 of Fair Housing Amendments Act compliance via an application or letter. The City is expected to respond to each request within three business days from the date the request is made. The following findings must be made for approval:

- That an individual residing on the property and requiring reasonable accommodation is protected under the Acts; and
- That accommodating the request would provide direct benefit to the individual by meeting specific housing needs; and
- That the request is the minimum necessary to provide the necessary relief from the City's zoning ordinance to meet the needs of the individual; and
- That the request is not detrimental to and will not adversely impact the adjacent properties or surrounding neighborhood; and
- That the request does not place an undue financial or administrative burden on the City; and
- That the request does not significantly alter the overarching purposes or intent of the City's zoning ordinance/land development regulations.

Appeals can be made through the City's standard appeal process.
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.~~a Reasonable Accommodation request. 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. Overall, these procedures do not pose a constraint on housing for persons with disabilities as the City provides adequate resources for submitting reasonable accommodation requests and the procedure is typical to that of many cities across California.

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~~7. 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. Government Code Section 65940.1(a)(1) requires jurisdictions to post all up-to-date fees on their website. Redwood City's latest fee schedule can be accessed on the City's website at https://www.redwoodcity.org/departments/community-development-department/planning-housing/planning-services/planning-permits-fees. The City prioritizes transparency and posts information in clear and accessible formats, including dashboards and through summary webpages. All zoning and development standards are posted on the website, along with inclusionary requirements,

Table H2-~~6~~7: Development Fees

Fee Category	Fee Amount
Planning and Application Fees	
Variance	$3,386
Conditional Use Permit	Initial Deposit - $5,000

Table H2-~~6~~7: Development Fees

Fee Category	Fee Amount	
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	
Specific Plan	Initial Deposit - $15,250	
Subdivision		
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	
Environmental		
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		
Development Impact Fees		
	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~~8 and H2-~~8~~9 below show the hypothetical fees that would be collected for a new multifamily project and individual single-family project, respectively.

Table H2-~~7~~8: New 12-Unit Townhouse

Fee Type	Fee
Planning Fees	
Preliminary Review	$4,000
Planning Fees & Planning Commission Hearing	$14,600
Subtotal	**$18,600**
Building Fees	
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
Subtotal	**$888,917**
Other Permit Fees	
Engineering - Off-Site	$63,000
Fire Sprinkler Permit	$5,700
Subtotal	**$68,700**
Grand Total:	**$976,217 ($81,351 per unit)***

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

Table H2-~~8~~9: New Single-Family Residence

Fee Type	Fee
Planning Fees	
Architectural Permit	$1,406
Subtotal	**$1,406**
Building Fees	
Plan Check	$14,200
Water System Capital Improvement Fee	$2,680
Demolition Permit	$3,500
Building Permit Fee	$11,800
Subtotal	**$32,180**

DRAFT

Table H2-~~8~~9: New Single-Family Residence

Fee Type	Fee
Other Permit Fees	
Engineering - Off-Site	$15,925
Fire Sprinkler Permit	$758
Subtotal	**$16,683**
Grand Total:	**$50,269**

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-~~9outlines~~10 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. The discrepancy in length of approval time between single family and multi-family projects is due to the level of complexity of larger multi-family projects. Ministerial review is limited to one-story single-family homes and/or ADUs, and developments utilizing the regulations of SB 9. An Architectural Permit is required for new two-story single-family homes and duplexes and multi-family projects of three or more units. Planning Commission review is also required for projects that are over 35 feet in height.

Larger, and thus more complicated projects generally require additional information from applicants to ensure compliance with zoning standards. Staff reviews the plans and contacts the applicant if any corrections are necessary. Lengthy review periods, multiple application revisions, and delays in approval can increase the time it takes to process development applications, increasing cost of development. The City complies with permit streamlining requirements; however, there are additional factors within the City's control that can contribute to delays and increased costs to housing development, in particular the time associated with multiple public hearings and levels of review. Program 4-9 in the Housing Plan calls

for the City to streamline the development review process and reduce the number of projects that must receive Planning Commission review.

Table H2-~~9~~10: 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~~12-18 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~~The Architectural Permit process begins with the submittal of an application that is filed with the Planning Division. The application is checked for completeness within 30 days of submittal and fee payment. The Architectural Advisory 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. Decisions regarding an Architectural Permit are based on the following findings:

- The existence of sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;
- The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance;
- The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable;

- The extent to which excessive ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used;
- The extent to which natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site are to be retained;
- The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets;
- The reservation of landscaping areas for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites, and separating building areas from paved areas to provide access from buildings to open space areas;
- In the case of any commercial or industrial structure, the review authority shall consider its proximity to any R District and shall consider the effect of the proposed structure upon the character and value of the adjacent R District area;
- The provision of permeable areas and drainage design appropriate to capture and treat stormwater runoff prior to its discharge from the site including, but not limited to, the use of vegetated swales, landscape features, permeable pavement materials, infiltration basins or engineered designs.

Residential construction on lots of fifteen (15) percent average slope or more is also subject to the following findings:

- Includes appropriate design considerations and specific construction techniques to ensure structural integrity, fire safety, site stability and sedimentation and erosion control; and
- Respects the existing natural constraints of the site, avoids excessive grading and minimizes abrupt changes in grade; and
- Minimizes expansive exterior walls, upper story building massing and appearance of underfloors with a well-articulated architectural design; and
- Preserves trees and existing vegetation as to the extent practical and preserves and protects the areas near creeks.

Appeals can be made within 15 days of the date of action, which include the decisions made by the Planning Manager, Director, Zoning Administrator, Subdivision Committee or Planning Commission. 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. Objective standards and processes improve development certainty and can help mitigate cost impacts through a shortened development review timeline. As indicated in Program H4-9, in addition to reducing Planning Commission review of projects, the findings for approval of an Architectural Permit will also be revisited to remove subjectivity from the process for those projects that comply with objective standards.

Planning Commission Review and 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~~ or other Planning Commission review. The Planning Commission review process is applied to large residential projects that are more complex in

nature, including projects over 35 feet in height. The CUP process is intended to apply to projects 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~~. Use permits may be approved if all of the following findings can be made:

- That the proposed use will be consistent with the general plan and zoning regulations,
- That the proposed use is compatible with surrounding uses,
- That the use and its associated structures will not be detrimental to the public health ~~or~~, safety~~, the general~~ or welfare~~, or the environment,~~ of the people and property of Redwood City,
- That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property, and
- 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~~does 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 is an optional process that 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~~.~~. Projects on less than one acre are reviewed by the Zoning Administrator, whereas large projects on a site larger than one acre are reviewed by the Planning Commission. 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 Development Permits are an optional permit process, rarely used in Redwood City, to provide individual/unique development standards that would not otherwise be allowed.

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.

The City has adopted an SB 35 approval process consistent with State law. 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 to Meet the RHNA

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.

DRAFT

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%
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; 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.[1]

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).

[1] 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
Approved Projects Total		**126**	**223**	**52**	**1,005**	**1,406**

*Note: All below market rate units indicated in the table are deed restricted.

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.

DRAFT

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 comprehesnvie 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 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.

Broadway Plaza

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~~August 2022, the City is in the process of reviewing applications and preliminary plans for 2,~~970~~078 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~~ commercial portions of the proposed mixed-use 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~~.~~, and are identified as sites to meet the RHNA. 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.

Sites identified with proposed projects have a high likelihood of redevelopment with housing within the planning period, given the existing level of property owner and developer interest. All of these projects have committed significant time and resources into developing applications for entitlement, including architectural plans. Proposed projects listed in Table H3-3~~4~~ are still in review with the City. City staff is coordinating with applicants for additional information or corrections on submitted plans. Affordability levels on these sites was determined based on proposed/anticipated sales prices and rents, which will be coupled with deed restrictions, in compliance with the City's inclusionary housing requirements.

DRAFT

Table H3-3: Proposed Projects

Project	Project Status	Application Submitted Date	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
Proposed Projects (Non-Gatekeeper)							
35-51 Renato Court	Proposed	December 2021	-	-	-	13	13
77 Birch St Townhomes	Proposed	Aug 31, 2020	-	-	-	9	9
557 E. Bayshore Rd "Syufy Site"	Proposed	Oct 23, 2015	21	21	43	395	480
590 Veterans Blvd /91 Winslow St	Proposed	December 2021	5	5	9	76	95
847 Woodside Rd	Proposed	Aug 7, 2020	-	-	6	38	44
1057 El Camino Real "Sequoia Station"	Proposed	May 25, 2021	102	130	22	377	631
1125 Arguello St "Arguello Street Mixed-Use"	Proposed	Nov 16, 2020	6	15	12	-	33
1201 Main St "1201 Main St Mixed Use"	Proposed	Oct 18, 2021	1	1-	2	245	28
1330 El Camino Real "Redwood City Discovery"	Proposed	May 11, 2021	7	6	13	104	130
1818 El Camino Real "Comfort Inn"	Proposed	County review process	26	25	-	-	51
2336 El Camino Real "Redwood Square"	Proposed	-Dec 4, 2020	-	-	-	16	16
1304 Middlefield	Proposed	July 25, 2022	-	93	-	-	93
		Subtotal:	**168**	**296**	**107**	**1,052**	**1,623**
Proposed Projects (Gatekeeper)							
651 El Camino Real "American Legion"	Proposed	Apr 12, 2021	5	5	10	79	99
750 Bradford St "Bradford / RCSD"*	Proposed	May 25, 2021	4 5	46	810	— 71 81	87 102
901 El Camino Real/ 920 Shasta St	Proposed	Mar 30, 2021	48	51	1	-	100
1900 Broadway St	Proposed	Nov 12, 2021	35 -	3570	1	-	71

Table H3-3: Proposed Projects

Project	Project Status	Application Submitted Date	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
~~2300 Broadway St "Chase Bank"~~/609 Price Ave	Proposed	Jan 12, 2021	32	49	2	-	83
		Subtotal:	90	181	24	160	455
		Proposed Projects Total	258	477	131	1,212	2,078

* Note: Designated as teacher and workforce housing. The applicant has provided the City with a draft affordable housing plan.

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~~currently (as of early 2022) under review with the City. The applicant is proposing 13 market-rate units. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

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. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

557 E. Bayshore Rd "Syufy Site"

The Syufy project proposes to redevelop ~~aformer~~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~~.~~ (21 very low-, 21 low-, and 43 moderate-income units, all deed restricted to ensure long-term affordability consistent with the City's inclusionary housing requirements). 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. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

DRAFT

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. All affordable units will be deed restricted to ensure long-term affordability consistent with the City's inclusionary housing requirements. The application was submitted in December 2021 and is under review by the Planning Department. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

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. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

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: 102 very low-, 130 low-, and 22 moderate-income units, all of which will be deed restricted to ensure long-term affordability consistent with the City's inclusionary housing requirements), 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. An application has been submitted to the City and is currently under review. In addition to this application, tThe 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. A decision by the City Council regarding the Transit District amendments is anticipated in late 2022. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

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~~,~~ (including 6 very low-, 15 low, and 12 moderate-income units, all of which will be deed restricted to ensure long-term affordability consistent with the City's inclusionary housing requirements), 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. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

1201 Main St. Mixed Use Project

The project proposes the construction of a five-story mixed use building. Currently the site is occupied by a low-scale light industrial style complex. 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 (1 very low-income unit, and 2 moderate-income units, which will be deed restricted to ensure long-term affordability consistent

with the City's inclusionary housing requirements) and is requesting the use of State Density Bonus concessions and waivers. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

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~~.~~ (7 very low-, 6 low-, and 13 moderate-income units, all of which will be deed restricted to ensure long-term affordability consistent with the City's inclusionary housing requirements). 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. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

1818 El Camino Real "Comfort Inn"

The County ~~is in the process of purchasing~~purchased a 51-room hotel (Comfort Inn & Suites Hotel at 1818 El Camino Real) and is in the process of 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 American Rescue Plan (HOME-ARP) funds. It is anticipated that the rehabilitation efforts (adding kitchens to each unit) and lease-up would be complete by late 2022/early 2023. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

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~~childcare center that will remain on the site. The application is under review by the Planning Department. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

1304 – 1324 Middlefield Road "Rise City Church Affordable Housing"

This proposed project consists of 93 rental apartment units affordable to low-income households. The project would be seven stories tall (five stories residential over a two-story parking podium) consisting of studio, one-bedroom, and two-bedroom units. The site is located immediately outside the Downtown's borders. Currently, the site is vacant and used for seasonal events. The planning application has been submitted for a streamlined ministerial permit under SB 35 and would be exempt from CEQA and is being reviewed by Planning Department staff for compliance with SB 35. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

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.~~

As part of this Gatekeeper process, certain DTPP amendments are currently undergoing environmental review (a program-level Subsequent Environmental Impact Report is being prepared). The amendments being studied include amending the 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) amend DTPP to 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 as part of the 651 El Camino Real "American Legion" development project discussed below, and 3) change certain DTPP development standards. The General Plan will also be amended accordingly.

The environmental review for the proposed DTPP amendments is scheduled to be completed in late 2022. Individual Gatekeeper project processing (including project-level environmental review and approval) is expected to follow adoption of the amendments. ~~Five~~ Four 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 offsite (outside of the DTPP) rezoning and General Plan amendments to allow residential development. Since the underlying use allowance in place is not residential, these other 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~~.~~ (5 very low-, 5 low, and 10 moderate-income units, all of which will be deed restricted to ensure long-term affordability consistent with the City's inclusionary housing requirements). This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

750 Bradford St "Bradford/RCSD" Mixed Use Project

The applicant is partnering with the Redwood City School District (RCSD) on this proposal. 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~~ based on the ~~City's inclusionary~~applicant's draft affordable housing ~~requirements. The applicant is partnering with~~plan (5 very low, 6 low, and 10 moderate-income units) and the ~~Redwood City School District (RCSD) on this proposal.~~ Project's designation as teacher and workforce housing. The site is currently occupied by a two-story office building and surface parking. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

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 (48 very low- and 51 low-income, and one manager's unit) at 920 Shasta Street, which is in the Mixed Use – Transitional (MU-T) zoning district. The existing use at 920 Shasta Street is personal storage. All affordable units will be deed restricted to ensure long-term affordability consistent with the City's inclusionary housing requirements. 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. This proposed project indicates developer and property owner interest; this site (920 Shasta) is likely to redevelop within the planning period.

1900 Broadway St. Mixed Use Project

The site is currently occupied by a bank. This project ~~is~~ proposes for a seven-story (100 foot) mixed-use building consisting of 228,000 sq. ft. of office, 71 rental residential units ~~offered at~~(70 low-, and one moderate ~~levels~~ income unit, all of which will be deed restricted to ensure long-term affordability~~,~~ consistent with the City's inclusionary housing requirements), 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. This proposed project indicates developer and property owner interest; this site is likely to redevelop within the planning period.

~~2300 Broadway St "Chase Bank"/~~609 Price Ave

The application for a DTPP gatekeeper project at 2300 Broadway 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, all of which will be deed restricted to ensure long-term affordability consistent with the City's inclusionary housing requirements). 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). ~~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

DRAFT

HCD[2]. 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. Program H1-5 is included in the Housing Element to monitor production and affordability levels and to implement actions as needed in a timely manner to ensure enough sites identified. The program also includes pursuing the implementation of additional incentives such as continuing to offer pre-approved plans which supports streamlining the permit review process, and lowering fees for ADA-accessible ADUs.

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 Terner Center for Housing Innovation at UC Berkeley conducted extensive analysis statewide to determine how many parcels could feasibly utilize the provisions of SB 9[3] and found that approximately seven percent of single-family parcels throughout the State may redevelop in this way. In Redwood City, the Terner Center identified 12,000 single-family parcels, of which 10,900 are eligible for ~~SB 9 development.~~development pursuant to the SB 9 requirements such as the single-family parcel must be within single-family zoning, the site cannot be located in sensitive habitats identified in the state statue, and the site must be larger than 2,400 square feet. The Terner 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 Terner 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. To further support these estimates, the City prepared a GIS analysis of R1 and RH zones (single family zoning districts where SB 9 is applicable), and identified a total 9,914 lots that are located in single-family zoning districts. Although over 1,300 lots located in Redwood Shores are subject to Homeowner Association (HOA) Covenants, Conditions and Restrictions (CC&Rs) that would prohibit duplexes and lot splits, SB 9 would apply to the majority of the remaining single-family lots. There are no historic districts within single-family zoning districts and a small number of historic properties are scattered throughout the single-family zoning districts, primarily surrounding the Edgewood neighborhood. Staff has not identified any lots that would be eliminated due to sensitive habitats and State law allows homes within very high fire areas to be built using mitigated measures within the building code. The City does have a limited number of deed-restricted single family affordable units, but the City does not have a rent control ordinance or any housing that has been subject

[2] 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.*

[3] 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 Terner Center Report, July 2021.

to Ellis Act evictions. The number of lots affected by HOA CC&Rs, historic districts, sensitive habitat areas, and deed-restrictions have been accounted for in the projections below.

An SB 9 project and an urban lot split could still be allowed on a lot with a tenant if the project does not alter or demolish the existing rented homes. At this time, it is not known how many single-family homes are being rented and applicants will be required to sign an affidavit verifying whether the home is being rented. However, the GIS analysis assumes that 14 percent of single-family homes in R-1/RH areas are being rented based on data from the 2020 American Community Survey five-year estimates.

The City held a study session with the Planning Commission in June 2022 to review potential changes to the Zoning Ordinance, including development standards and review processes, to implement SB 9 requirements. Zoning amendments to implement SB 9 will be adopted in conjunction with the Housing Element adoption. The standards will comply with State law and will reiterate State law requirements, including reduced setbacks (four feet in rear and side yards), ministerial review, reduced parking, and other parameters as allowed by State law.

Corner parcels in these zones are ideal for lot splits since they typically have larger yards and easy ingress/egress access for units built on the rear of the lot. The parameters used to identify the viable sites are similar to those used by the Terner analysis but included additional parameters. The analysis used the following criteria to identify sites most likely to utilize SB 9:

- Corner parcels;
- Parcels with existing single family uses;
- Parcels with a lot size greater than 7,000 square feet;
- Parcels where no ADU currently exists on the property based on City permit data (eliminating parcels that have already invested in increasing density);
- Parcels with over a 15 percent slope were eliminated.

The analysis found there are 454 properties in Redwood City that are most viable for SB 9 projects, which could produce more than twice the amount of housing units conservatively estimated and applied to the City's RHNA. Of note, many additional interior (non-corner) parcels are also eligible for SB 9 provisions. As such, the projection of 275 housing units through lot splits and SB 9 duplex provisions is a conservative estimate for the planning period.

In the first half of 2022 (SB 9 became effective on January 1, 2022), the City received nine serious inquiries to date for either a lot split or a duplex indicating high development interest. Recent ADU laws have been one of the state's most effective solutions to increasing housing production. ADU laws and SB 9 allow cities to gently add density citywide. Local property owner interest in SB 9 lot splits is likely to correlate to the significant yearly increase in ADU applications submitted and building permits issued, where between 2018 and 2021, there was more than a 250 percent increase in ADU permits issued.

The assumptions for SB 9 projections do not overlap with areas for missing middle housing potential, discussed below; SB 9 projections are applicable only to single family R-1 and R-H zoning districts. Missing middle housing potential applies to higher density residential zoning districts (R-2, R-3, R-4, and R-5).

DRAFT

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~~ four or more unit apartments 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~~four or more unit apartments 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.

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~~four or more unit apartments 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. Missing middle housing does not overlap with SB 9 housing projections, since SB 9 affects housing in R-1 and RH single family zones.

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.~~four or more unit apartments.

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%
Total	**4,956**	

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. As part of the zoning text amendment to occur in conjunction with the Housing Element, the minimum lot size requirements will be revised to 5,000 square feet for all building types, removing the 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.

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. As part of the zoning text amendment to occur in conjunction with the Housing Element, the minimum lot width requirement will be revised to 50 feet for all building types, which is a reduction from 75 feet for a triplex or larger development.

Minimum Lot Frontage

Multifamily districts require a minimum lot frontage of 50 feet for developments with two dwelling units or more. As part of the zoning text amendment to occur in conjunction with the Housing Element, the minimum lot width requirement will be revised to 35 feet for all building types, which is a reduction from 50 feet for a duplex, triplex, or larger development.

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, parking will be reduced to one space per unit, guest parking will no longer be required, 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~~300 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~~500 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.~~50 feet for all building types. This is revised down from ~~50 feet for a single-family dwelling or duplex and~~ 75 feet for a triplex or larger development.
- Minimum Lot Frontage: Revised to 35 for all building types. This is a reduction from 50 feet for a duplex or multifamily development.
- Parking Requirements: Reduced parking requirement to 1 space per unit, removed requirement for covered parking spaces ~~and allow~~, removed guest parking requirement, and allowed parking to be located within required setbacks.
- Minimum Open Space: Reduced requirement from 300 square feet of open space plus 100 square feet per bedroom to ~~150~~300 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~~could be 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~~could be conservatively estimated to be equally divided between moderate~~-~~– and above moderate-income levels. The City also undertook a GIS site analysis of properties that could redevelop into middle housing using the following criteria:

- Parcels in R2, R3, R4, and R5 zones,
- Parcels with one single family residence as an existing use (eliminating parcels with higher density or other types of uses less likely to convert to multi-family housing), and
- Parcels where no ADU currently exists on the property based on City permit data (eliminating parcels that have already invested in increasing density).

The analysis found that there are 3,640 properties within these parameters. The City then applied another criteria to the query: lot coverage. This piece is critical because it identifies areas where the existing footprint is small compared to the lot size. The analysis concluded that of the 3,640 properties originally identified, 872 properties have lot coverage of 35 percent or less, with significant residual land area for development available.

In recent years, middle housing has become an emerging trend in multifamily development not just in California, but in cities across the country. Middle housing can provide both rentals and homeownership opportunities across a broad range of unit sizes and price-points, especially for those seeking more affordable housing in desirable areas. Housing production stagnated in Redwood City and throughout the State in the 1990s and early 2000s, limiting the supply of housing. High demand and short supply have driven property values to levels that have shut many families and individuals out of the ownership market as well affordable rental housing.

According to the Association of Bay Area Governments (ABAG) report on middle housing in the region, in 2021 the median sales prices of single family detached houses and townhouses were both over $1 million in several Bay Areas counties, including San Mateo County.[4] However, the median sale price of single family detached units are consistently higher than the median sale prices of townhouses across all counties in the ABAG region. The median sale price of a single family home also exceeds 120 percent of area median income (AMI) in many counties, as compared to townhouses which are affordable to close to 100 percent of AMI. The study found that while the pricing of new construction is volatile, it is more expensive than existing housing and new single family detached home prices are escalating faster than that of new townhouses. Newer and smaller-scale multifamily buildings also tend to be less expensive than other, larger multifamily buildings, likely due to differences in the cost of construction at different scales and the number and type of amenities that are provided in the building. Two-bedroom rents of newer small multifamily buildings are generally affordable at 70-110 percent of AMI for a three-person household, while those for larger new multifamily buildings tend to be affordable for households earning 100-140 percent of AMI for a three-person household. Furthermore, since missing middle housing can occur in a range of contexts, it can be built by different types of developers. This could include the typical large professional developer, home remodelers, small companies that buy older homes with cash, and local entrepreneurs with limited financing. Broadening the pool of developer types also increases the potential of middle housing development. These conditions demonstrate there is market demand and significant development potential for middle housing development in Redwood City.

[4] The Bay Area's Middle Housing Market. Association of Bay Area Governments. September 17, 2021.

The City conducted a market feasibility capacity analysis in September 2022[5] to provide additional certainty pertaining to these assumptions. The study found that the proposed zoning amendments associated with middle housing substantially increased both the physical and market feasible housing unit capacity. Minimum lot size changes were influential. Of the over 5,400 lots that were considered for the scenario, about 1,200 meet the minimum lot size for a duplex under baseline zoning parameters, and a couple hundred meet the physical requirements for other "plex" types. In nearly all cases, multiplex development under baseline zoning is only achievable if a developer consolidates lots. The policy scenario evaluated reduced lot size requirements, which increases the eligible lots that could physically accommodate redevelopment. Over 4,700 existing lots could accommodate duplex development and almost 2,000 were adequately sized for other plex types.

The analysis evaluated the development feasibility across all relevant parcels, accounted for in-place values of the existing property based on County assessor data, and estimated the market feasible capacity on each parcel. The results concluded the following:

- Existing units in relevant zones: 1,878 units
- Baseline feasible units in relevant zones: 2,630 units
- Market feasible units in relevant zones with zoning changes: 7,930 units

The study concluded that proposed policy changes on approximately 5,400 lots could increase market feasible housing capacity by approximately 5,300 units compared to current baseline entitlements.

Existing uses are not anticipated to be an impediment to new housing as evidenced by current trends in projects in these zones, where applicants add additional units without demolishing existing structures (see Tables H3-6 and H3-9). Many of the properties in these zones are developed with single family structures (3,640 parcels) but have residual capacity for additional units, often in the rear of lots. The City's proactive revisions to zoning regulations (Program H4-3) will facilitate this construction and remove existing barriers to middle housing development.

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 are summarized in Table H3-6.

In addition, two recent 100-percent affordable projects were on very small sites: 612 Jefferson Ave and 1304 El Camino Real.

Table H3-6: Small Lot Trends (since 2016)

Address	Acres	# Units	Zone	Lot Consolidation (Y/N and how many lots	Prior Use (Before Redeveloping)
31 Center St	0.18	7	MUC-ERC	N	Single family unit
77 Birch St	0.37	9	R-5-O	N	Office
211-217 Vera Ave	0.49	10	R-4	2	Duplex & four-plex

[5] ECONorthwest: Scenario Analysis Results, September 13, 2022.

Table H3-6: Small Lot Trends (since 2016)

Address	Acres	# Units	Zone	Lot Consolidation (Y/N and how many lots	Prior Use (Before Redeveloping)
239 Vera Ave	0.26	5	R-4	N	Single family unit
420 Cedar St	0.11	2	R-4	N	Duplex
491 Oak Ave	0.19	2	R-4	N	Single family unit
612 Jefferson Ave	0.11	20 (affordable)	DTPP	N	Vacant
955 Woodside Rd	0.42	8	CG-R	N	Animal hospital
1013 Hudson St	0.21	2	R-2	N	Single family unit
1030 Haven Ave	0.22	2	R-2	N	Single family unit
1128 McKinley St	0.18	2	R-2	N	Duplex
1304 El Camino Real	0.21	39 (affordable)	DTTP	N	Auto sales/ repair
1460 Kentfield Ave	0.12	2	R-2	N	Single family unit
2336 El Camino Real	0.51	16	MUC-ECR	N	Daycare

Table H3-7~~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
Total	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 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

DRAFT

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~~0.52 acres on ~~seven~~ four 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~~-~~3-9~~7~~ lists the realistic capacity assumed based on development trends for these zones. This resulted in an estimated capacity of ~~11~~four new dwelling units on vacant residential lots (Table H3-8).

Table H3-8~~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~~23	~~9~~2	Extremely/Very Low/~~Low/~~ Moderate
Total				**~~1.16~~0.52**	**~~11~~4**	

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~~
~~**Total**~~				~~**0.22**~~	~~**2**~~	

~~*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 H3-8~~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 3~~2~~0 units per acre. Land use designations with density ranges near the default density are considered appropriate to accommodate housing for moderate-income households and those at the default density appropriate to meet the lower-income RHNA.~~.~~ As such, the City has determined that sites in residential zones are appropriate to meet the lower and moderate-income RHNA.

The estimated realistic capacity for sites in residentially zoned land is based on recent or active projects in these areas, which resulted in 40 – 55 percent of maximum density, depending on the zone. Table H3-9 lists the projects used to calculate the realistic capacity.

Table H3-9: Recent/Active Projects in R-2, R-3, R-4, and R-5 (since 2016)

Project Name	Project Description	Acres	# of units	Actual Density (du/acre)	Zone	Affordability Level
1024 10th Ave	Two new duplexes	0.49	2	4	R-2	Above Moderate
620 Redwood Ave	New unit (Duplex) – 2,650 SF add	0.32	2	6	R-2	Above Moderate
245 Roble Ave	Add 1 unit to make duplex	0.30	2	7	R-2	Above Moderate
1410 Valota Rd	5 single family unit sub-division.	0.68	5	7	R-2	Above Moderate
1460 Kentfield Ave	New duplex	0.26	2	8	R-2	Above Moderate
264 W Oakwood Blvd	2nd story addition to existing triplex	0.34	3	9	R-2	Above Moderate
1030 Haven Ave	Demo existing SFH and construct new 2-story 6,199 sf Duplex	0.23	2	9	R-2	Above Moderate
1104 Madison Ave	Add new 2nd unit on top of garage (duplex)	0.25	2	9	R-2	Above Moderate
1013 Hudson St	1013 A, B, C for Duplex & ADU	0.20	2	10	R-2	Above Moderate
1436 Kentfield Ave	Addition to existing duplex	0.20	2	10	R-2	Above Moderate

Table H3-9: Recent/Active Projects in R-2, R-3, R-4, and R-5 (since 2016)

Project Name	Project Description	Acres	# of units	Actual Density (du/acre)	Zone	Affordability Level
1168 17th Ave	Second unit to create a duplex	0.20	2	10	R-2	Above Moderate
1222 Saint Francis St	New Duplex	0.20	2	10	R-2	Above Moderate
1033 8th Ave	Additional for Duplex	0.20	2	10	R-2	Above Moderate
1317 Saint Francis St	New Residential Duplex	0.18	2	11	R-2	Above Moderate
1128 Mckinley St	New duplex to replace existing duplex	0.18	2	11	R-2	Above Moderate
1006 16th Ave	Additional Address for Duplex	0.18	2	11	R-2	Above Moderate
285 Wheeler Ave	Address Assign New Duplex 285-287 Wheeler	0.17	2	12	R-2	Above Moderate
1136 Palm Ave	Reasonable Accommodation for Addition to Duplex	0.17	2	12	R-2	Above Moderate
1675 Kentfield Ave	Demolish three existing homes on three individual lots, merge the three lots into one, and subdivide the parcel into 13 parcels for the development of 12 2-story single-family residences ranging in size from 1,700 square feet to 1,900 square feet and each with a 2-car garage.	0.17	2	12	R-2	Above Moderate
1193 Sanchez Way	Secondary Add for Duplex 1191-1193 Sanchez	0.15	2	13	R-2	Above Moderate
35 Central Ave	Expansion of Duplex with nonconforming lot size	0.15	2	13	R-2	Above Moderate
972 Haven Ave	Verification of Duplex	0.14	2	14	R-2	Above Moderate
3460 Michael Dr	Add 2nd Address for Duplex	0.14	2	14	R-2	Above Moderate
1172 Valota Rd	Clarify 2nd Address for existing Duplex	0.14	2	14	R-2	Above Moderate
931 7th Ave	Expansion of duplex with substandard lot + add second-story	0.13	2	15	R-2	Above Moderate
1215 Gordon St	Secondary Address For Duplex	0.09	2	21	R-2	Above Moderate
1447 Gordon St	New duplex for total of 4 units on prop.	0.28	2	7	R-3	Above Moderate
936 Palm Ave	Address for New Duplex	0.18	2	11	R-3	Above Moderate
4200 Farm Hill Rd	60 unit faculty apartment complex	3.68	60	16	R-3	Above Moderate
1417 Middlefield Rd	Convert Existing Home to Duplex	0.33	2	6	R-4	Above Moderate

Table H3-9: Recent/Active Projects in R-2, R-3, R-4, and R-5 (since 2016)

Project Name	Project Description	Acres	# of units	Actual Density (du/acre)	Zone	Affordability Level
1629 Main St	Development of a new four-story 23,170 square foot office building with two apartment units	0.26	2	8	R-4	Above Moderate
218 Lincoln Ave	Create Duplex from SFD Remodel Existing	0.24	2	8	R-4	Above Moderate
408 Harrison St	408 and 410 Harrison on New Duplex	0.24	2	8	R-4	Above Moderate
491 Oak Ave	Duplex on 45' wide lot in R-4	0.20	2	10	R-4	Above Moderate
435 Redwood Ave	New Duplex – demo existing homes	0.18	2	11	R-4	Above Moderate
840 Adams St	840-8464 plex and 854-858 Triplex	0.26	3	11	R-4	Above Moderate
640 Elm St	640 & 650 ELM ST for new Duplex	0.16	2	12	R-4	Above Moderate
402 Harrison	New Duplex	0.16	2	12	R-4	Above Moderate
402 Harrison St	408 and 410 Harrison on New Duplex	0.16	2	12	R-4	Above Moderate
1223 Ebener St	Add 2nd Address for Duplex	0.15	2	14	R-4	Above Moderate
211 – 217 Vera Ave	Ten three-story townhouses with access from Adams Street in the R-4 Zoning District. Existing structures on the lot demolished	0.49	10	20	R-4	Above Moderate
239 Vera Avenue	3-story, five unit residential building	0.24	5	21	R-4	Above Moderate
515 Cleveland St	Demolition of 7-single-family homes and one-Accessory Dwelling Unit. Construction of 17 new for-sale townhomes	0.72	17	24	R-4	Above Moderate
95 Clinton St	Demolition and rebuild ½ of duplex	0.20	2	10	R-5	Above Moderate

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

DRAFT

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~~10: Mixed Use Designations Maximum Densities

General Plan Designation	Zoning	Maximum Density
Mixed Use – Corridor	MUC	60 du/acre
Mixed Use – Neighborhood	MUN	40 du/acre
Mixed Use – Live/Work	MUT	20 du/ac; 40 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~~75 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~~Table H3-11 summarizes the realistic capacity assumptions for each zoning district. The realistic capacity assumptions also account for water, sewer, dry utilities, and all other development standards.

Table H3-11: Recent/Active Project in Mixed Use Districts

Project Name	Acres	# of units	Actual Density (du/acre)	Zone	Maximum Density (du/acre)	Prior Use	Affordability Level
31 Center St	0.22	7	31	MUC-ECR	60	Single-family unit	Above Moderate
2336 El Camino Real "Redwood Square"	0.51	16	31	MUC-ECR	60	Childcare Center	Above Moderate
601 El Camino Real	1.11	33	30	MUC-ECR	60	Auto Sales	Above Moderate
Charter Street	1.76	72	41	MUC-ECR	60	Grocery store	11 Moderate
2580 El Camino Real	2.47	141	57	MUC-ECR	60	Bowling Alley	5 Low
849 Veterans Blvd	1.14	90	79	MUC-VB	60	Retail	7 Very Low
640 Veterans Blvd	3.60	264	83	MUC-VB	60	Auto Sales	22 Low (Rent)
910 Woodside	0.31	10	32	MUN	40	Restaurant	
150 El Camino Real	0.43	12	28	MUN	40	Vacant	

Table H3-11: Recent/Active Project in Mixed Use Districts

Project Name	Acres	# of units	Actual Density (du/acre)	Zone	Maximum Density (du/acre)	Prior Use	Affordability Level
120 El Camino Real	0.44	12	27	MUN	40	Restaurant	
885 Woodside Road - Woodside Villas	0.69	43	62	MUN	40	Vacant	6 Low
847 Woodside	0.94	44	47	MUN	40	Mortuary	6 Moderate
Arguello Street Mixed-Use	3.22	33	10	MUT	20/ 40 w/bonus	Equipment Rental	6 Very Low 15 Low 12 Moderate
104 & 112 Cedar St	0.29	51	15	MUT-S	20/ 40 w/bonus	Vacant	15 Very Low

Note: Based on average of the actual density of past projects under existing densities, the assumed density is as follows for each zoning district:
MUC = 89% of maximum density
MUN = 98% of maximum density
MUT = 75% of maximum density
Source: City of Redwood City, 2022

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~~contain large surface parking lots, aging buildings, marginal uses, aged structures on site, and given the development potential under the mixed-use development standards are highly likely to redevelop. 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; and~~.~~
- 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.

Tables H3-20, H3-21, H3-22, and H3-23 contain a summary of each site's characteristics, which are also summarized in narrative form below. A total of ~~46.60~~36.90 acres of underutilized parcels in mixed-use zones were identified, with a potential to yield ~~2,911~~1,728 new dwelling units (Table H3-12~~0~~). Additionally, ~~three sites were~~one parcel was 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 H3-120: Underutilized Mixed Use Land Inventory

General Plan Designation	Zoning	Maximum Density	Assumed Density	Acres	Potential Dwelling Units	Affordability Level			
						EL VL	L	M	AM
Mixed Use – Corridor	MUC	8060 du/acre[2]	7153 du/acre	29.64 20.39	2,1001,089	207	120	455	307
Mixed Use – Neighborhood	MUN	6040 du/acre[2]	5939 du/acre	12.29	722483	207	118	158	--
Mixed Use – Live/Work	MUT	20 du/ac[2] 40 du/ac[2] 60 du/ac	16 du/acre 31 du/acre 46 du/acre	0.24	117	--	--	7	--
Mixed Use – Waterfront Neighborhood	MUW	40 du/ac	14 du/acre	2.02	28110	108	--	--	2
High Density Residential	CG-R	40 du/ac	28 du acre	2.411 .96	5039	17	10	12	--
Total				**46.60 36.90**	**2,9111,728**	**539**	**248**	**632**	**309**

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 Site Descriptions

1580 Maple St

This site consists of one 2.02 acre parcel in the MU-WF zoning district. It is adjacent to a recently approved townhome residential development that borders the creek. In 2021, Redwood City negotiated a land swap of a 2.5-acre parcel at 1469 Maple Street for 2.02 acres of County-owned land at 1580 Maple Street, currently the site of a 145-bed homeless shelter and a decommissioned jail. The County is constructing a new shelter on the 1469 Maple Street site, with 240 individual sleeping units. As part of the property exchange, the County has a 5-year option period to ground lease from the City the portion of the 1580 Maple Street Parcel not needed for the Blomquist roadway extension. This allows the City to construct the Blomquist Extension, and leaves 1.5 acres that could be used for other uses including potential additional affordable housing or permanent supportive affordable housing. The County issued a request for proposals in July 2022 and selected MidPen Housing to develop the site in August 2022. MidPen's proposed development for the site includes 108 extremely low-income units plus two manager's units for a total of 110 units. All 108 units are proposed as permanent supportive housing units for people experiencing homelessness.

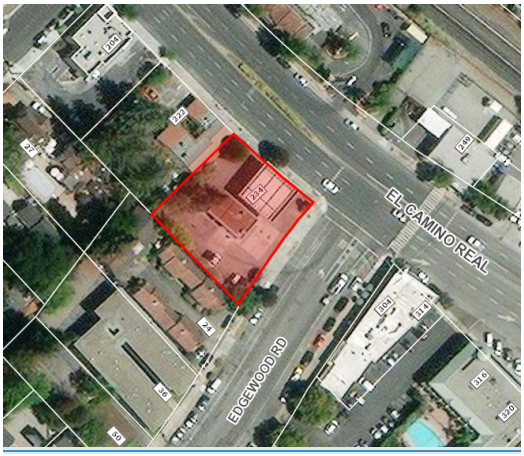
301 Spruce

This site consists of two parcels with very limited improvements. The site is currently used as open storage space that is incompatible with the neighborhood. The only improvements are exterior fencing and carport-like structures (without walls). The site totals 0.24 acres and is under common ownership. Redevelopment into residential uses make it compatible with the existing home daycare across the street and the surrounding residential neighborhood. Residents living in the adjacent areas have expressed they would like to see the site used for housing. The site has a capacity for 7 new units and is in close proximity to major thoroughfares with easy access to freeways. The zoning at the site was updated in 2020 when the Mixed-Use Live Work (MULW) zoning district was replaced by the Mixed-Use Transitional (MUT-S) zoning district, in order to now allow multifamily residential. The site also contains a "Shelter" overlay that would allow an emergency shelter at the site.

234 El Camino Real "Avondale"

The site consists of one 0.30-acre parcel in the MUN zoning district. The current use is a service station and is significantly underutilized given the limited improvements located on the site. The City has had several inquiries for redevelopment of service stations across all areas of the City. The site is one block away from two recent separate townhome developments at 120 and 150 El Camino Real, respectively, that were developed on similar sized parcels. El Camino Real is a high-quality transit area and a major commercial corridor.

DRAFT



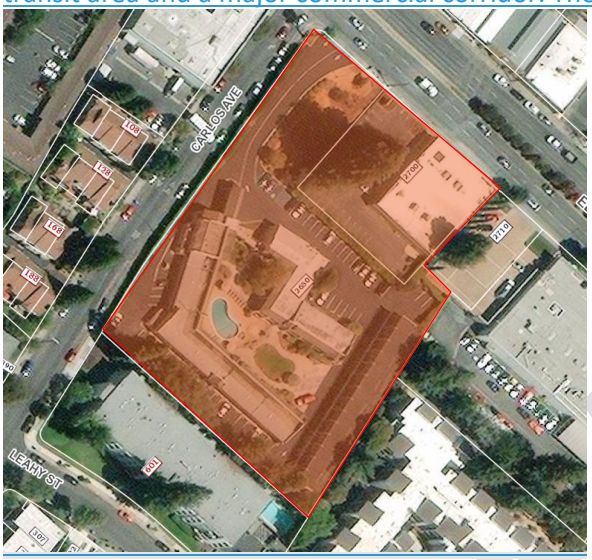
250 Walnut "Kohl's" and Peninsula Boardwalk

These two sites are adjacent to one another in the MUC-RC district. The "Kohl's" site is comprised of one large 6.57 acres in size and the Peninsula Boardwalk site is comprised of three large parcels totaling 11.54 acres. These sites are located on Redwood Creek, providing excellent potential for development due to the creek front amenity. In addition, this site is located directly across the creek from the North Main Precise Plan and Township Apartments catalyst project. There is developer interest in redevelopment of the properties on this site, likely as a phased development. The property that fronts on Veterans Boulevard is occupied by a collection of smaller retail uses that have experienced a number of vacancies over time. Existing uses include small restaurants, discount retailers, and a large surface parking lot along the perimeter of the shopping center. This property has extensive creek frontage that would likely redevelop first. The southwestern portion of the parcel is occupied by an aging commercial center built in the 1960s. Current tenants include Dollar Tree, Joann Fabric and Crafts, Footlocker, Kohl's, and Sports Basement. The Kohl's site has the capacity for 351 units and Peninsula Boardwalk for 616 units. The site is walking distance to Downtown and portions of the site are a little over a half mile from the Caltrain station.

2650-2700 El Camino Real

The site is comprised of two parcels with a common owner and is currently occupied by a motel. The motel is in operation; however, a history of developer interest in this site demonstrates its potential. Despite some improvements in the past decade, including a new breakfast area for the motel, this site

remains a viable opportunity site given its location along El Camino Real, allowable density, and proximity to other catalyst projects, including The Lane on the Boulevard Apartments, an assisted living facility, a major remodel of the 707 Leahy Apartments, all approximately one block from the site. The site provides opportunities for development of an estimated 58 new residential units. El Camino Real is a high-quality transit area and a major commercial corridor. The site is a quarter-mile away from a shopping mall.



1875 Virginia and 50-340 "Woodside Plaza"

This site consists of seven parcels in the MUN zoning district totaling 11.52 acres. The site contains several small retail uses, existing tenants include Ace Hardware, Ross Dress for Less, Michael's, along with other small restaurants and retailers. The site is overparked and underutilized with a large surface parking lot along the perimeter of the shopping center and older onsite buildings. The site is located on a major thoroughfare with direct access to both a bus line and vehicular access to the freeway. There is developer interest in the site, which has been recently purchased by a new owner that has a history of developing

DRAFT

residential properties in Redwood City, including multifamily residential along Woodside Road. The site has a capacity for 452 units.

1950 El Camino Real

The site is comprised of one 2.28 acre parcel in the MUC-ECR zoning district. Existing uses include a Bed Bath and Beyond. There has been a history of developer interest in redeveloping this site with residential uses and it is currently owned by a developer that has a history of developing multi-family residential properties along Woodside Road. The "Five Points" shopping center was given its name, since it is located at the intersection of multiple major streets, including El Camino Real, Woodside Road, and Main Street. El Camino Real is a high-quality transit area. The site has the capacity for 122 new units.

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. As such, 76 percent of recent projects in mixed use zoning districts were either 100% residential or mixed use while only 24 percent were fully commercial. Furthermore, 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~~.~~ to account for the possibility of commercial development on mixed-use sites. This surplus equates to 40 percent over the required RHNA, which is just under two times the trend for 100% commercial projects in recent years and will be more than sufficient to cover the potential for a portion of identified sites to have proposals for 100-percent commercial development. In addition, the City has clear policies that encourage housing development throughout the community. Commercial development that creates a need for housing is encouraged, through existing community benefits programs and mixed-use bonuses, to build housing in conjunction with the commercial project.

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. The City's inclusionary affordable housing ordinance also requires affordable housing in conjunction with new residential projects, including mixed-use projects, and provides a process for nonresidential developers to provide affordable units rather than paying the required affordable housing impact fee~~-~~.

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 in 2022 (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~~56 acres of vacant and underutilized land that are highly viable for conversion to residential or mixed use and could realistically yield ~~501~~500 units. Table

H3-13~~1~~ 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 H3-13~~1~~: Underutilized Mixed Use Land Inventory

General Plan Designation	Zoning	Maximum Density	Assumed Density	Acres	Potential Dwelling Units	Affordability Level
Mixed-Use – Downtown	~~PP~~P	--	108 du/ac[1] 149 du/ac	3.~~45~~56	~~501~~500	Extremely Low, Very Low, Low, and Moderate
Total				**3.~~45~~56**	**~~501~~500**	

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~~.~~; and
- 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).

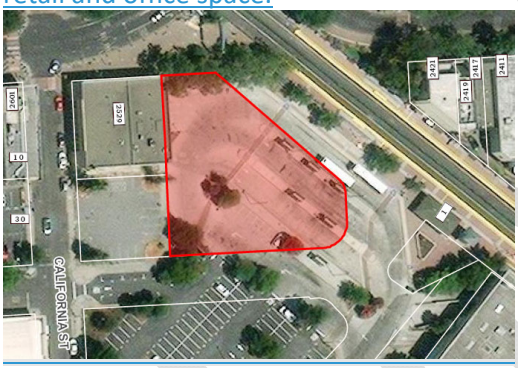
~~*Appendix B also provides more detail on the sites included in the inventory including the criteria used in identifying underutilized sites.*~~ *Downtown Precise Plan Site Descriptions*

700 Jefferson "Bank of America"

This site is located on Broadway in the heart of Redwood City, next to Courthouse Square. Comprised of two parcels, the current structure was built in the 1960s and contains a bank. The property is owned by a local family that has indicated interest in redevelopment of the property with residential uses. There is also a history of developers approaching the property owners regarding redevelopment. The site provides opportunities for development of an estimated 117 new units.

Caltrain Lot

This site is located adjacent to the Redwood City Caltrain station. This site's location makes it a prime opportunity site for new residential development. There are no structures of significance on the site; it functions as a bus depot and park-and-ride lot. The property is owned by a transit district which has expressed interest in redeveloping the site as a transit-oriented development. The site would be subject to the Surplus Land Act, which requires the agency to consider prioritizing the site for affordable housing development. The City's analysis estimates a potential for at least 92 new residential units on this site. Although not yet completed, an adjacent proposed development project at 901 El Camino is in negotiations with Caltrain and another private property owner to perform a land swap, which would increase the developable size of the Caltrain lot. The site will also be adjacent to the future Sequoia Station development, which is proposing to redevelop a shopping center into over 600 residential units as well as retail and office space.



910 Marshall "Kaiser Trapezoid", 1800 Broadway, and 1000 Marshall

The site contains multiple parcels under one ownership located near the Kaiser Permanente hospital campus, which is occupied by one-story buildings containing medical offices. Approximately half of the property is occupied by surface parking. Current structures on the property are approximately 40 years old. Given the desirable location and low scale of the existing building and abundant surface parking, this site is significantly underutilized. The City's analysis estimates a potential for at least 291 new residential units on this large site. The property owner has indicated interest regarding potential redevelopment of the site, including the potential for new housing. The site is located along Broadway adjacent to the iconic Redwood City sign, welcoming people to the entrance of downtown.

DRAFT

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 H3-14~~2~~. 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 H3-14~~2~~: 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

Table H3-14~~2~~: Recent/Active Projects in Downtown Precise Plan Area

Project Name	Acres	# of units	Actual Density	Status	Affordability Level
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
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 H3-14~~2~~, additional projects have been proposed or entitled since the initial analysis to assess capacity was completed. These projects (Table H3-15~~3~~) show a range of densities and a variety of site sizes and further support the realistic capacity assumptions on an ongoing basis.

Table H3-15~~3~~: 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~~ Availability and Re-use of Sites (Assembly Bill [AB] 1397)

Site Suitability

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.

Realistic Availability

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.

In order to ensure sites selected for the site inventory do not have existing uses that are impediments to housing development, staff conducted extensive analysis to only select sites that are most likely to develop during the planning period, employing a front-end method of filtering out parcels. Development likelihood and feasibility was determined by a number of different variables, including developer interest, improvement-to-land value ratio, existing lot coverage, lot size, future development potential, and existing use and unit count where applicable. The City analyzed the most current parcel-level data across such variables to determine which sites were most appropriate for inclusion into the site inventory and to estimate the number of additional units that are likely to be developed. Additionally, staff conducted visual screenings of sites and removed any site that appeared unlikely to develop for any reason based on an aerial photography analysis.

As indicated in the project- and site-specific descriptions above, all of these screening criteria are met on the identified sites. One of the most important criteria in determining whether existing uses are an impediment to housing development is developer and/or property owners' interest in redeveloping the site. Where property owners and developers have indicated interest in redevelopment, the existing use can be determined to not impede development. This information, along with past development trends that indicate the types of uses that redevelop into housing (as summarized in Table H3-9) provides crucial data to support which uses are more likely to redevelop into housing over time. Housing trends indicate that shopping centers and small retail restaurant establishments with extensive surface parking are likely to redevelop. For example, the Broadway Plaza project (listed under Table H3-2: Approved Projects) will redevelop an existing strip commercial center, which was identified as an opportunity site during the previous housing element. The commercial center had included active uses, including a Big Lots, Jack in the Box, and a grocery store, which will be redeveloped into a project with 518 residential units, a child care center, office, and retail space. Projects in the development pipeline replace office/professional buildings (e.g., 353 Main Street), a hotel (e.g., Comfort Inn), storage (e.g., 920 Shasta St), and a bank (e.g., 1900 Broadway). The sites identified to meet the RHNA contain similar uses to these approved and proposed projects, as well as the history of development trends portrayed in Table H3-9.

H3-20, H3-21, –H3-22, and H3-23 include a summary of criteria used to determine site viability. As indicated, the existing uses are not deemed an impediment to redevelopment and will likely discontinue in the planning period as new housing projects move forward and are pursued.

Re-use of Sites

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. Specifically, vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element may only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) ~~: 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. Per HCD guidance sites identified in previous Housing Elements but credited toward the moderate-or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not being used to address the lower-income RHNA.

~~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.~~

Many of the sites identified in the previous Housing Element have developed with housing. However, a few parcels have not redeveloped yet; these sites are included to meet the 2023-2031 RHNA because they remain highly viable sites for redevelopment with new housing. These parcels are subject to AB 1397 reuse requirements and are identified in Tables H3-20, H3-21, H3-22, and H3-23 and in Figure H3-1. Program H1-9 has been added to be Housing Plan to create a housing overlay for sites subject to AB 1397 that allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

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.

DRAFT

Comparison of Sites Inventory and RHNA

Combined, the vacant and underutilized opportunity sites identified have the potential to accommodate ~~3,425~~2,232 residential units. As Table H3-1~~6~~4 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~~2,415 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~~20, H3-~~16~~21, ~~and~~ H3-~~17~~22, and H3-23 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 H3-1~~6~~4: Comparison of Credits, Sites, and RHNA

Project	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
RHNA	*1,115*	*643*	*789*	*2,041*	*4,588*
RHNA Credits					
Approved Projects	126	223	52	1,005	1,406
Sites Inventory					
Proposed Projects	258~~292~~	477~~346~~	131~~129~~	1212~~1,203~~	2,078~~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	1~~3~~	0~~3~~	3~~7~~	0~~--~~	4~~13~~
Mixed Use Sites	539~~1,257~~	248~~725~~	632~~929~~	309~~--~~	1,728~~2,911~~
Downtown Precise Plan Sites	219~~219~~	126~~126~~	155~~156~~	--	500~~501~~
Subtotal Sites Inventory	*1,169* ~~*1,923*~~	*1,003* ~~*1,352*~~	*1,463* ~~*1,763*~~	*1,962* ~~*1,644*~~	*5,597* ~~*6,682*~~

Table H3-164: Comparison of Credits, Sites, and RHNA

Project	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
Total	1,2952,049	1,2261,575	1,5151,815	2,9672,649	7,0038,088
Surplus RHNA Sites	180934	583932	7261,026	926608	2,4153,500
				% Surplus	53%

DRAFT

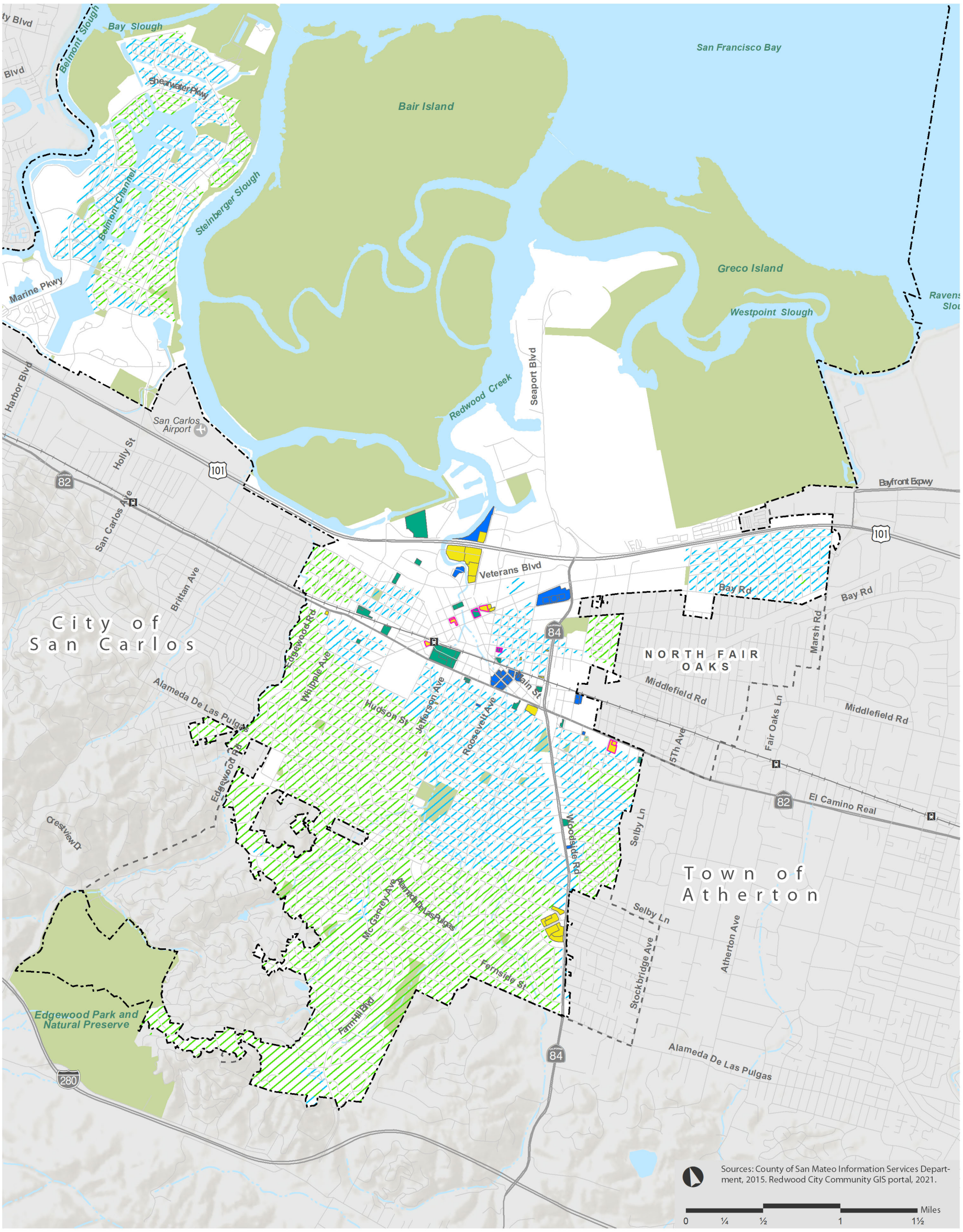


Figure H3-1: Sites Inventory

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. Projects and sites located in low resource areas include a mix of incomes and as such are not exacerbating an existing concentration of poverty. 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 and SB 9 units in high resource areas. ~~A thorough AFFH analysis is included~~

Table H3-17 shows the breakdown of active projects, proposed projects, and opportunity sites by income category and TCAC opportunity area score. The majority of projects and opportunity sites are located in ~~the Housing Constraints section of~~ moderate resource areas (58.6 percent). Nearly a third are located in low resource areas (32.4 percent); however, the vast majority (90 percent) of these are approved and proposed projects. As a result, the City has been keenly aware and focused on anti-displacement

strategies to support existing lower income households who currently reside in these areas (Program H6-1).

Table H3-17: Housing Projects and Opportunity Sites in TCAC Areas

	Project Sites	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
TCAC – Low Resource						
Approved	1601 El Camino "ELCO Yards formerly South Main Mixed-Use"	39	67	41	393	**540**
Approved	1401 Broadway St & 2201 Bay Rd "Broadway Plaza"	24	95	-	399	**518**
Approved	1548 Maple Street	-	-	-	131	**131**
Proposed	1201 Main St "1201 Main St Mixed Use"	1	1	2	24	**28**
Proposed	1818 El Camino Real "Comfort Inn"	26	25	-	-	**51**
Proposed	1330 El Camino Real "Redwood City Discovery"	7	6	13	104	**130**
Proposed	557 E. Bayshore Rd "Syufy Site"	21	21	43	395	**480**
Proposed	901 El Camino Real/ 920 Shasta St	48	51	1	-	**100**
Proposed	1304-1324 Middlefield Road	-	93	-	-	**93**
Opportunity	1580 Maple St	108	-	-	2	**110**
Opportunity	1950 El Camino Real	53	31	38	-	**122**
Opportunity	301 Spruce	-	-	7	-	**7**
Opportunity	519 Spruce	-	-	1	-	**1**
Opportunity	611 Heller	1	-	-	-	**1**
Subtotal Low Resource		328	390	146	1,448	**2,312**
TCAC – Moderate Resource						
Approved	150 Charter Street	-	-	11	61	**72**
Approved	239 Vera Ave	-	-	-	5	**5**
Approved	31 Center St	-	-	-	7	**7**
Approved	353 Main St	63	61	-	1	**125**
Approved	955 Woodside Rd Townhomes	-	-	-	8	**8**
Proposed	2336 El Camino Real "Redwood Square"	-	-	-	16	**16**
Proposed	847 Woodside Rd	-	-	6	38	**44**
Proposed	590 Veterans Blvd /91 Winslow St	5	5	9	76	**95**
Proposed	1125 Arguello St "Arguello Street Mixed-Use"	6	15	12	-	**33**

Table H3-17: Housing Projects and Opportunity Sites in TCAC Areas

	Project Sites	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
	651 El Camino Real "American Legion"	5	5	10	79	**99**
	1900 Broadway St	-	70	1	-	**71**
	750 Bradford St "Bradford / RCSD"	5	6	10	81	**102**
	35-51 Renato Court	-	-	-	13	**13**
	1057 El Camino Real "Sequoia Station"	102	130	22	377	**631**
	609 Price Ave	32	49	2	-	**83**
Opportunity	700 Jefferson "Bank of America"	52	29	36	-	**117**
Opportunity	Caltrain Lot	40	23	29	-	**92**
Opportunity	Iris	-	-	1	-	**1**
Opportunity	1440 Jefferson	-	-	1	-	**1**
Opportunity	910 Marshall "Kaiser Trapezoid"/1000 Marshall/1800 Broadway	127	74	90	-	**291**
Opportunity	250 Walnut "Kohl's"	154	89	108	-	**351**
Opportunity	202-300 Walnut "Peninsula Boardwalk"	-	-	308	308	**616**
Opportunity	2650-2700 El Camino Real	25	15	18	-	**58**
Opportunity	1875 Virginia "Woodside Plaza"	22	13	16	-	**51**
Subtotal Moderate Resource		638	584	690	1,070	**2,982**
TCAC – Moderate Resource (Rapidly Changing)						
Proposed	77 Birch St Townhomes	-	-	-	9	**9**
Opportunity	50-340 "Woodside Plaza"	177	100	124	0	**401**
Subtotal Moderate Resource (Rapidly Changing)		177	100	124	9	**410**
TCAC – High Resource						

Table H3-17: Housing Projects and Opportunity Sites in TCAC Areas

	Project Sites	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
Opportunity	234 El Camino Real "Avondale"	-	-	12	-	12
Subtotal High Resource		0	0	12	0	12
Total		1,143	1,074	972	2,527	5,716

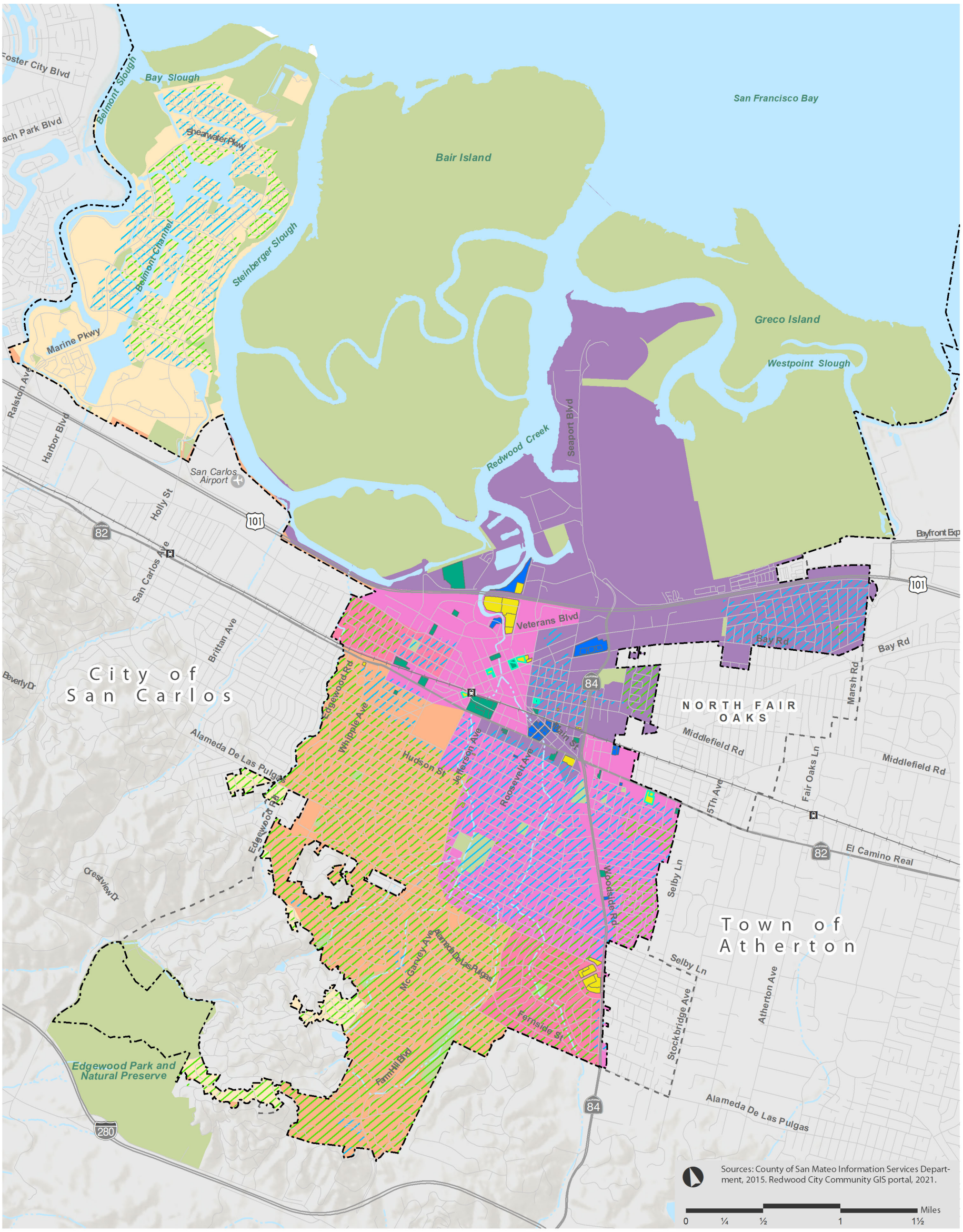


Figure H3-2: Sites Inventory and TCAC Opportunity Areas

Of note, the sites inventory (include both projects and opportunity sites) focus on a mix of incomes. Due to the City's inclusionary housing policy, all large developments provide affordable housing on site. The mix presented helps support a diversity of income levels in each development and throughout the neighborhood.

In addition to those sites itemized in Table 3-17, the sites inventory also assumes strong development in high opportunity areas through construction of new ADUs and SB 9 units. In 2021, Redwood City issued permits for 81 ADUs and demand for this housing type is anticipated to continue to grow, providing opportunities for more housing choice in high opportunity areas. Similarly, development under SB 9 will help to affirmatively further fair housing (AFFH) in Redwood City by providing the opportunity to integrate smaller-scale housing within higher resource, single-family neighborhoods. In addition, the ability to convey new units under separate ownership affords a wider range of financing options for property owners than are available for ADU construction. According to the Terner Center study, there are few loan products available to finance the construction of ADUs, and those that are available often do not cover the entire cost of development. Development under SB 9 will expand homeownership opportunities for modest income households who will be able to apply for a traditional mortgage to purchase the home. The Housing Plan includes Programs H4-5 and H1-5 to support SB 9 and ADU development (respectively) in low density zones. Furthermore, Program H1-4 is included in the Housing Element to study changes to low density (R-1 and RH) neighborhoods that could increase the density allowed, such as including additional density for corner lots. Program H4-3 reduces barriers to middle income housing in R-2, R-3, R-4, and R-5 zones, which also include High Resource Areas.

Overall, the sites inventory helps to expand housing options and promotes a pattern of interspersed multi-family residential uses rather than in concentrated locations, by including a variety of high-density housing development for several income brackets. The Redwood City's sites inventory: (1) improves integration; (2) improves access to areas of opportunity for Redwood City residents; (3) indicates development (and proposed development) patterns coincide with areas that are of low and moderately resourced areas; and (4) does not exacerbate displacement risks for lower- to moderate- income residents.

Segregation and Integration

- The sites are well dispersed throughout low, moderate, and highly resourced regions, per the TCAC Opportunity area map.
- Many of the sites located in low and moderate resource areas are also in close proximity to Downtown Redwood City, where there is a balanced mix of racial/ethnic diversity, great access to transit and services, and good jobs proximity.
- Many of the sites coincide with tracts that have a higher disability rate, relative to the rest of the City. The current and future housing development projects will support people living with disabilities by providing affordable housing and furthering housing mobility.
- Housing sites development will also support tracts that have been identified as having a larger percentage of female-headed household compared to the rest of the City. Namely, the 1601 El Camino "ELCO Yards formerly South Main Mixed-Use" site, where roughly 20 to 40 percent of children live in female-headed households.
- Sites located in the census tracts with low- and moderate-income households will provide needed affordable housing to residents in the downtown area of the City.
- The housing sites provide opportunities for multi-family development and will include housing for a variety of income levels, fostering mobility of households in the City and expanding housing choice.

- ADUs and SB 9 units will allow for housing mobility throughout Redwood City and provide opportunities for further neighborhood integration and housing in high resource areas.
- The City will further encourage and facilitate production of affordable units through regulatory and financial incentives, including the Affordable Housing Ordinance and density bonus incentives.
- The City recognizes the potential for displacement associated with investment in low opportunity areas. The City has developed a multi-pronged and detailed Anti-Displacement Strategy (Program H6-1) to address this concern.

Racially or Ethnically Concentrated Areas of Affluence and Areas of Opportunity

- Figure II-31 (in the Fair Housing Chapter of this report), demonstrates the Racially Concentrated Areas of Affluence (RCAAs) within Redwood City; there are six tracts wholly within the City boundary that are classified as RCAAs. These tracts are largely concentrated in the southwest region of the City. As identified in maps such as the median income (Figure II-26) and white majority (Figure II-7) maps, the RCAAs coincide with tracts that have higher incomes and are less racially and ethnically diverse than other regions of the City such as the Downtown and central area. The sites inventory includes an estimated projection for 506 new ADUs and 275 new SB 9 units which are largely anticipated to occur in these areas.
- The majority of the City is identified as a moderate resource opportunity area; and this is where the majority of sites are identified. The City proactively supports high resource opportunity in these areas, including access to transit, services, jobs, and environmental quality. Given the proposed projects and sites identified, many future households will benefit from these long-term investments.

Disproportionate Housing Needs

- The sites approved and proposed in tracts 6102.02 and 6102.03 will permit that the area continue to be affordable to extremely low- and low-income households, as even projects that are proposed with market rate units will also include affordable units as part of the construction, significantly increasing housing options for these income levels.
- As indicated in Figure IV-13 of the Fair Housing Assessment portion of this report, cost burden for renters is concentrated in Central Redwood City and along El Camino Real. Adding additional affordable housing options to these areas supports alleviating the cost burden currently experienced by households in the area but increasing housing supply.
- Approved and proposed sites in census tracts 6102.03 and 6102.01 provide an increased number of affordable units where there is currently a higher percentage of overcrowded households in the City.

Additional Housing Capacity

Beyond the sites identified to meet the RHNA, the City has a planned rezoning effort to increase development capacity within mixed-use zoning districts to further encourage housing options in the City. This includes rezoning to address existing General Plan and Zone inconsistencies (Program H4-2), rezone all Commercial Office (CO) zoned parcels to MUC to allow housing (Program H2-6), and increasing densities in Mixed Use districts (Program H1-6). As described in Program H1-6, the City proposes to increase densities in the MUC, MUN, and MUT zones (Table H3-18).

Table H3-18: Mixed Use Designations Maximum Densities

General Plan Designation	Zoning	Existing 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	--

The City does *not* need to make these zoning amendments prior to the beginning of the new planning period (i.e., prior to January 31, 2023) in order to meet its RHNA for the previous planning period. However, this additional upzoning will allow for the City to identify sites to meet 166% of the RHNA, to better support housing to meet the needs of the community. Table H3-19 summarizes the realistic capacity of the same sites identified in sites inventory above (and summarized in Table H3-16) after the zoning amendments are in effect. The zoning amendments are scheduled to be considered by the City Council in conjunction with Housing Element adoption.

Table H3-19: Comparison of Sites (with Planned Rezoning), Pipeline Projects, and RHNA

Project	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
2021-2029 RHNA	*1,115*	*643*	*789*	*2,041*	*4,588*
RHNA Credits					
Approved Projects	126	223	52	1005	1,406
Sites Inventory					
Proposed Projects	258	477	131	1212	2,078
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	1	0	3	0	4
Mixed Use Sites	709	348	864	412	2,333
Downtown Precise Plan Sites	219	126	155	0	500
Subtotal Sites Inventory	1,339	1,103	1,695	2,065	6,202
Total	**1,465**	**1,326**	**1,747**	**3,070**	**7,608**
Surplus RHNA Sites	**350**	**683**	**958**	**1,029**	**3,020**
				% Surplus	**66%**

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.

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.

As part of the Housing Element update, an Environmental Impact Report will assess the impacts of the Housing Element and proposed zoning changes on the City's available water supply and sewer capacity to ensure that planned development, consistent with the regional need, is supportable in the future.

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.

This page intentionally left blank.

Table H3-~~15~~20: 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
~~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~~5	--	**~~13~~11**

Table H3-~~16~~21: 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	Redevelopment Potential	Subject to AB 1397	Affordability Level				
															EL VL	L	M	AM	Total
~~1548~~1580 Maple Ave	052532020	MU-WF	~~TP~~MU-WF	40~~40~~	14~~14~~	2.02	Yes	~~PARK~~ VACANT/ MAPLE ST SHELTER	~~--~~CITY OF RWC	110~~28~~	Yes	No	• City negotiated land swap with County-owned land at 1580 Maple St • MidPen Housing recently selected (A~~a~~ugust 2022) to develop 110 units ELI units.	--	12~~10~~8	~~--~~7	~~--~~9	~~--~~2	**~~28~~110**
301 Spruce	053347010	MU-T	MUT-S	40~~60~~	31~~46~~	0.10	Yes	OPEN STORAGE	Owner A	3~~5~~	Yes	No	• Open storage incompatible with surrounding residential uses and home daycare • Common ownership • Neighbors have expressed they'd like to see the site used for housing • Site contains a "shelter" overlay • City has experience redeveloping sites with similar uses into housing	--	--	--	3~~5~~	~~--~~--	**3~~5~~**
	053347020	MU-T	MUT-S	40~~60~~	31~~46~~	0.14		OPEN STORAGE	Owner A	4~~6~~	Yes	No		--	--	--	4~~6~~	~~--~~--	**4~~6~~**
234 El Camino Real "Avondale"	052065070	MU-N	MUN	40~~60~~	39~~59~~	0.30	--	SERVICE STATION	--	12~~18~~	Yes	No	• Significantly underutilized given the limited improvements at the site • City has received several inquiries for redevelopment of service stations across all areas of the City • Adjacent to two separate recent townhome developments that were developed on similar sized parcels	--	--	--	~~18~~12	--	**~~18~~12**

Table H3-16-21: 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	Redevelopment Potential	Subject to AB 1397	Affordability Level				Total
															EL VL	L	M	AM	
													• El Camino Real is a high-quality transit area • City has experience redeveloping sites with similar uses into housing						
1135 Veterans "K-Mart"	052434030	MU-C, O	MUC-VB, CO	6080	5371	9.25	--	VACANT DEPARTMENT STORE	--	351655	Yes	No		--	287	165	203	--	655
250 Walnut "Kohl's"	052385040	MU-C	MUC-RC	6080	5371	6.57	--	SHOPPING CENTER	--	351465	Yes	No	• Creek amenity provides excellent potential for development • Located directly across from the North Main Precise Plan and Township Apartments catalyst project • Developer interest in redevelopment of properties on site • Aging commercial center built in the 1960s • Walking distance to Downtown and a half-mile from Caltrain station • City has experience redeveloping sites with similar uses into housing	--	1542 04	891 17	108 144	--	46535 1
202-300 Walnut "Peninsula Boardwalk"	052385050	MU-C	MUC-RC	6080	5371	6.83	--	SHOPPING CENTER	Owner A	365484	Yes	No	• Creek amenity provides excellent potential for development • Located directly across from the North Main Precise Plan and Township Apartments catalyst project • Developer interest in redevelopment of properties on site • Property that fronts Veterans Blvd has experienced a number of vacancies over time • Aging commercial center built in the 1960s • Walking distance to Downtown and a half-mile from Caltrain station • City has experience redeveloping sites with similar uses into housing	--	--212	-- 122	183 150	182 --	48436 5
	052385070	MU-C	MUC-RC	6080	5371	3.36	--	SHOPPING CENTER	Owner A	179238	Yes	No		--	--104	--60	907 4	89--	17923 8
	052385060	MU-C	MUC-RC	6080	5371	1.35	--	SHOPPING CENTER	Owner B	7296	Yes	No		--	--42	--24	363 0	36--	7296
2650-2700 El Camino Real	059163090	HDR	CG-R, R-4-T	4040	2828	1.96	Yes	HOTEL	Owner A	3939	Yes	No	• Common ownership	Yes	1717	101 0	121 2	--	3939

Table H3-~~16~~21: 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	Redevelopment Potential	Subject to AB 1397	Affordability Level				Total
															EL VL	L	M	AM	
				40~~60~~	39~~59~~					19~~28~~			• History of developer interest • Adjacent (within one block) to catalyst projects, such as the Lane, and 707 Leahy Apartments • El Camino Real is a high-quality transit area • City has experience redeveloping sites with similar uses into housing		8~~12~~	5~~7~~	6~~9~~	--	19~~28~~
	059163020	MU-N	MUN			0.48		STORE	Owner B		Yes	No		–Yes					
1875 Virginia and 50-340 "Woodside Plaza"	069111130	MU-N	MUN	40~~60~~	39~~59~~	1.3	--	FINANCIAL	Owner A	51~~76~~	Yes	No	• Common ownership • Small retail uses and tenants • Site is overparked and underutilized characterized by large surface parking lot • Developer interest in redevelopment, ~~which~~site has been recently purchased by new owner with history of redeveloping sites into residential properties • City has experience redeveloping sites with similar uses into housing	--	22~~33~~	13~~1~~9	16~~2~~4	--	51~~76~~
	069113190	MU-N	MUN	40~~60~~	39~~59~~	2.42	--	PARKING LOT	Owner A	95~~142~~	Yes	No		--	42~~62~~	24~~3~~6	29~~4~~	--	95~~142~~
	069112280	MU-N	MUN	40~~60~~	39~~59~~	2.24	--	SHOPPING CENTER	Owner A	88~~132~~	Yes	No		--	39~~58~~	22~~3~~3	27~~4~~1	--	88~~132~~
	069112290	MU-N	MUN	40~~60~~	39~~59~~	0.5	--	SHOPPING CENTER	Owner A	20~~29~~	Yes	No		--	9~~13~~	5~~7~~	6~~9~~	--	20~~29~~
	069112300	MU-N	MUN	40~~60~~	39~~59~~	0.8	--	SHOPPING CENTER	Owner A	31~~47~~	Yes	No		--	14~~21~~	7~~12~~	10~~1~~4	--	31~~47~~
	069113180	MU-N	MUN	40~~60~~	39~~59~~	1.86	--	SHOPPING CENTER	Owner A	73~~109~~	Yes	No		--	32~~48~~	18~~2~~8	23~~3~~3	--	73~~109~~
	069113200	MU-N	MUN	40~~60~~	39~~59~~	2.39	--	SUPERMARKET	Owner A	94~~141~~	Yes	No		--	41~~61~~	24~~3~~7	29~~4~~3	--	94~~141~~
1950 El Camino Real	053281320	MU-C	MUC-ECR	60~~80~~	53~~71~~	2.28	--	SHOPPING CENTER	--	122~~162~~	Yes	No	• Small retail uses and tenants • History of developer interest in redevelopment • Owned by developer with experience and history developing multi-family residential properties along Woodside Rd • City has experience redeveloping sites with similar uses into housing	--	53~~71~~	31~~4~~1	38~~5~~0	--	122~~16~~2
														Total	539~~1~~257	248~~725~~	632~~929~~	309~~--~~	1,728~~2911~~

Table H3-~~17~~22: 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	Redevelopment Potential	Subject to AB 1397	Affordability Level				Total
															EL VL	L	M	AM	
700 Jefferson "Bank of America"	052368130	MU-D	P	--	108	0.23	Yes	FINANCIAL	Owner A	24	Yes	No	• Aging building; built in the 1960s	Yes~~--~~	11	6	7	--	**24**
	052368120	MU-D	P	--	149	0.63		FINANCIAL	Owner A	93	Yes	No		Yes~~--~~	41	23	29	--	**93**

													• Owned by local family that is interested in redeveloping with residential uses • History of developers approach property owners regarding redevelopment • City has experience redeveloping sites with similar uses into housing						
Caltrain Lot	052354030	MU-D	P	--	149	0.62	--	PARKING LOT	--	92	Yes	No	• Adjacent to Redwood City Caltrain Station • Now significant structures on site, currently a bus depot and park-and-ride lot. • Owned by transit district which has expressed interest in transit-oriented residential development • Subject to Surplus Land Act • Adjacent proposed development at 901 El Camino is in negotiations with Caltrain and another property for a land swap, increasing developable size • Adjacent to future Sequoia Station residential development • City has experience redeveloping sites with similar uses into housing	Yes~~--~~	40	23	29	--	**92**
910 Marshall, "Kaiser Trapezoid" 1000 Marshall/1800 Broadway ~~Winslow Lot~~	053203070	MU-D	P	--	149	1.06	--	PROFESSIONAL BLDG.	Owner A~~--~~	157	Yes	No	• Common ownership • Occupied by one-story medical offices • Half of the property occupied by surface parking lot • Aging structures; built in the 1980s • In a desirable location • Property owner interest in redevelopment • City has experience redeveloping sites with similar uses into housing	Yes~~--~~	68	40	49	--	**157**
	532030200~~5 2362150~~	MU-D~~MU-D~~	P~~MU-DP~~	~~--~~--	108~~149~~	0.44~~0.91~~	~~--~~--	PROFESSIONAL BLDG.~~VACANT LAND~~	Owner A~~City of RWC~~	48~~135~~	Yes~~Yes~~	No~~No~~		~~Yes~~--	21~~5 9~~	12~~3 4~~	15~~4 2~~	~~--~~--	48~~135~~
	53203050	MU-D	P~~MU-D~~	--	149	0.58	--	PROFESSIONAL BLDG.	Owner A	86	Yes	No		--	38	22	26	--	**86**
														Total	219	126	155	--	**500**
										~~Total~~	~~219~~					~~126~~	~~156~~	~~--~~	~~**501**~~

Table H3-23: Proposed Projects Sites

Site Name	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Proposed Capacity	Status	Redevelopment Potential	Subject to AB 1397	Affordability Level				
											EL VL	L	M	AM	Total
35-51 Renato Court	59172200	HDR	PO (will be rezoned to R-4-O)	30	0.29	PROFESSIONAL BLDG.	13	Under Review	• Property owner interest/Application submitted in December 2021	--	--	--	--	13	13
	59172190	HDR	PO (will be rezoned to R-4-O)	30	0.28	PROFESSIONAL BLDG.				--					
77 Birch St Townhomes	52182230	HDR	R-5-O	40	0.38	PROFESSIONAL BLDG.	9	Under Review	• Property owner interest/Application submitted August 31, 2020 and deemed complete		--	--	--	9	9
557 E. Bayshore Rd "Syufy Site"	52520330	MU-WF	MU-WF	40	14.16	VACANT	480	Environmental Review	• Property owner interest/Application submitted October 23, 2015 and deemed complete	--	21	21	43	395	480
590 Veterans Blvd /91 Winslow St	52261690	MU-T	MU-T	40	0.49	LIGHT MANUFACTURING	95	Under Review	• Property owner interest/Application submitted December 23, 2021	--	5	5	9	76	95
	52261680	MU-C	MUC-VB	60	0.71	RESTAURANT				--					
847 Woodside Rd	59240810	MU-N	MU-N	40	0.94	CEMETERY, MORTUARY	44	Under Review	• Property owner interest/Application submitted August 7, 2020	--	--	--	6	38	44
1057 El Camino Real "Sequoia Station"	52550090	MU-D	MU-D	--	1.02	SHOPPING CENTER	631	Under Review	• Property owner interest/Application submitted May 25, 2021	--	102	130	22	377	631
	52550080	MU-D	MU-D	--	0.91	SHOPPING CENTER									
	52550010	MU-D	MU-D	--	0.16	SHOPPING CENTER									
	52550110	MU-D	MU-D	--	1.48	SHOPPING CENTER									
	52550120	MU-D	MU-D	--	3.19	SHOPPING CENTER									
	52550070	MU-D	MU-D	--	3.35	SHOPPING CENTER									
	52550100	MU-D	MU-D	--	0.73	SHOPPING CENTER									
	52550130	MU-D	MU-D	--	1.18	SHOPPING CENTER									
1125 Arguello St "Arguello Street Mixed-Use"	52252030	MU-T	MU-T	--	0.14	AUTO SALES / REPAIR	33	Under Review	• Property owner interest/Application submitted November 16, 2020	--	6	15	12	--	33
	52252090	MU-T	MU-T	--	2.13	OPEN STORAGE				--					

Table H3-23: Proposed Projects Sites

Site Name	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Proposed Capacity	Status	Redevelopment Potential	Subject to AB 1397	Affordability Level				
											EL VL	L	M	AM	Total
	52252040	MU-T	MU-T	--	0.09	SINGLE FAMILY RESIDENTIAL									
	52252060	MU-T	MU-T	--	0.09	SINGLE FAMILY RESIDENTIAL									
	52252020	MU-T	MU-T	--	0.12	SINGLE FAMILY RESIDENTIAL									
1201 Main St "1201 Main St Mixed Use"	53148120	MU-T	MU-T	40	0.41	WAREHOUSE									
	53148090	MU-T	MU-T	40	0.2	EDUCATIONAL FACILITY	28	Under Review	• Property owner interest/Application submitted October 18, 2021	--	1	1~~-~~	2	24~~55~~	28
1330 El Camino Real "Redwood City Discovery"	53063110	MU-D	MU-D	--	0.17	STORE									
	53063080	MU-D	MU-D	--	0.11	PARKING LOT									
	53063120	MU-D	MU-D	--	0.16	FOURPLEX									
	53063090	MU-D	MU-D	--	0.09	STORE & RESIDENCE									
	53063100	MU-D	MU-D	--	0.09	STORE	130	Under Review	• Property owner interest/Application submitted May 11, 2021	--	7	6	13	104	130
1818 El Camino Real "Comfort Inn"	53122160	MU-C	MUC-ECR	60	1.0	HOTEL	51	County review process	County review process	--	26	25	-	-	51
2336 El Camino Real "Redwood Square"	53309200	MU-C	MUC-ECR	60	0.52	STORE	16	Under Review	• Property owner interest/Application submitted December 4, 2020	--	-	-	-	16	16
1304 Middlefield	53145230	HDR	R-4	30	0.27	VACANT LAND									
	53145240	HDR	R-4	30	0.17	RESIDENTIAL; COMBINATION OF UNIT TYPES									
	53145260	HDR	R-4	30	0.2	VACANT LAND	93	Under Review (SB 35)	• Property owner interest/Application submitted July 25, 2022	Yes	-	93	-	-	93
Gatekeeper Projects:															
651 El Camino Real "American Legion"	53343110	MU-C	MUC-ECR	60	1.68	CLUB / LODGE	99	Under Review	• Property owner interest/Application submitted April 12, 2021	--	5	5	10	79	99
750 Bradford St "Bradford / RCSD"*	0.52	MU-D	MU-D	--	0.52	WAREHOUSE									
	0.74	MU-D	MU-D	--	0.74	VACANT LAND	102	Under Review	• Property owner interest/Application submitted May 25, 2021	--	5	6	10	81	102
901 El Camino Real/ 920 Shasta St	53343110	MU-T	MU-T	40	0.73	MINI WAREHOUSE	100	Under Review	• Property owner interest/Application submitted March 30, 2021	--	48	51	1	-	100
1900 Broadway St	53231200	MU-D	MU-D	--	0.5	PARK									
	53231210	MU-D	MU-D	--	1.11	FINANCIAL	71	Under Review	• Property owner interest/Application submitted November 12, 2021	Yes	-	70	1	-	71

Table H3-23: Proposed Projects Sites

Site Name	Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density (du/ac)	Acres	Current Use	Proposed Capacity	Status	Redevelopment Potential	Subject to AB 1397	Affordability Level				
											EL VL	L	M	AM	Total
609 Price Ave	52402100	O (will be redesignated to MU-C)	CO (will be rezoned to MUC-VB)	60	0.78	OFFICE	83		• Property owner interest/Application submitted January 12, 2021	--	32	49	2	--	83
										Total	**258**	**477**	**131**	**1,212**	**2,078**

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"[1]

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.

[1] California Department of Housing and Community Development Guidance, 2021, page 9.

DRAFT

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).[2]

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.[3] 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.[4]

The San Mateo County Historical Association has documented discrimination in Redwood City against African Americans in refusal to rent both residential and commercial properties.[5] 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. [6]

---

[2] https://www.planbayarea.org/sites/default/files/pdf/prosperity/research/FHEA_BAY_AREA_and_Appendices.pdf

[3] 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.

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

[5] https://historysmc.org/wp-content/uploads/2020/08/La-Peninsula-Migration-Spring-2016.pdf

[6] 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 has a significantly larger number of subsidized rental housing compared to neighboring communities and provides a greater share of the County's affordable housing stock compared to the City's share of the County population. Figures I-8 and I-9 show the number of estimated rental homes assisted by Section 8 contracts according to the National Housing Preservation Database and Figures I-10 and I-11 shows the number of affordable housing properties assisted with Low Income Housing Tax Credits (LIHTC) and other State and Federal funding sources.
  - 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~~13).
  - 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[7] 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).
- Low economic opportunity scores[8] between 0 and 0.25 (Figure III-~~7~~8).
- Low environmental scores[9]—which account for PM2.5[10], diesel PM, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites (Figure III-~~9~~11).
- The composite opportunity score[11] 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~~16).
- 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~~16).
- Higher concentration (40 percent to 80 percent of households) of cost burdened[12] households (Figure IV-13).
- Overcrowded[13] 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[14]—having at least three times the poverty rate for the county and is majority minority (Figure II-30).

DRAFT

[7] 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.

[8] 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.

[9] 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.

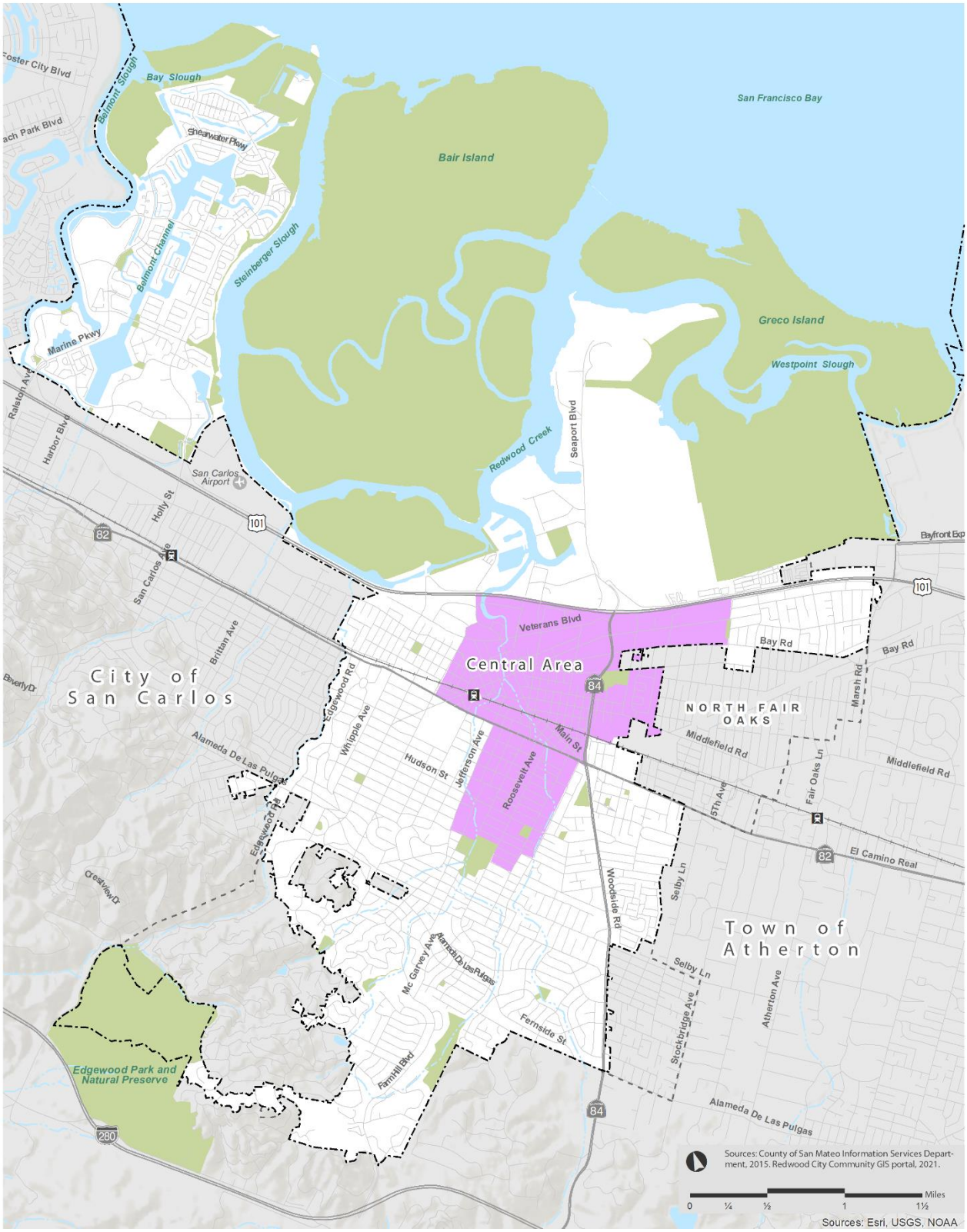
[10] PM2.5 is defined as fine inhalable particles, with diameters that are generally 2.5 micrometers and smaller.

[11] 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.

[12] Paying more than 30% of household income in housing costs.

[13] Indicated by more than one occupant per room.

[14] Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP)


Foster City Blvd
Bay Slough
Belmont Slough
Shearwater Pkwy
San Francisco Bay
Bair Island
Belmont Channel
Steinberger Slough
Greco Island
Westpoint Slough
Marine Pkwy
Ralston Ave
Harbor Blvd
Redwood Creek
Seaport Blvd
San Carlos Airport
Holly St
101
82
San Carlos Ave
Bayfront Exp
Veterans Blvd
Central Area
Bay Rd
City of San Carlos
Britton Ave
Edgewood Rd
Whipple Ave
84
NORTH FAIR OAKS
Marsh Rd
Middlefield Rd
Alameda De Las Pulgas
Hudson St
Jefferson Ave
Roosevelt Ave
Main St
Fair Oaks Ln
5th Ave
El Camino Real
Crestview Dr
Woodside Rd
Selby Ln
Town of Atherton
Mc Garvey Ave
Fernside St
Stockbridge Ave
Atherton Ave
Edgewood Park and Natural Preserve
FarmHill Blvd
280
Sources: County of San Mateo Information Services Department, 2015. Redwood City Community GIS portal, 2021.
Miles
0 ¼ ½ 1 1½
Sources: Esri, USGS, NOAA

- 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~~slightly more 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~~21).

- 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.

  - 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 was administered to capture residents' housing needs and support the development of the AFFH. The full survey results are found ~~the following housing challenges~~in Appendix A. Over 160 Redwood City residents completed the survey and found the following housing challenges:

- 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~~are discussed below.

In prioritizing contributing factors, Redwood City gave highest priority to factors that:

- Limit or deny fair housing choice,
- Limit or deny access to opportunity, or
- Negatively impact fair housing or civil rights compliance.

The City also considered how much influence/ability to change a factor the City has in order to identify priorities that are feasible and meaningful. As such, the following contributing factor priorities are established:

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.~~

  Contributing factors:

  - Historical Discrimination - 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. *[High Priority]*
- ~~Mortgage application rates remain high for American Indian and Hispanic households.~~
  - Placement of Housing - 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. *[Moderate Priority]*
  - Mortgage Disparities - Mortgage application denial rates remain high for American Indian and Hispanic households. *[Low Priority]*
  - Poverty - 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. [*Low Priority]*
  - Wage Disparities - 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. *[Low Priority]*

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

Contributing factors:

- Placement of Housing - 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. *[Moderate Priority]*
- Placement of Housing - 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. *[Moderate Priority]*

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

Contributing factor:

- Unemployment Disparities- 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. *[Low Priority]*

Fair housing issue: Loss of affordable housing and displacement of residents due to high housing costs.

Contributing factors:

- Expiring Affordability Covenants - 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). *[High Priority]*
- Housing 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. *[High Priority]*
- Housing Cost Burden - 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. *[High Priority]*
- Overcrowding - 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. *[High Priority]*

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.

High Priority

High priority items will be prioritized for more near-term investments and City policy changes. High priority contributing factors include:

1. Historical Discrimination

DRAFT

2. Housing Cost Burden and Overcrowding- are disproportionately high for Hispanic households
3. Expiring Affordability Covenants

In order to address these high priority contributing factors, the City is focused on policies that do the following:

- Expand homeownership opportunities, especially for racial and ethnic groups with the largest homeownership gaps
- Reduce homeownership gaps
- Expand affordable housing opportunities for both rental and ownership
- Reduce cost burden by increasing the number of affordable homes and affirmatively marketed to Hispanic households
- Extend affordability covenants to mitigate displacement of low- and moderate-income households

Moderate Priority

Moderate Priority items are generally issues of concern but where conditions are nuanced. In particular, in Redwood City, concentrations of nonwhite residents occur in Downtown and Central Redwood City. However, this area has the best access to employment opportunities, transit, and is the location with the most potential for increasing housing production. Items of concern arise if environmental justice conditions occur, and priorities should be tailored to have that focus.

Contributing factors that will receive moderate priority:

4. Placement of Housing - Placement of affordable housing in central Redwood City and historical segregation in the region that has led to concentrations of Black and Hispanic residents

Low Priority

Low priority items remain issues of concern, but over which the City has limited power to address directly. Items in the high priority and moderate priority categories are intended to address these items as well, although indirectly.

Contributing factors that are difficult for the City to influence or change which are Low Priority include:

5. Mortgage Disparities – high mortgage denial rates for American Indian and Hispanic households
6. Poverty - High poverty rate for Black and Hispanic residents
7. Wage Disparities – lower wage jobs are occupied by Black and Hispanic residents
8. Unemployment - Higher unemployment rate for persons with disabilities

This Low prioritization in no way suggests that these issues should go unaddressed; this is largely an acknowledgement of the limited power within the City to effect change in this area.

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. Referenced Appendices can be found at the end of the Housing Element.

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.

DRAFT

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".[15]

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.[16] 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).

[15] https://www.dfeh.ca.gov/aboutdfeh/

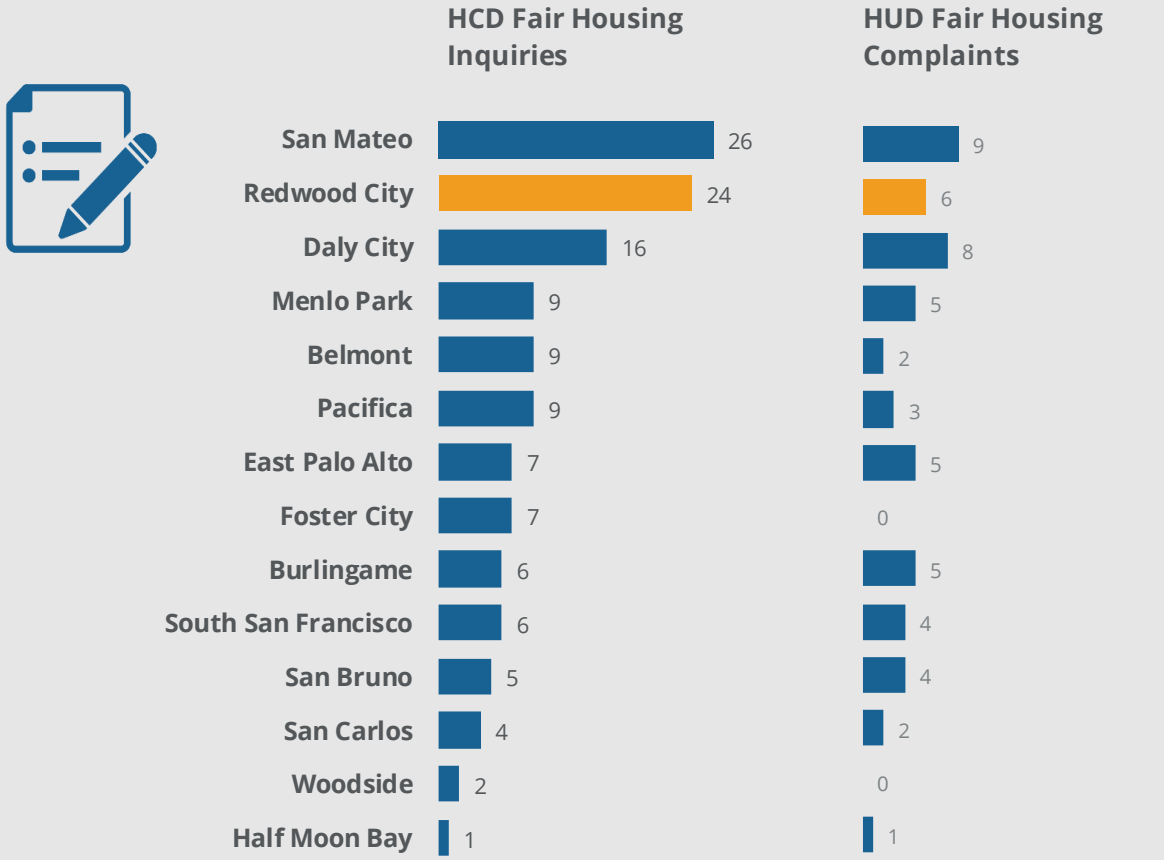
[16] https://www.dfeh.ca.gov/complaintprocess/

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%
Total cases	**57**	**100%**

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. Project Sentinel noted that while there has been a history of investigations and enforcement action in Redwood City, there has been a significant drop over time, with only one case since 2017. In that case, the tenant was referred to an attorney with Legal Aid Society of San Mateo County.

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.[17]

Fair Housing Legal Cases and Inquiries

The City of Redwood City has not been involved in any fair housing lawsuits and is not aware of any other fair housing lawsuits or enforcement actions within the City.

Outreach and Capacity

As noted above, a fair housing survey was administered and 163 Redwood City residents responded. The full survey results are found in Appendix A. In collaboration with 21 Element, the City also participated in four "listening sessions" with key stakeholders, that convened more than 30 groups. These stakeholders represented organizations that focused on: fair housing, housing advocacy, housing services, and housing development (market-rate and affordable).

Redwood City residents are served by multiple fair housing and housing legal service providers, including Project Sentinel, Legal Aid Society of San Mateo County and Community Legal Services in East Palo Alto (CLSEPA). Project Sentinel provides fair housing services and investigations, housing counseling services, and tenant/landlord services.

[17] https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/

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.[18]

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);
- 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.

[18] https://www.redwoodcity.org/departments/city-manager/housing-services/tenants/tenant-landlord-resources

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 have 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. (Figure I-7). The area with a moderate share is located east of Highway 101 on the border with Menlo Park. Figures I-8 and I-9 show the number of estimated rental homes assisted by Section 8 contracts in Redwood City and countywide according to the National Housing Preservation Database. Redwood City makes up approximately 18 percent of all rental homes assisted by Section 8 contracts in the County – which is greater than the City's 11 percent share of the County population. Figures I-10 and I-11 shows the number of affordable housing properties assisted with Low Income Housing Tax Credits (LIHTC) and other State and Federal funding sources according to the California Housing Partnership. Redwood City makes up 14 percent (833 units) of all subsidized affordable housing units in the County. In addition to the over 800 of subsidized affordable units shown in Figure I-10, the City also has approximately 200 affordable units created through its inclusionary requirements and other development incentives. Several of the neighboring cities (Woodside and Atherton) have zero subsidized affordable housing units. Compared to neighboring jurisdictions, except East Palo Alto, **Redwood City appears more accommodating to renters with housing vouchers and is providing more subsidized affordable housing.** The City continues to promote the development of affordable housing through its Affordable Housing Ordinance and affordable housing funding.

DRAFT

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). [19] 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.

As shown in Figures II-6 through II-12, which examine where concentrations exist in Redwood City, most of the census tracts in the central part of the city, west of Highway 101, are majority Hispanic[20] while the rest are majority White tracts. [21]

Other cities in the county and the region exhibit similar concentrations of non–White residents, especially cities that are in closer proximity to the San Francisco Bay. Cities such as East Palo Alto, San Mateo, San Bruno, South San Francisco, and Daly City are ethnically diverse and have block groups with concentrations that are greater than 60 percent non-White populations. However, Redwood City differs drastically when compared to its neighboring cities (Atherton, Menlo Park, San

[19] The share of the population that identifies as American Indian or Alaska Native is less than 1%.

[20] Majority census tracts show the predominant racial or ethnic group by tract compared to the next most populous.

[21] Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

Carlos, and Woodside). These neighboring cities are predominantly White majority tracts, and in some block groups these ranges are more than 80 percent (See Figure II-7: White Majority Census Tracts). Figure II-6, which demonstrates the percentage of non-White population by census block groups, indicates that the Central region has a much larger concentration of non-White residents, and given the close proximity to transit and freeway corridors, these areas are likely to be higher in housing density and offer housing options that are relatively affordable. Redwood City has three census tracts in the southwestern portion of the city, nearest to Woodside, that are White majority tracts, no census tracts that are Asian majority tracts, and two tracts that are Hispanic majority tracts (Figure II-9), located in the Central portion of the city.

The impact race and ethnicity have on access to opportunity and housing needs are discussed further in Sections III (Access to Opportunity) and Section IV (Disparate Housing Needs).

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 in an index that measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of 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.[22] In comparison to the

[22] 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.

San Francisco-Oakland Hayward region, Redwood City has lower or similar levels of segregation, as shown in Table H4-1.[23]

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 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~~an 11 percent share of the population living with a disability. Residents who are 75 years or older experience the most disabilities (46.1 percent), followed by those within the 65 to 74 age group (16 percent). Geographic concentrations of people living with a disability may indicate **increased access to services, amenities, and transportation that support this population.**

Among the various disability types, the highest disability reported in Redwood City is ambulatory difficulty, which the American Community Survey (ACS) defines based on whether an individual has serious difficulty walking or climbing stairs. The second most prominent type of disability among residents of Redwood City is "independent living difficulties," which the ACS defines based on an individual's capacity to complete errands on their own, such as shopping or doctor's visits. This disability considers the physical, mental, and emotional conditions of the individual performing the previously mentioned activities.

Figure II-14 shows a slightly higher concentration of residents living with disabilities in one tract relative to the rest of the City. This tract lies in the southwest region of the City, in the Farm Hill neighborhood. In this tract, 10.90 percent of residents have disabilities, compared to surrounding

[23] ABAG expects an update to this data to be available in early 2022; as information becomes available this section will be updated.

tracts with 5.4 to 8.9 percent of residents with disabilities, which is not significantly higher when compared to the other tracts in the City. The tract with a slightly higher concentration of residents with disabilities also has a sizable or predominantly White population (as seen in Figure II-7) and an older population. The southwestern neighborhoods in Redwood City tend to be comprised of detached single-family homes, some of which have residents that have lived there for many years and may be aging in place. This portion of the City has a median age that is greater than 46.5, while the rest of the city has a median age of 38.2 (the national average) or below. As noted above, residents that are 65 or older are more likely to experience disabilities. These factors are potential reasons for why this tract might have a slightly higher proportion of persons with disabilities. Additionally, the Kainos Home & Training Center, which provides housing and programming to people with developmental disabilities, is located in this neighborhood.

Compared to neighboring cities, Redwood City residents fare roughly the same, with similar levels of residents living with disabilities among County census tracts (20 percent or less).

The City has several policies and programs to improve the housing opportunities and accessibility needs of residents with disabilities.

- Policy H3.1: Encourage and provide opportunities for housing for special needs groups, including the disabled
- Policy: H3.2: Encourage assisted living and other senior housing options
- Policy H3.5: Promote accessibility features in housing for people with disabilities
- Program H1-5: Accessory Dwelling Units (ADUs)
    - The City will continue to offer development bonuses for accessible ADUs.
- Program H2-2: Home Repair Programs
    - The City continues to provide funding to several home repair programs that provide free accessibility modifications for low income renters and homeowners. The City will work with the program services providers to conduct targeted outreach to the Farm Hill neighborhood.
- Program H6-3: Accessibility
    - The City is pursuing implementing a universal design ordinance, including considerations for “vistability” of all units.

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers: the presence of children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family through, e.g., birth, adoption, custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law. Single-parent households require special consideration and assistance because of the greater need for daycare, 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 daycare and other supportive services.

DRAFT

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~~non-family households ~~indicates~~indicate 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.

Figure II-21 indicates that most children living in Redwood City live in married couple households, which is similar to most cities in the County where 60 percent or more of children live in married couple households. Within Redwood City, areas within Central Redwood City are more likely to have children not living in married couple households. Figure II-22 demonstrates that there are census tracts where there is also a significant percentage (between 31 and 35 percent) of single female-headed households. The higher percentage is nearly exclusive to tracts within Redwood City, as neighboring cities such as San Carlos and Menlo Park (and the County of San Mateo as a whole) do not have similar levels of households headed by females. These cities tend to have less than 20 percent of single female-headed households, are wealthier, and have fewer non-White residents.

Within the City (more specifically in the Palm Park neighborhood), 40 to 60 percent of children live in households headed by single females. The areas with greater concentrations of female-headed households coincide with areas previously identified as having a higher percentage of non-White populations (see Figure II-6). Households in these areas are also more likely to be of low- or moderate-income levels (as indicated in Figure II-27), and given the economic challenges portrayed, it can be assumed that lower income female-headed households are also susceptible to experiencing housing cost burden. Figure IV-13, which demonstrates the spatial distribution of renters paying more than 30 percent of their income on housing, overlaps with areas where there are more female-headed households. **The intersectionality of socioeconomic burdens that impact households headed by single women further demonstrates the increased need for financial and social resources to be able to support these types of households.**

In order to address the range of resource needs of single female-households, the City has several policies and programs within the Housing Element that promote affordable housing opportunities as well as policies and programs in the Building Community Element to address child care and human service needs.

- Housing Element
  - Program H2-4: Affordable Housing Development/Inclusionary Housing
  - Program H2-5: First-Time Homebuyer Opportunities
  - Program H2-8: Acquisition and Rehabilitation of Existing Housing
  - Program H3-3: Housing Options for Special Needs and Extremely-Low Income Households

- Program H5-3: Affirmative Marketing of Accessible and Affordable Housing Units Program H6-1: Anti-Displacement Strategy
- Building Community Element
  - Program BC-11: Recreation and Human Services Program and Staff Expansion
  - Program BC-17: Human Services Outreach
  - Program BC-34: Child Care Zoning
    - In 2021, the zoning ordinance was amended to allow by right large family care homes, and childcare centers of up to 60 children in commercial and mixed-use zoning districts, and childcare centers in all residential districts when located in conjunction with schools and churches The ordinance update also allows childcare centers and conversions of residential dwellings in all residential zones with a Use Permit.
  - Program BC-36: Child Care/Preschool Information and Referral Services
  - Program BC-37: Child Care Facilities in Transit Stations and Large Development Projects
    - Several child care facilities have been provided in recent transit oriented developments
  - Program BC-38: Preschool and Child Care Educational Needs Support

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. According to the 2020 American Community Survey, the median household income for Redwood City was $117,123, compared to a county median income of $182,093. Neighboring cities have higher median incomes – Atherton ($250,000+), Menlo Park ($160,784), San Carlos ($182,083) and Woodside ($250,000+). Both Atherton and Woodside have a median income that is more than twice that of Redwood City. These cities also tend to have smaller proportions of non-White residents. Woodside's non-White population ranges between 10 and 20 percent, Atherton ranges between 20 and 35 percent, Menlo Park ranges between 17 and 40 percent, and San Carlos's non-white population ranges between 20 and 45 percent. Figure II-26 shows the distribution of income levels among block groups in Redwood City, showing a diversity of income levels throughout the City ranging from less than $55,000 to well above $125,000. Figure II-27 shows that the Central area of Redwood City is most likely to house low- and moderate-income households. In general, block groups with lower median incomes also tend to have a larger percentage of non-White residents, as previously identified in Figure II-6. Areas that have a higher median income are located in the southwest region of the City, where the population is older, with fewer non-white residents, and median gross rent is greater than $2,500 (in some areas this is greater than $3,000), as demonstrated in Figure II-31.

As indicated in Figure II-28, higher poverty rates (between 20 percent and 30 percent) are concentrated in the census ~~tracts~~tract west of Highway 101 in the Friendly Acres, Stambaugh-Heller,

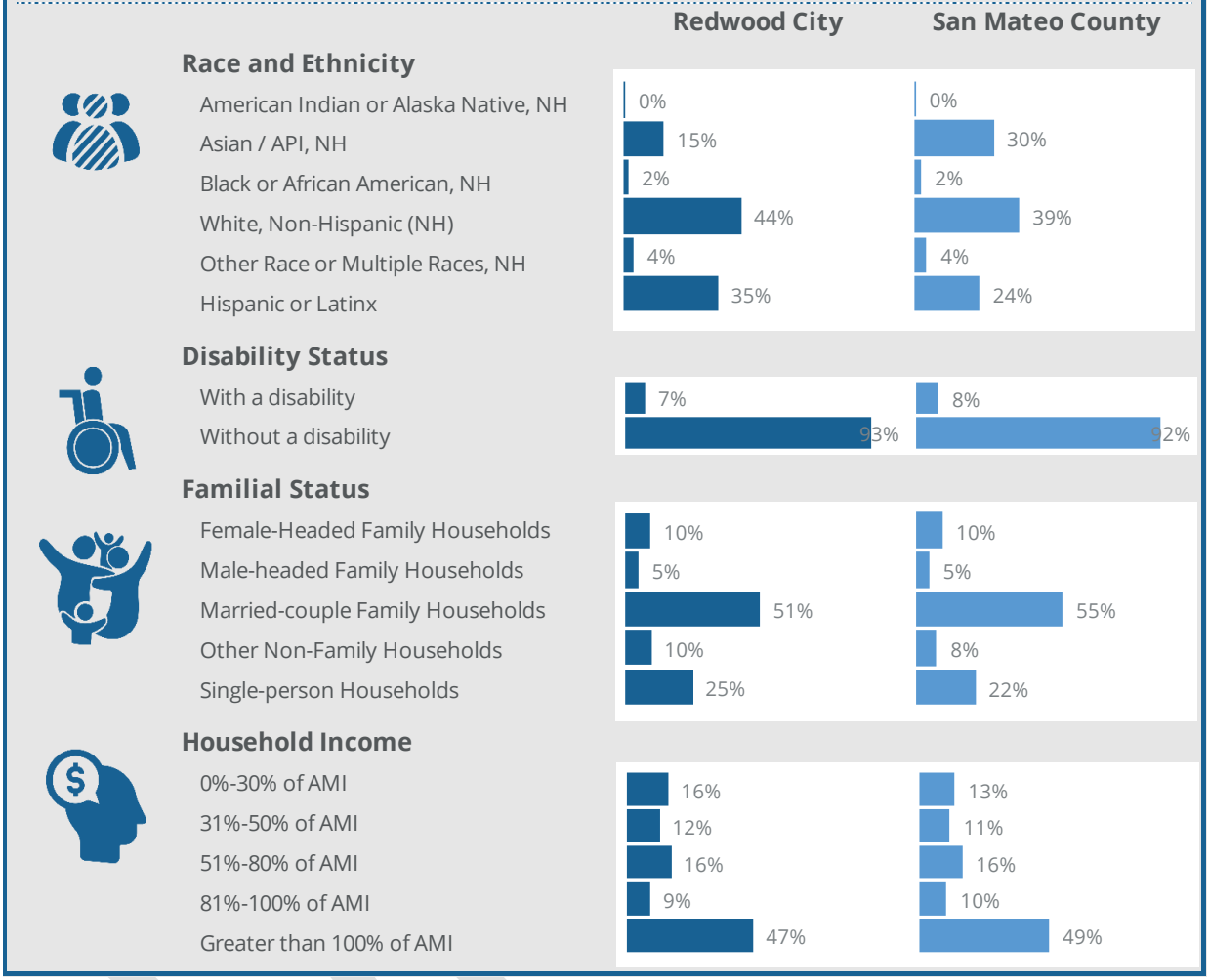
Redwood Village, and Downtown neighborhoods. Within this tract, 22.3 percent of the population earns income below the poverty level. As noted in Figure II-6, this area also has a larger percentage of non-White residents; concentrated poverty disproportionately affects persons of color as indicated in Figure II-5. Poverty is also correlated with other fair housing components, including disparities in access to opportunity and disproportionate housing needs.

The County as a whole demonstrates a diversity of income levels, with cities outlining the San Francisco Bay considerably more diverse in their income ranges. The majority of block groups throughout the county have incomes levels that are less than $125,000; these block groups tend to be more densely populated and ethnically diverse than areas that are more inland and on the west coastal region of the county where median income levels are much higher (upwards of $125,000). Limited areas within the county have a concentration of poverty, with a few tracts between 10 to 20 percent of residents living below the poverty level, and the only other tract with greater than 20 percent of residents living below the poverty level is located in Palo Alto, near Stanford University.

The impact income has on access to opportunity and housing needs are discussed further in Sections III (Access to Opportunity) and Section IV (Disparate Housing Needs).

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.[24]

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~~qualified 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~~.~~ - which means they are majority minority and have a poverty rate two times higher than the countywide census tract average. 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,~~ **– a reduction of one edge R/ECAP compared to 2010 -** —, 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. These findings correlate with the discussion under Household Income above.

[24] 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

A variety of factors—some global and others local—appear to be contribute to concentrated poverty:

- Income inequality is increasing throughout the country.
- New low-income housing is often built in neighborhoods that already have ~~a non-white population of 50~~above-average levels of poverty.
- Historic public policies nationwide that tend to block lower-income households from living in middle and upper-income areas have further contributed to the concentration of poverty and increased income segregation.

A report completed by City Observatory in 2014[25] studied change in the nation's urban high-poverty neighborhoods over the past four decades. Key findings included:

- From 1970 to 2010, the number of poor people living in high-poverty urban neighborhoods more than doubled from two million to four million, and the number of high-poverty neighborhoods nearly tripled from 1,100 to 3,100.
- The poor in the nation's metropolitan areas are increasingly segregated into neighborhoods of concentrated poverty. In 1970, 28 percent ~~or more (majority-minority) AND the~~ of the urban poor lived in a neighborhood with a poverty rate ~~is three times the average tract~~ of 30 percent or more; by 2010, 39 percent of the urban poor lived in such high poverty neighborhoods.
- The poor in the nation's metropolitan areas are increasingly segregated into neighborhoods of concentrated poverty. In 1970, 28 percent of the urban poor lived in a neighborhood with a poverty rate ~~for~~ of 30 percent or more; by 2010, 39 percent of the urban poor lived in such high poverty neighborhoods.
- In the aggregate these neighborhoods lost population, with chronic high-poverty neighborhoods losing 40 percent of their population over four decades.
- Few high-poverty neighborhoods saw significant reductions in poverty. Between 1970 and 2010, only about 100 of the 1,100 high-poverty urban neighborhoods experienced a reduction in poverty rates to below the national average. In contrast to chronically high-poverty neighborhoods, which lost population, these "rebounding" neighborhoods recorded an aggregate 30 percent increase in population.

As the oldest city on the San Francisco Peninsula, Redwood City has a long and varied history. Originally a port town during the Gold Rush, Redwood City became the County ~~(19.1% in 2010).~~Seat of the newly formed San Mateo County in 1856. Downtown grew into a vital center for commerce, government, and manufacturing in the early 20th Century. As San Mateo County grew, the county government built many large institutional buildings in the downtown area. Downtown became a vital center for commerce, government, and manufacturing in the early 20th Century. As regional shopping malls, freeways, and suburban sprawl developed, downtown began declining in the 1960s and 1970s. Many historic buildings fell into disrepair. During the late 1900s and early 2000s Downtown Redwood City began revitalizing, and this revitalization continues today. When comparing Figure II-29 to Figure II-30, the R/ECAP that existed in 2010 remains today, as do most of the Edge R/ECAPs ~~are census tracts that have a non-white population of 50 percent or more (majority-~~

[25] Cortright, Joe and Mahmoudi, Dillon. December 2014. *City Report. Lost in Place: Why the persistence and spread of concentrated poverty-not gentrification-is our biggest urban challenge.*

~~minority) AND the poverty rate is two times the average tract poverty rate for the County (12.8% in 2019).~~. One Edge R/ECAP was eliminated, the tract located northeast of Highway 101.

~~Source: HUD, Root Policy Research, 2022~~

Similar to many other local communities, the City faces the dilemma of improving areas defined as R/ECAPs and the unintended consequence of economically displacing existing residents after improvements are made. As the cost of housing continues to rise, low-income residents, particularly low-income renters who are predominantly communities of color, disproportionately face displacement and threats of displacement. The City recently adopted an Anti-Displacement Strategy to serve as a policy roadmap for preventing and mitigating the impacts of displacement.

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~~1.5 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.~~

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households' and high household income rates. Similar to the importance of identifying R/ECAP areas, which helps to identify areas that are segregated by race/ethnicity and poverty, it is also necessary to identify racially concentrated areas of wealth to further compare these patterns.

Using 2015-2019 data from the American Community Survey, HCD developed a mapping tool which demonstrates the "location quotient" (LQ) for each California census tract; this quotient represents the percentage of total White population for each census tract compared to that of the average percentage of the Council of Government (COG) region. In order to determine the RCAAs, HCD takes the census tracts with a LQ of more than 1.25 and a median income that is 1.5 times higher than the COG region (or 1.5 times the State AMI, whichever is lower). Those tracts that meet these criteria are then assigned a numeric score of 1, which indicate that those tracts have an accumulation of high incomes and a White population, i.e., a Racially or Ethnically Concentrated Area of Affluence. RCAAs are the inverse of R/ECAPs in that they illustrate where self-segregated and/or exclusive wealthy White neighborhoods are potentially located. Figure II-31 demonstrates the RCAAs within Redwood City; there are six tracts wholly within the City boundary that are classified as RCAAs. These tracts are largely concentrated in the southwest region of the City. As previously identified in maps, such as the median income (Figure II-26) and white majority (Figure II-7) maps, the RCAAs coincide with tracts that have higher incomes and fewer non-White residents than other regions of the City such as the Downtown and central area. For example, one of these tracts identified as an RCAA in the southern portion of the City has a median income of $178,578 and a White population of 74 percent in comparison to one of the edge R/ECAPs north of Redwood Junction where 83 percent of the population is non-White and the median income is $60,658. Residents in RCAAs are largely

homeowners and more likely to be married-couple households compared to the rest of the City. One of the Census tracts in the southwest part of the City also has a larger population of residents living with disabilities (correlating with an older population).

However, the City has significantly fewer RCAAs compared to its neighbors Atherton, Menlo Park, San Carlos and Woodside, which are wholly comprised of RCAAs (Figure II-31). In general, the City has fewer racially and economically exclusive neighborhoods, is more diverse, and offers more affordable housing opportunities (Figures I-8 to I-10) than surrounding communities.

In addition to efforts to facilitate accessory dwelling unit and SB 9 development in traditionally single family neighborhoods, Redwood City has also included Program H1-4 in the Housing Plan to consider additional changes beyond those required by state law to encourage more housing in high opportunity areas.

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 where:

- 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 where:

- 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%).

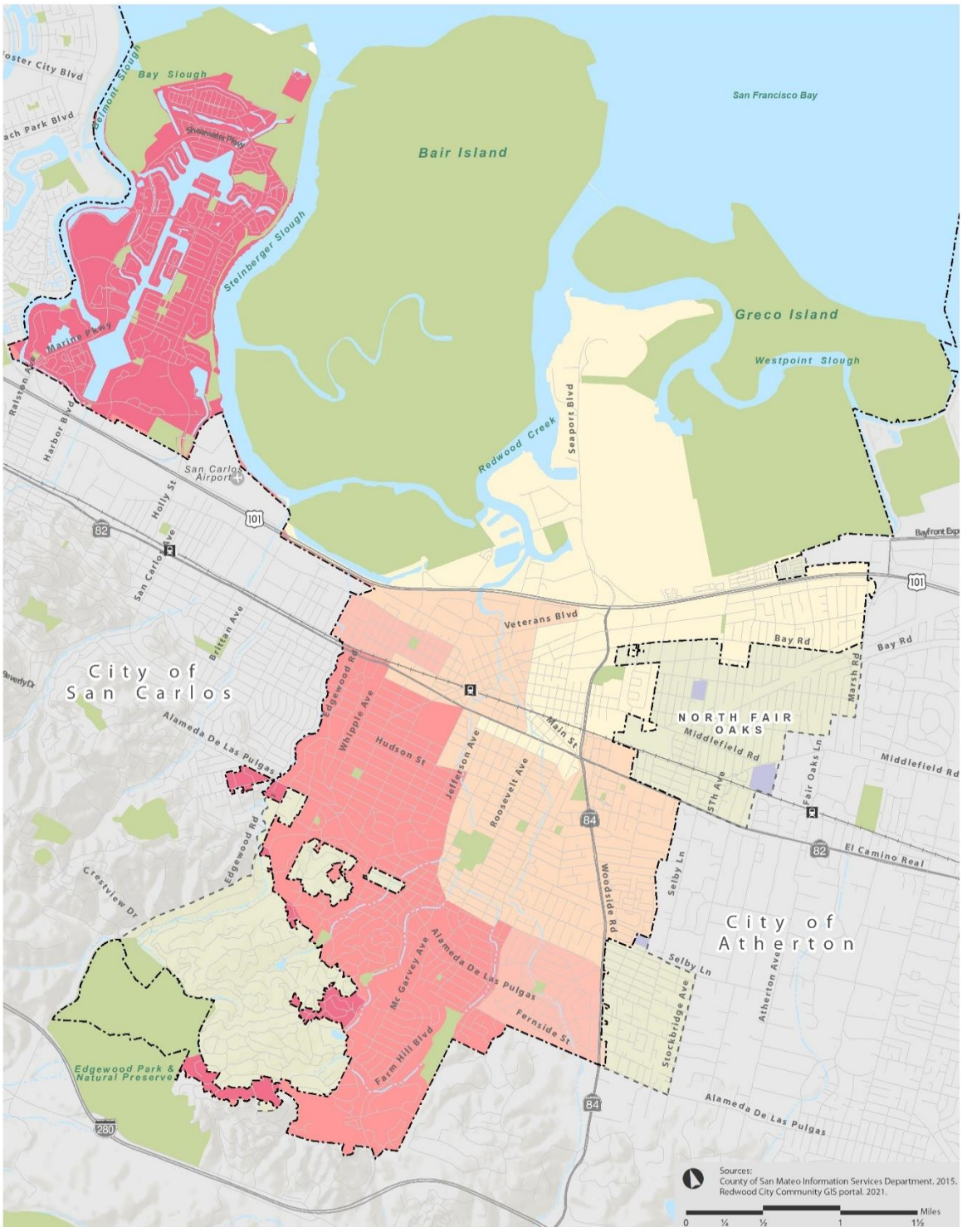
When asked what type of help they need to improve children's education, top answers where:

- 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.[26] TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. ~~Shown on Figure III-14~~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. Shown below and on Figure III-16, 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.

[26] 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~~The education analysis relies on a variety of measures of school quality, including TCAC's education score, a region and local analysis of the characteristics of schools within Redwood City relative to the region, and an analysis of access to quality schools by Redwood City neighborhood, including those with R/ECAPs.

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

DRAFT

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.**

Figure III-2 shows the percentile rankings of public schools in Redwood City and surrounding cities. The ranking system was developed by Public School Review, an online tool that provides detailed profiles of public schools across the United States and their surrounding communities. The scores are based on overall testing scores, which looks at a school's math and English proficiency test scores for the 2018-2019 school year. Schools in Redwood City range widely from schools in the top five percent to the bottom 50 percent of the state. Schools with lower ranking scores are generally in the northeast (Redwood Village) and southeast (Woodside Plaza) regions of the city. The areas within which these schools are located coincide with predominantly non-White neighborhoods in the City (Figure II-6) and lower income neighborhoods (Figure II-27). These schools are also in lower resource TCAC opportunity areas, as previously shown. When comparing lower performing schools (Figure III-2) with R/ECAPS Figure II-30, there is one school located within the R/ECAP in Redwood City and a number of schools located in Edge R/ECAPs (Table 4-2).

Table 4-2: School Performance and R/ECAPs

School Name	2019 Edge R/ECAP	2019 R/ECAP	State Ranking	School Performance Score
Design Tech High	No	No	Top 30%	8/10
Henry Ford Elementary	No	No	Top 50%	7/10
Hoover Elementary	No	Yes	Bottom 50%	4/10
John F. Kennedy Middle	No	No	Top 50%	6/10
McKinley Institute of Technology	Yes	No	Bottom 50%	5/10
North Star Academy	Yes	No	Top 1%	10/10
Orion Alternative	No	No	Top 30%	8/10
Redwood High	No	No	Bottom 50%	1/10
Redwood Shores Elementary	No	No	Top 10%	10/10
Rocketship Redwood City	No	No	Top 50%	6/10
Roosevelt Elementary	No	No	Bottom 50%	5/10
Roy Cloud Elementary	No	No	Top 10%	10/10
Sandpiper Elementary	No	No	Top 5%	10/10
San Mateo County Special Education	No	No	Bottom 50%	1/10
Sequoia High	No	No	Top 50%	7/10
Summit Preparatory Charter High	No	No	Top 50%	7/10
Taft Elementary	Yes	No	Bottom 50%	4/10

In general, throughout the region, areas with higher concentrations of affluence have higher performing schools, as demonstrated by the school performance in neighboring San Carlos (Figure III-2). More affluent families (this is often correlated with lower minority percentage student bodies as well) often have additional resources to support outside tutoring and test preparation.

DRAFT

Furthermore, studies point to the fact that there is a strong correlation between a child's parents' educational achievement and the child's educational outcomes.[27]

School performance based on standardized testing generally does not paint a complete picture of the school. Studies indicate that standardized tests reward memorization but may discourage more analytical thinking.[28] The tests do not evaluate creativity, problem solving, critical thinking, artistic ability, or other knowledge areas that cannot be judged through the standard testing process. Additionally, because of the small sample of knowledge that is tested, standardized tests provide a very incomplete picture of student achievement.

See also Appendix B: Disparate Access to Educational Opportunities for additional detail on educational access in Redwood City and San Mateo County.

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. The City's historical pattern of development has played a critical role in the location of jobs in the city. As the County seat and the first city to incorporate in San Mateo County, Downtown Redwood City was the original concentration of office and government uses, as well as social services. During the 1980s, 1990s, and 2000s, Downtown saw disinvestment and related outcomes. However, Downtown has experienced a resurgence. Today, Downtown Redwood City is known as an activity center and is in high demand for new housing and office opportunities. HUD's job proximity index shows these areas are in relatively close proximity to jobs (Figure III-9).

---

[27] Benner, A. D., Boyle, A. E., & Sadler, S. (2016). Parental involvement and adolescents' educational success: The roles of prior achievement and socioeconomic status. Journal of Youth and Adolescence, 45(6), 1053–1064. https://doi.org/10.1007/s10964-016-0431-4; Dubow, E. F., Boxer, P., & Huesmann, L. R. (2009). Long-term effects of parents' education on children's educational and occupational success. Merrill-Palmer Quarterly, 55(3), 224–249. https://doi.org/10.1353/mpq.0.0030; Kalil, A., Ryan, R., & Corey, M. (2012). Diverging destinies: Maternal education and the developmental gradient in time with children. Demography, 49(4), 13611383. https://doi.org/10.1007/s13524-012-0129-5

[28] Harris, Phillip. Standardized Tests Do Not Effectively Measure Student Achievement. Association for Educational Communications and Technology, 2012; "Standardized Tests." International Encyclopedia of the Social Sciences. 2nd ed., vol. 8, 2008.

As indicated in Figure III-9, which measures how close neighborhoods are to major employment centers, jobs proximity in Downtown and the northeastern part of the City at large is high (ranking the highest in the HUD Jobs Proximity Index). This area is also correlated with the highest diversity (Figure II-11; see also Figure II-6: Percent Non-White Population.) In addition to concentrations of non-White population, this area is also home to higher levels of low- and moderate-income households (Figure II-27). Children living in single female parent households are also likely to live near areas of better job proximity in Redwood City (Figure II-22).

Hispanic and African American residents are more likely than others to work low wage jobs that do not support the region's housing prices, resulting in higher rates of cost burden and overcrowding, and migration into communities like Redwood City that offer relative affordability.

However, higher numbers of persons with disabilities (Figure II-14) are located further from the jobs centers, in the hills in the southwestern area of Redwood City. The higher rate of disabilities in this area is correlated with a higher percentage of seniors, who may be retired. **In Redwood City, areas with the lowest economic opportunity scores— (Figure III-8)—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. The Redwood City Station is a Caltrain commuter rail station located in Downtown Redwood City.

In 2018, the Metropolitan Transportation Commission (~~MCT~~MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the ~~MCT~~MTC 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."*[29]

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."[30] 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~~regional and local 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.[31]

~~MCT~~MTC 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.[32]

Public transit in Redwood City is focuses on higher density corridors, commute trips and disadvantaged residents. Service providers for transit include Caltrain, SamTrans, Commute.org (shuttles), and Stanford (Marguerite Shuttle). Public transit lines and bus stops are located along main roads in the City. Figure III-10 illustrates that all neighborhoods in the City are within a ½ mile distance from the nearest bus stop or bus line. The alltransit.cnt.org website publishes transit scores for geographic areas by measuring the number of transit trips per week a household takes and the quality of transit service available to connect residents and jobs. Based on these factors, Redwood City has a performance score of 5.7 out of 10, meaning there is a moderate combination of trips per week and number of jobs accessible enabling a moderate number of people to take transit to work. This score is slightly lower than San Mateo County as a whole (with a score of 6.1). The data also indicates that 88.4 percent of all jobs in the City are located within ½ mile of transit. As for transit accessibility by tenure for Redwood City residents, it is evenly split, roughly 50.5

[29] https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf

[30] https://wid.org/transportation-accessibility/

[31] https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html

[32] https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm

percent of owner-occupied households are within a half mile of transit, while 49.5 percent of renter-occupied households are within a half mile. In San Mateo County as a whole, owner-occupied households are more likely to live within a half mile to transit stops/lines than renter-occupied households (57.5 percent and 42.5 percent, respectively).

Environment

CalEnviroScreen (CES) was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while also accounting for a community's vulnerability to the adverse effects of pollution. It is a composite score of 13 pollution indicators and eight population characteristics (such as rates in chronic diseases, housing cost burden, educational attainment, poverty, linguistic isolation, and poverty). The analysis produces a percentile ranking of census tracts based on the average scores for the pollution and population indicators. The percentile ranking for each census tract demonstrates the degree of burdens present and how vulnerable people are to the pollution's effects in that tract, relative to the rest of the State's census tracts.

TCAC's opportunity ~~areas~~ mapping also produces environmental scores that are based solely on the CalEnviroScreen 3.0 ~~indicators, which identify areas disproportionately vulnerable to pollution sources~~ pollution indicators and values. These include variables such as ozone, ~~PM2~~particulate matter 2.5, diesel ~~PM, pesticides~~particulate matter, toxic release from facilities, traffic~~, cleanup sites,~~ impacts, pesticide use, drinking water contaminants, lead exposure, groundwater threats, cleanup sites, hazardous waste, solid waste, and impaired water bodies~~, and solid waste sites~~. These scores are then assigned to a scale between 0 and 1, where 1 means more positive environmental outcomes and 0 means less positive environmental outcomes.

~~Generally,~~Figure III-11 shows the TCAC environmental scores and that **census tracts around Highway 101 have ~~the~~ worse scores, while census tracts further west have better environmental scores.** ~~However~~In comparison to surrounding jurisdictions, areas along the bay have less positive environmental outcomes, such as the bay shore along Menlo Park and East Palo Alto. Figure III-12 illustrates the CalEnviroScreen 3.0 scores by census tracts for Redwood City. This data demonstrates that census tracts in Downtown, near the port, and in Central Redwood City neighborhoods are disproportionately exposed to pollution and experience socioeconomic burdens than those neighborhoods that are in the southwest region of the City. Residents in close proximity to the Downtown and Central Redwood City are more likely to be non-White (Figure II-6), and are also likely to be of low- or moderate-income levels (Figure II-27). Residents of these tracts are in close proximity to the Port and other industrial sites, which can be found in the northeast part of the City. This area has a long history of industrial uses; industrial uses can create an increased potential for pollution exposure. At a regional level, Redwood City has a much lower CalEnviroScreen score compared to other cities in the region; the only other city that has similar levels of pollution and population burdens, is South San Francisco. Neighboring cities like San Carlos and Menlo Park have much lower scores, indicating much better environmental conditions, compared to Redwood City. This can largely be attributed to the City's historic development pattern as a center for industrial with the Port of Redwood City while surrounding jurisdictions developed as largely suburban bedroom communities.

Despite these less favorable environmental conditions, the City scores relatively high on the California Healthy Places Index (HPI~~)~~). The Healthy Places Index (HPI) is a new tool that allows local

DRAFT

officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California ~~(PHASC). The HPI includes~~to assist in comparing community conditions across the state and combined 25 community characteristics ~~in eight categories including~~ such as housing, education, economic, and social~~, education, transportation, neighborhood, housing, clean environment, and healthcare~~ factors into a single indexed HPI Percentile Score, where lower percentiles indicate less healthy conditions.[33] The central area west of Highway 101 in Redwood City scores the lowest on the HPI.

Disparities in Access to Opportunity and Relationship to AFFH

~~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[34] 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.~~

One of the most pressing issues regarding segregation in Redwood City is the lack of access to opportunity areas and resources – including quality education, environmental health, transportation and employment – for lower income residents of color who have been historically excluded from high opportunity areas due to historical discrimination and lack of access to housing, particularly affordable housing.

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. However, within the City, improvements could be made to address racial/ethnic and 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. 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~~.~~

[33] https://healthyplacesindex.org/about/

[34] 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

- (Figure III-16). **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.
- 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, 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).

Geospatially, **the central area of the City** (generally identified as Downtown, Stambaugh Heller, Central, Redwood Village, and 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[35] 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).
- Low economic opportunity scores[36] between 0 and 0.25 (Figure III-8).
- Low environmental scores[37]—which account for PM2.5[38], diesel PM, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites (Figure III-11).
- The composite opportunity score[39] 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-16).
- 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.**

[35] 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.

[36] 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.

[37] 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.

[38] PM2.5 is defined as fine inhalable particles, with diameters that are generally 2.5 micrometers and smaller.

[39] 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.

DRAFT

- **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 scoring areas from CalEnviroScreen[40] along with other areas with high amounts of pollution and low populations."[41]

Efforts to increase affordable housing in areas of opportunity support more successful outcomes in educational attainment, employment, and health. The City's Housing Element lays out a framework to encourage more affordable housing throughout the City to support such outcomes, these efforts including supporting accessory dwelling units (Program H1-5) and SB 9 development (Program H4-5) in traditionally single family neighborhoods and increasing densities in high opportunity areas (Program H1-4).

Additionally, the City is seeking to improve the overall quality of life and neighborhood conditions for all residents. More specifically, the City adopted an Equity Plan in 2021 that seeks to create an inclusive community where success is not predictable by race, ethnicity, or zip code. The City's Equity Plan includes policy directives with the aim of highlighting inequities, advancing staff and constituent understanding of and attention to opportunities to address inequities, and ensuring equity is considered in all City work. Some of Equity Plan initiatives include the Anti-Displacement Strategy, utility forgiveness program, and an update to the 50/50 sidewalk repair program to account for different community needs and resources. Further, the City has and will continue to invest CDBG funding into making improvements in parks and community centers located in the City's lower income neighborhoods.

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~~residents' survey,[42] 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.

[40] 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.

[41] https://oehha.ca.gov/calenviroscreen/sb535

[42] A total of 62 persons who responded to this survey question indicated that a member of their household had a disability.

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.~~This is likely due to an older population in these neighborhoods. As discussed in more detail in the Disability Status section above, the Housing Element contains several policies and programs to improve the housing opportunities and accessibility needs of residents with disabilities.

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.

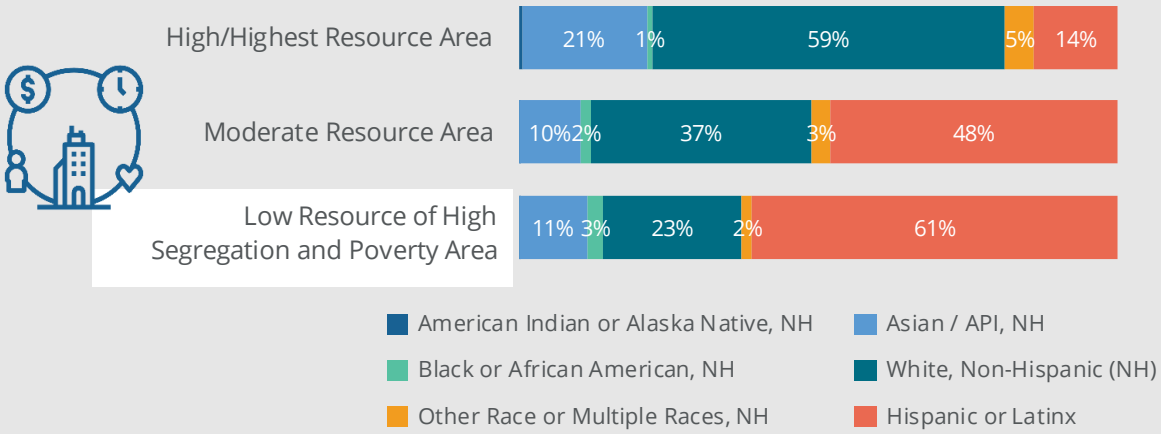
DRAFT

Access to Opportunity

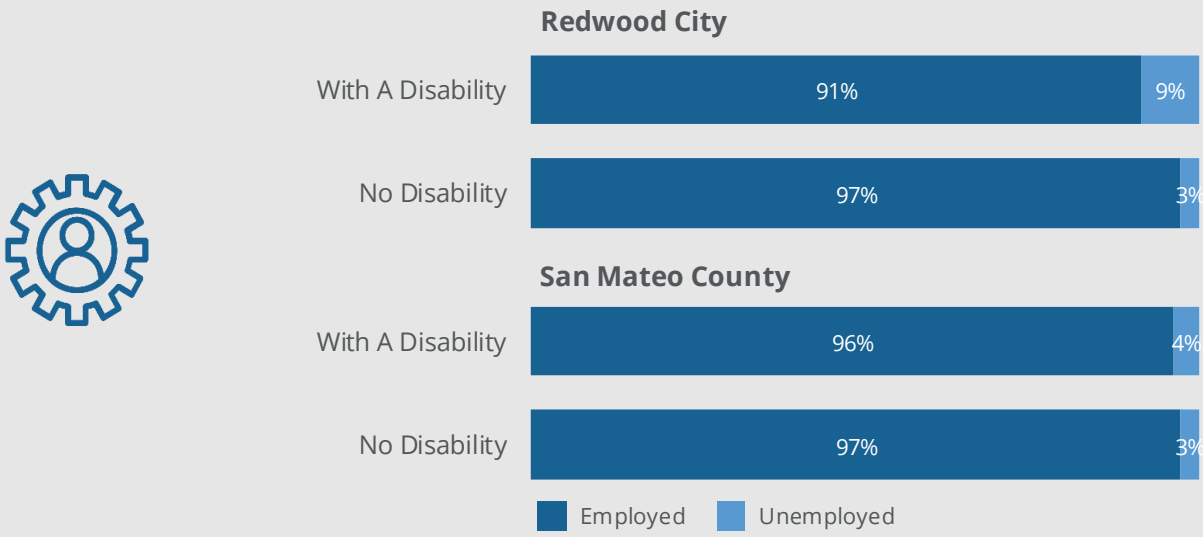
Regional Access

	Redwood City	San Mateo County
Jobs to Household Ratio	2.35	1.59
Unemployment Rate	5%	6%
Limited English Profocient (LEP) Popul	9%	7%

Share of Population by Race in Resource Areas in Redwood City



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

State and federal programs define whether a household experiences a housing cost burden (or is considered overpaying) as any household spending more than 30 percent of its gross annual income on housing. 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 or education. In the event of

DRAFT

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. Cost burden is an issue that is seen throughout the region and county to a degree.

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.

Figure IV-13 demonstrates the distribution of overpayment by renters for tracts throughout Redwood City. Renters throughout the city experience housing cost burden; however, overpayment by renters is more severe in the Central and Downtown region of the City, where in most tracts 40 to over 80 percent of households pay more than 30 percent of their income toward housing costs. As noted previously, this area is also an area of higher pollution burden (Figure III-12), higher proportion of non-White residents (Figure II-6) and lower income residents (Figure II-27). On the southwest side of the city, where there is less housing density and more single family homes, housing cost burden is lower. Residents in this area are more likely to be homeowners, and in these tracts the percentage of renters experiencing housing cost burden is much lower (less than 20 percent in most tracts). Compared to neighboring cities in the County, renter occupants in Redwood City experience housing cost burden at a relatively similar rate compared to areas with similar demographics in cities such as Pacifica, San Mateo, Menlo Park, and East Palo Alto.

Figure IV-14 shows the distribution of homeowners in Redwood City paying more than 30 percent of their income on housing. The intensity of housing cost burdens for homeowners (while still there) is not as significant as that of renter occupants. Generally, only 20 to 40 percent of households throughout the tracts are cost burdened, there is one particular tract where there is a slight uptick and the rate of cost burden is 40 to 60 percent, this same tract was previously identified as having relatively more female-headed households and having lower to moderate income levels. It should also be mentioned that even in areas previously identified as being of higher income levels (upwards of $125,000), residents throughout the City still experience cost burdens regardless of occupancy type and income. Cost burden by homeownership is more apparent in Redwood City compared to neighboring cities such as San Carlos, Menlo Park, and East Palo Alto.

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. 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).

The vast majority of households (91 percent) in Redwood City are not overcrowded—indicated by more than one occupant per room. This compares to 92 percent in San Mateo County and 93 percent in the Bay Area overall, are not overcrowded, meaning that **Redwood City households are slightly more likely to be living in overcrowded conditions than residents in the County and Bay Area overall (**Figure IV-15)**.** 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. Lower income households are also significantly more likely to experience overcrowding (Figure IV-18).

Severe overcrowding occurs when 1.5 people or more live in a room. Of the 9% of Redwood City households who are overcrowded, 1,407 are severely overcrowded. This is 5 percent of all households in the City. Redwood City households are slightly more likely to be living in severe overcrowded households compared to the County (3 percent) and Bay Area (3 percent) overall (Figure IV-15).

The resident survey shows higher needs: 30 percent of respondents said that their house or apartment isn't big enough for their family members.

As demonstrated in Figure IV-19, tracts in the downtown/central region are more overcrowded than other areas of the City. In these tracts, 12 to over 20 percent of households' experience overcrowding. Once again, these areas have been demonstrated to have more lower income (Figure II-27) and predominantly non-White residents (Figure II-6). These areas also experience higher levels of housing cost burden (Figure IV-13) for renters, and are confronted with socio-economic and pollution burdens as highlighted in the CalEnviroScreen analysis (Figure III-12). Residents in these areas are likely to reside in these areas given that the cost of housing is relatively low compared to other parts of the region, where median rent costs are generally in the $1,500 to $2,000 range (see Figure IV-29).

Regionally, Redwood City as well as other cities such as San Mateo, Daly City, and East Palo Alto have a relatively higher percentages of overcrowded households in comparison to the County as a whole. It is also worth considering that in some instances the data for overcrowded housings conducted may be undercounted. Often times some households, such as those with undocumented status occupants, are overcrowded and undercounted, which can imply that these rates may possibly be higher than indicated.

Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding. (Figure IV-17). 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.

DRAFT

Geographically, overcrowded households are concentrated in the same areas as cost burdened households, in the central part of the city, meaning that **the greatest needs of overcrowded households is in finding affordable housing and reducing cost burden.**

Substandard Housing

Substandard housing is housing that poses a risk to the health, safety, and/or physical well-being of residents. Of the approximately 35 housing units per year that Code Enforcement staff inspects, an estimated 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. There is no concentration of substandard housing issues; these code enforcement cases have been located in Downtown, surrounding neighborhoods, and along corridors, in both multi-family and single family homes.

In addition to overcrowding, 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. **The City's share of households living in substandard units (lacking kitchen or plumbing facilities) is similar to the County overall** (1.2 percent lacking kitchen and .4 lacking plumbing facilities).

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.

In Redwood City in 2019, an estimated 221 persons were experiencing homelessness and in 2022, an estimated 245 persons were experiencing homelessness, an increase of 9 percent. Demographic information is not available at the city level; however, it is reasonable to conclude that persons experiencing homelessness share similar demographics to those who are living in poverty and/or face severe levels of cost burden. In Redwood City, the highest rates of poverty are for American Indian residents (36.5 percent live in poverty) and Black residents (23 percent live in poverty) and these individuals are likely to be over-represented in the city's homeless population.

In 2021, Redwood City conducted an unofficial homeless census, with surveys gathered at over 25 homeless encampment locations. A total of 101 surveys were completed at that time. Most persons experiencing homelessness in Redwood City are male (77 percent) and approximately half of respondents identified as having a disability, either mental health disability, a physical disability, developmental disability, or chronic health condition. Thirteen percent are Veterans. Nearly half (43 percent) speak Spanish as their primary language. Most persons experiencing homelessness are between the ages of 25 and 54 (77 percent). Five percent are over 62 years old, 14 percent are between 55 and 61 years old, and three percent are between 18 and 24. Encampments were located generally near Highways 101 and 84 (and the extension of Highway 84), in Downtown, or in vacant/underutilized commercial spaces, but were not concentrated in one location.

In Redwood City, the City Council has a long-standing commitment to support our unhoused and housing insecure residents to provide services and emergency housing, while addressing concerns about public health, environmental impacts, and public safety. The City's inter-departmental Housing and Homeless Innovation Team continues to look at ways to pro-actively address these impacts. The Fair Oaks Community Center is a multi-service facility offering a variety of services to the broader Redwood City Community. The Fair Oaks Community Center is located at 2600 Middlefield Road, Redwood City and provides information and referrals, as well as mobile shower and laundry service, a homeless help desk provided by S. Vincent de Paul, and services for older adults, child care, tenant's rights clinic, and immigration/citizenship services. Fair Oaks Community Center is also the entry point into the Countywide Coordinated Entry System (CES) which is the Housing Crisis Resolution System of the Continuum of Care for the homeless in San Mateo County.

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.[43] 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).

[43] Redwood City Disparate Impact Draft Report, July 2021.

In Redwood City, 7 percent (58 units) of **deed-restricted, affordable rental units are at very high risk for conversion to market-rate**[44] 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.

~~Source: ABAG Housing Needs Data Workbook~~

To address displacement pressures in the community, the City has recently adopted an Anti-Displacement Strategy that includes recommendations for preserving unsubsidized affordable housing units and mobile home parks and amending and improving tenant protection measures to help ensure lower income residents can remain living in the City (see Program H6-1 for more information).

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[45]—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.

The Multijurisdictional Local Hazard Mitigation Plan (2021) reports past occurrences of natural hazards for which specific damage was recorded since 1954. Hazards in Redwood City include flood, fire, severe storms, and earthquakes. The report provides a hazard risk ranking, with sea level rise/climate change, flooding, earthquake, landslide/mass movements, and dam failure all ranked "high"; wildfire and severe weather were ranked "medium"; and tsunami and drought were ranked "low". There have been no repetitive loss properties that were identified. The following specific issues that could affect existing housing have been identified based on a review of the results of the risk assessment, public involvement strategy, and other available resources:

---

[44] -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.

[45] 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

- Redwood Shores – The Redwood Shores Community was built upon reclaimed land in the San Francisco Bay marshes. The soft ground that supports the community, known as bay mud, poses serious liquefaction concerns for a moderate to large earthquake. Additionally, Redwood Shores is vulnerable to sea-level rise due to the large levee system that currently shields the community from the bay.
- US 101/Bayshore Road – A series of mobile home parks along US 101 and Bayshore Road are identified at-risk areas for flooding. However, the Bayfront Canal & Atherton Channel project is currently construction and will reduce flooding in this area by diverting storm water into managed ponds. Additionally, the City annually undertakes weed abatement and debris removal to improve stormwater flow and reduce flooding risks in this area.

As mitigation actions addressing these issues are included in the Hazard Mitigation Plan's action plan, the risk of displacement due to disaster is expected to be minimal. The risks of displacement due to disinvestment are also anticipated to be minimal or nonexistent. Redwood City is experiencing demand for nonresidential and residential development throughout the city, with no significant areas of disinvestment or concern.

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.

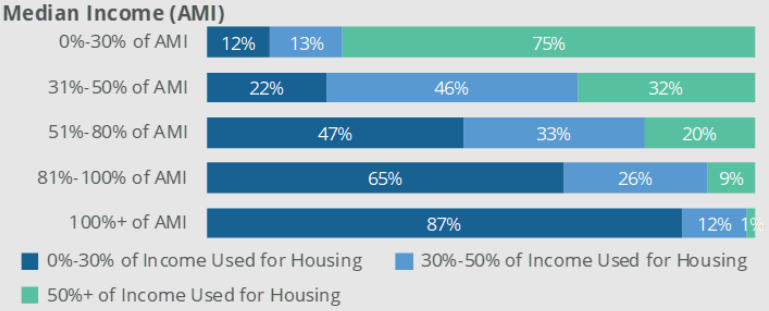
Maps and Data

The following section includes maps, charts, and additional data to support Sections I, II, III, and IV above.

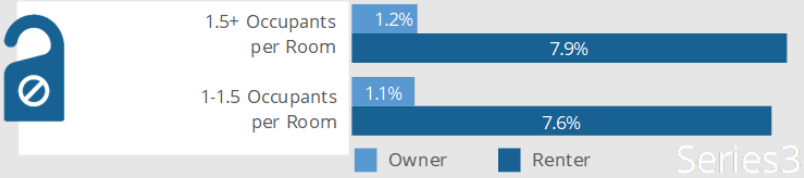
DRAFT

Disproportionate Housing Needs

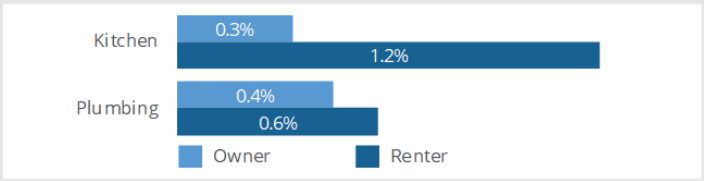
Cost Burden, Redwood City, 2019



Overcrowding, Redwood City, 2019



Substandard Housing, Redwood City, 2019



Homelessness, San Mateo County, 2019

Race and Ethnicity	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native	6%	0%
Asian / API	6%	30%
Black or African American	13%	2%
White	67%	51%
Other Race or Multiple Races	8%	17%

Displacement, 2020

Assisted Units at High or Very High Risk of Displacement	Redwood City	San Mateo County
Number of Units	58	417
% of Assisted Units	**7%**	**8%**

Source: ABAG Housing Needs Data Workbook

DRAFT

SECTION I. Fair Housing Enforcement and Outreach Capacity

Figure I-1.
Fair Housing Assistance Organizations, San Mateo County

Name	Service Area	Address	Phone	Website
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	https://www.housing.org/
Legal Aid Society of San Mateo County	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	https://www.legalaidsmc.org/housing-resources
Community Legal Services of East Palo Alto	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bay Road, East Palo Alto, CA 94303	(650)-326-6440	https://clsepa.org/services/#housing

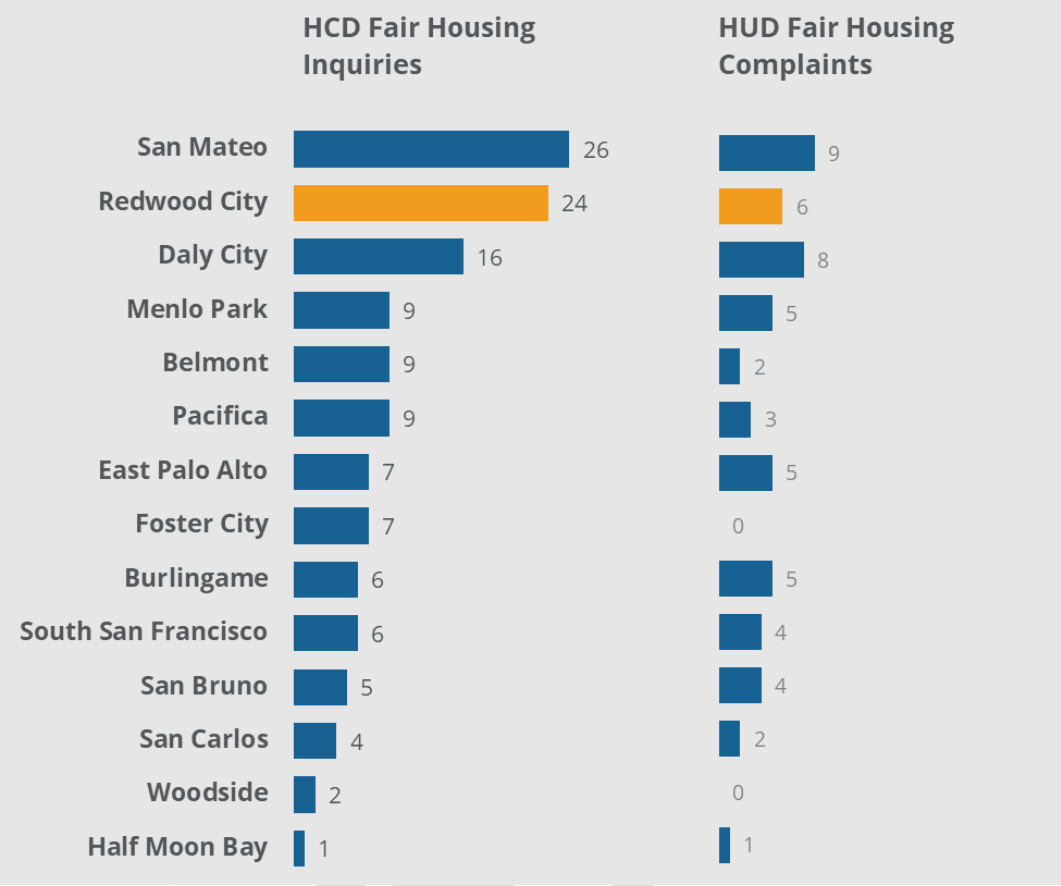
Source: Organization Websites

Figure I-2.
Fair Housing Complaints Filed with HUD by Basis, San Mateo County, 2017-2021

Source:
HUD.

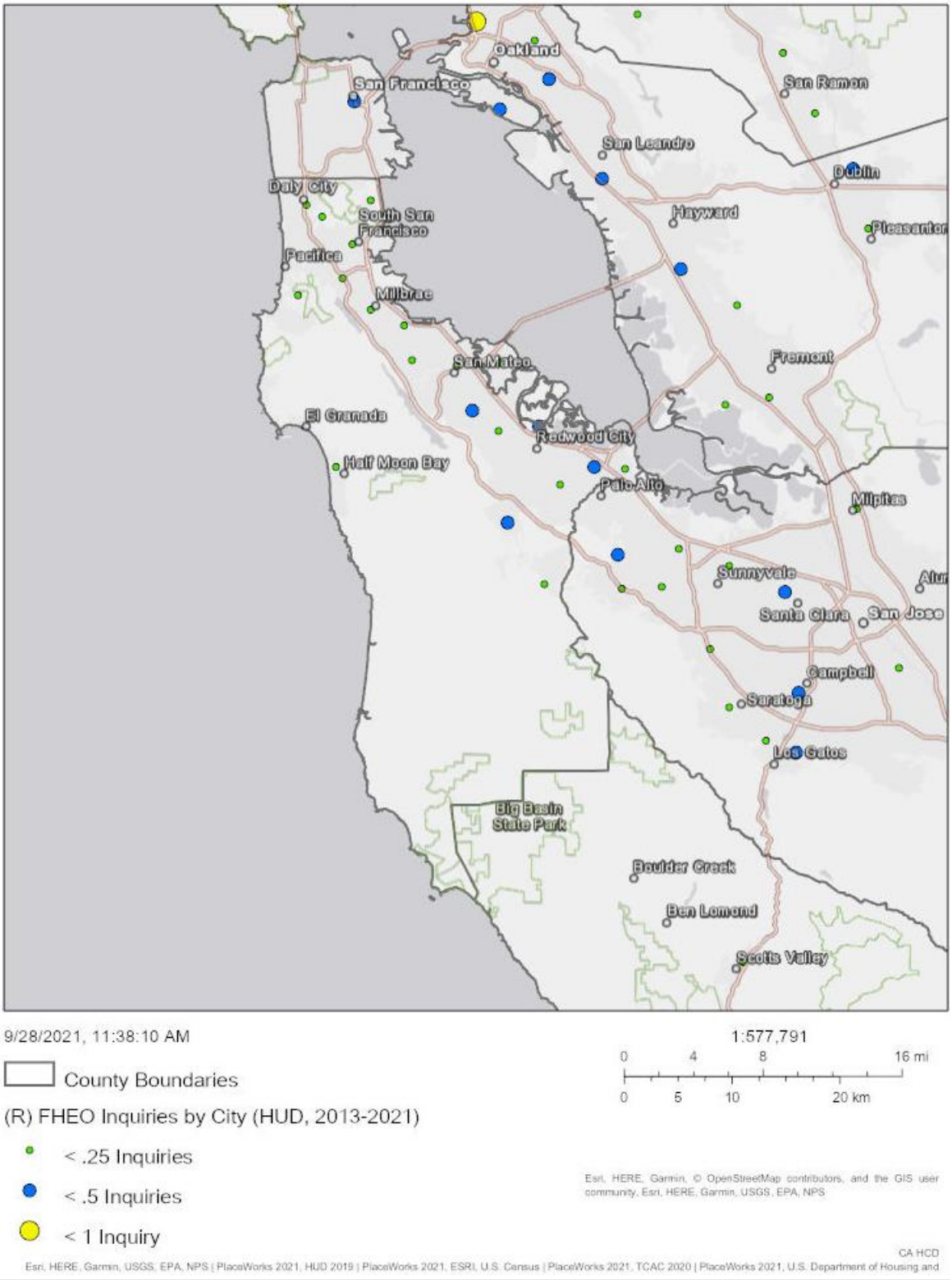
	2017	2018	2019	2020	2021	2017-2021 Total Cases	2017-2021 Total % of Total
Disability	8	9	3	9	3	32	56%
Race	3	5	2	1		11	19%
Familial Status	4	3			1	8	14%
National Origin	2				1	3	5%
Religion		1		1		2	4%
Sex					1	1	2%
Total cases	17	18	5	11	6	57	100%

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



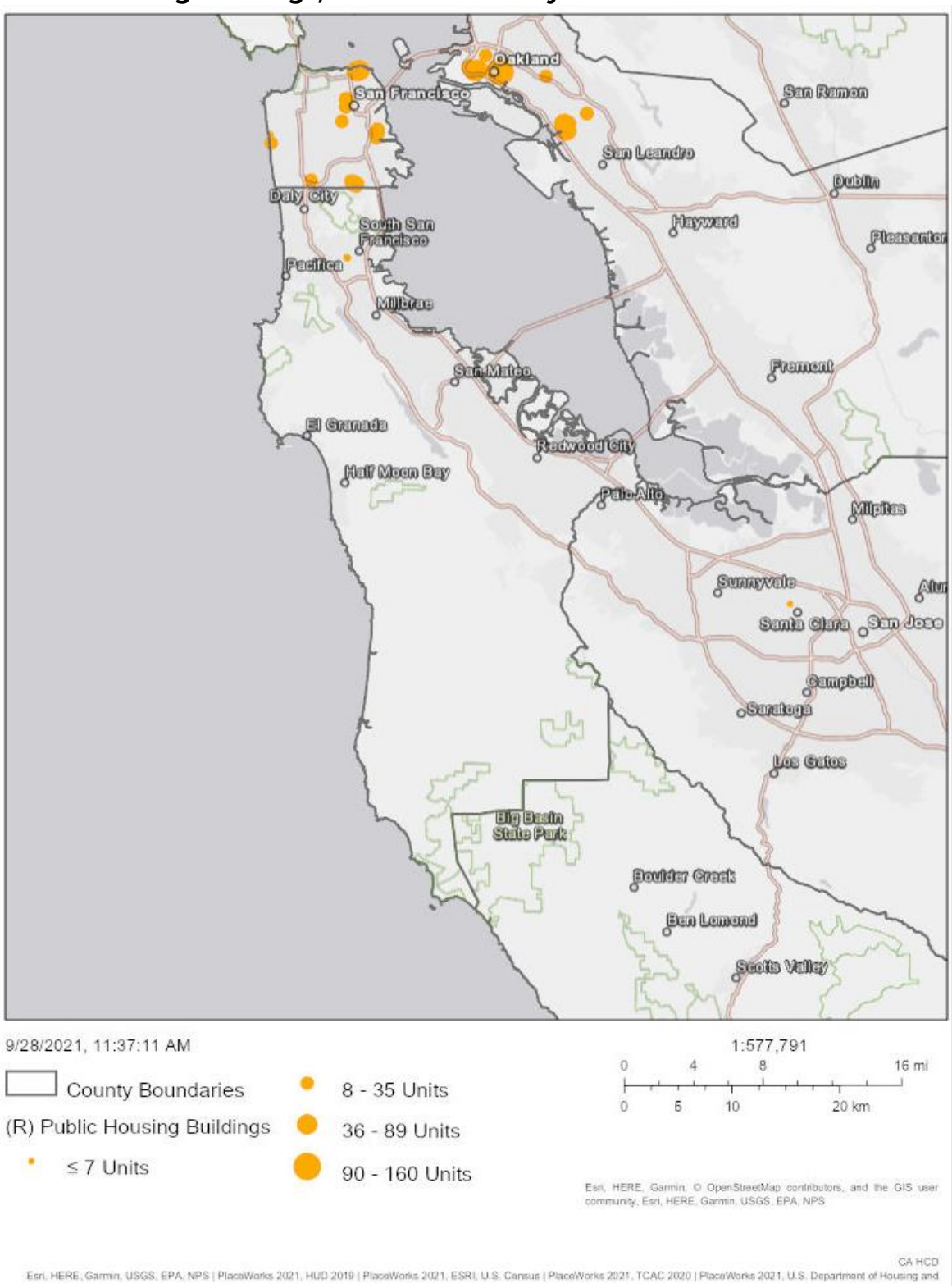
Source: California Department of Housing and Community Development AFFH Data Viewer

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

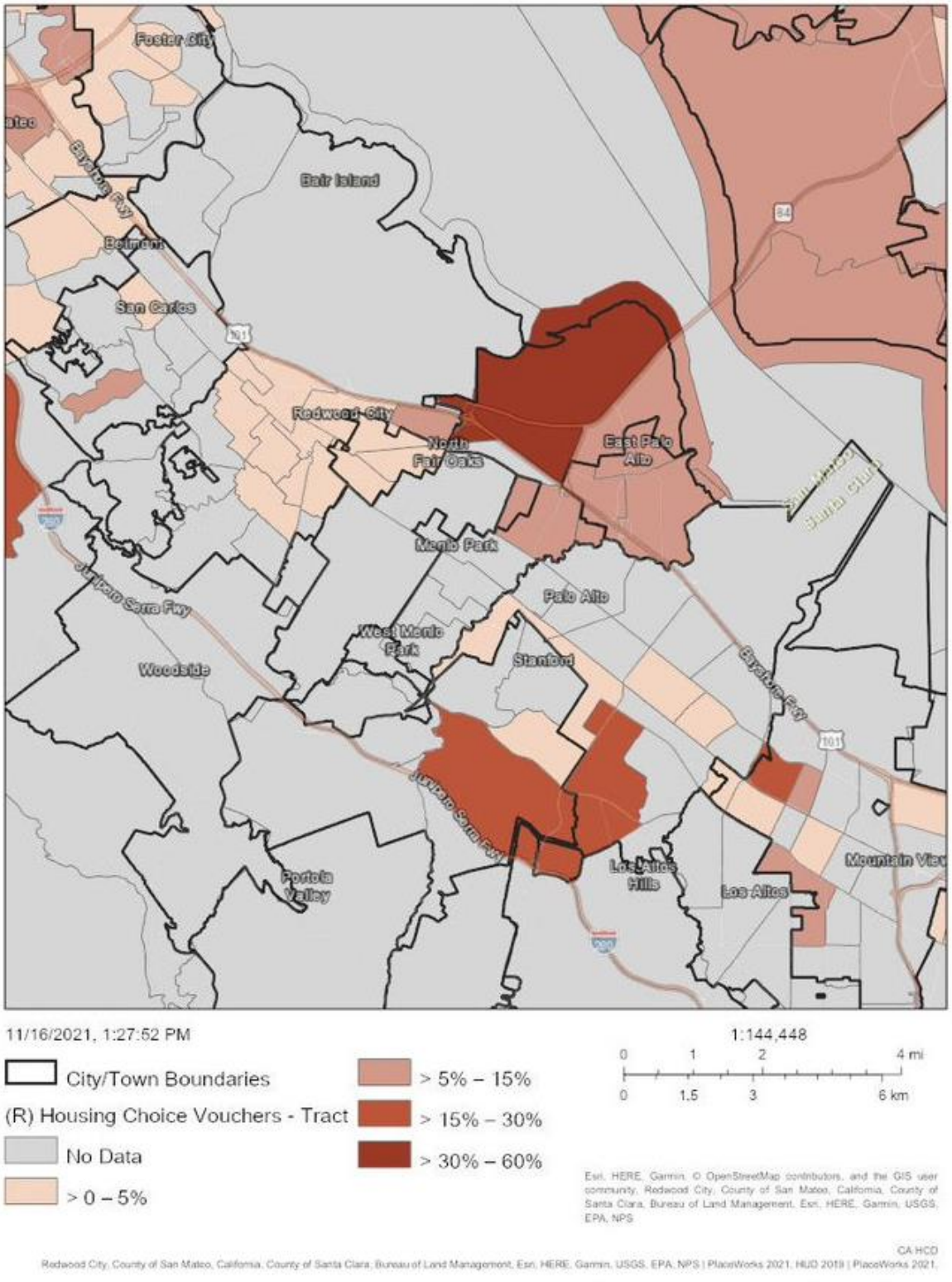
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-6.
Public Housing Buildings, San Mateo County



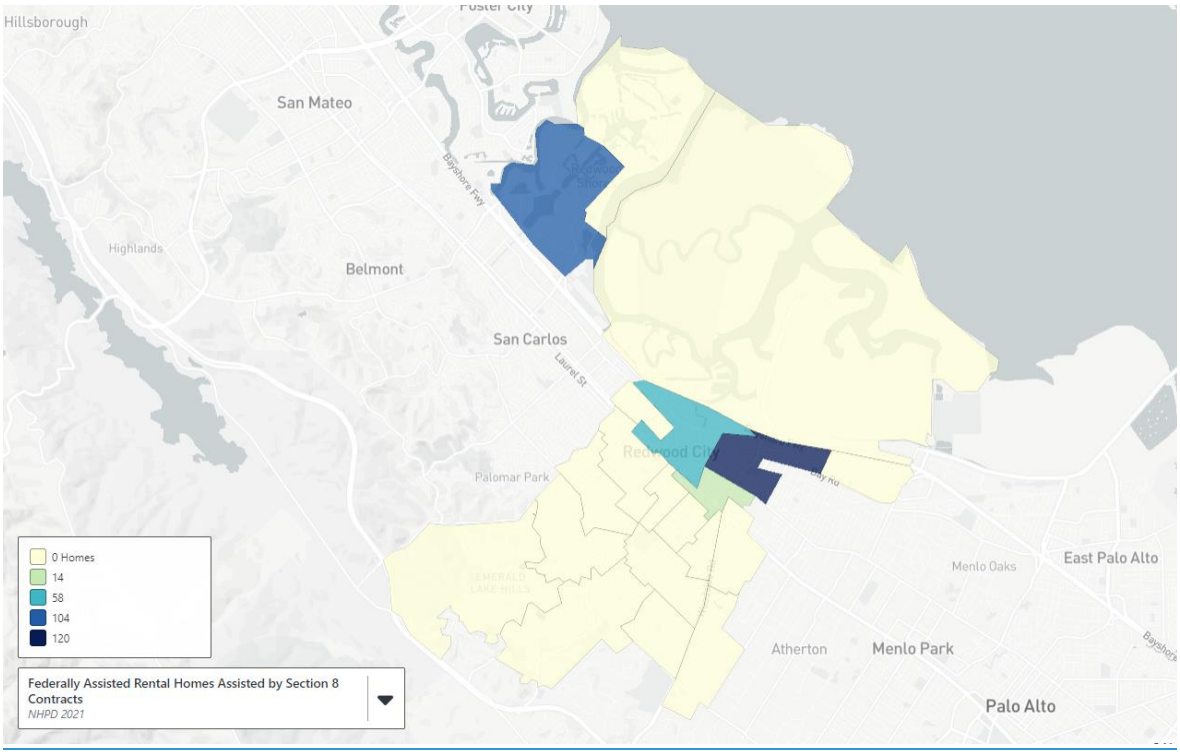
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-7.
Housing Choice Vouchers by Census Tract



Source: California Department of Housing and Community Development AFFH Data Viewer

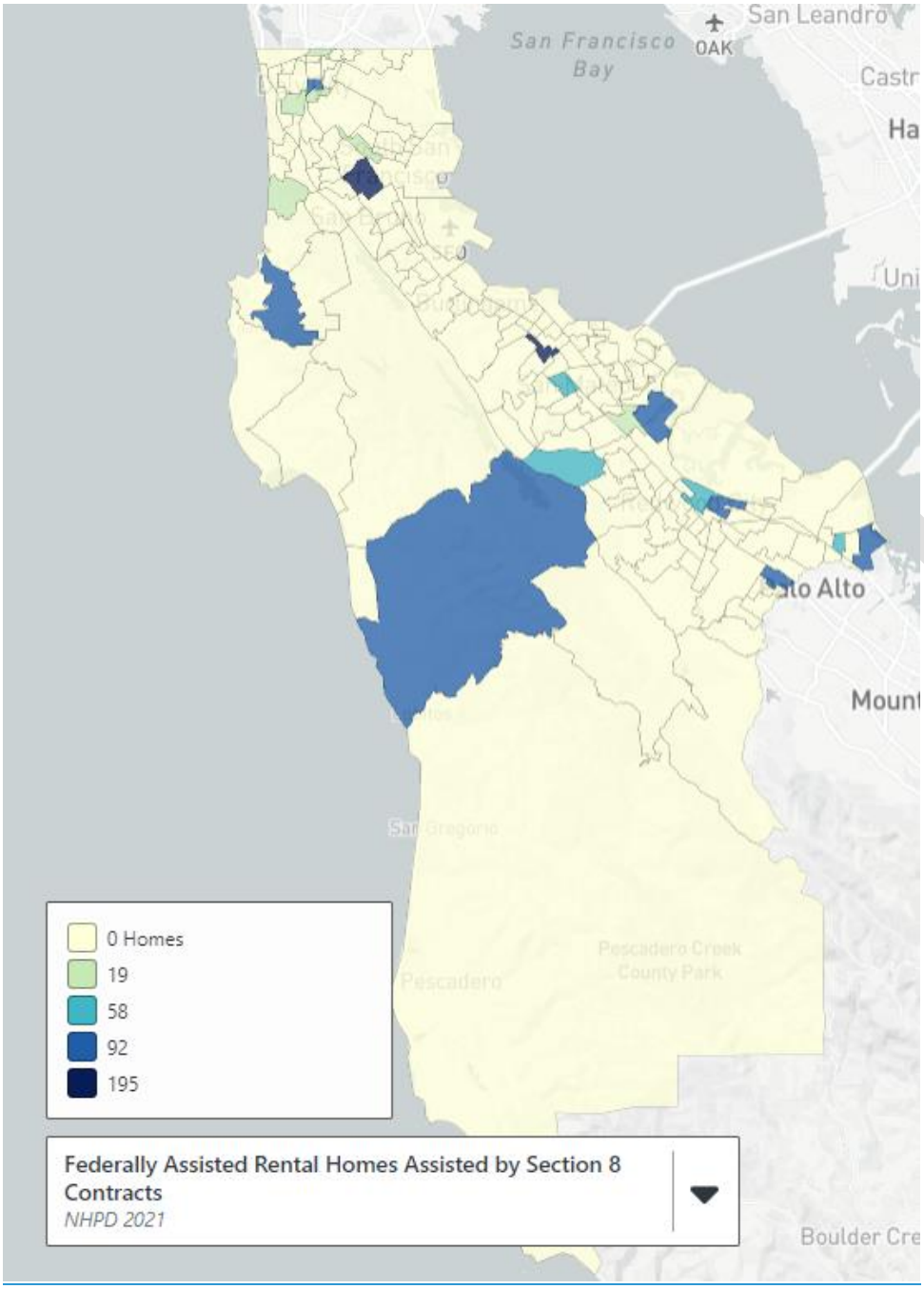
Figure I-8.
Federally Assisted Rental Homes Assisted by Section 8 Contracts, Redwood City



Source: National Housing Preservation Database.

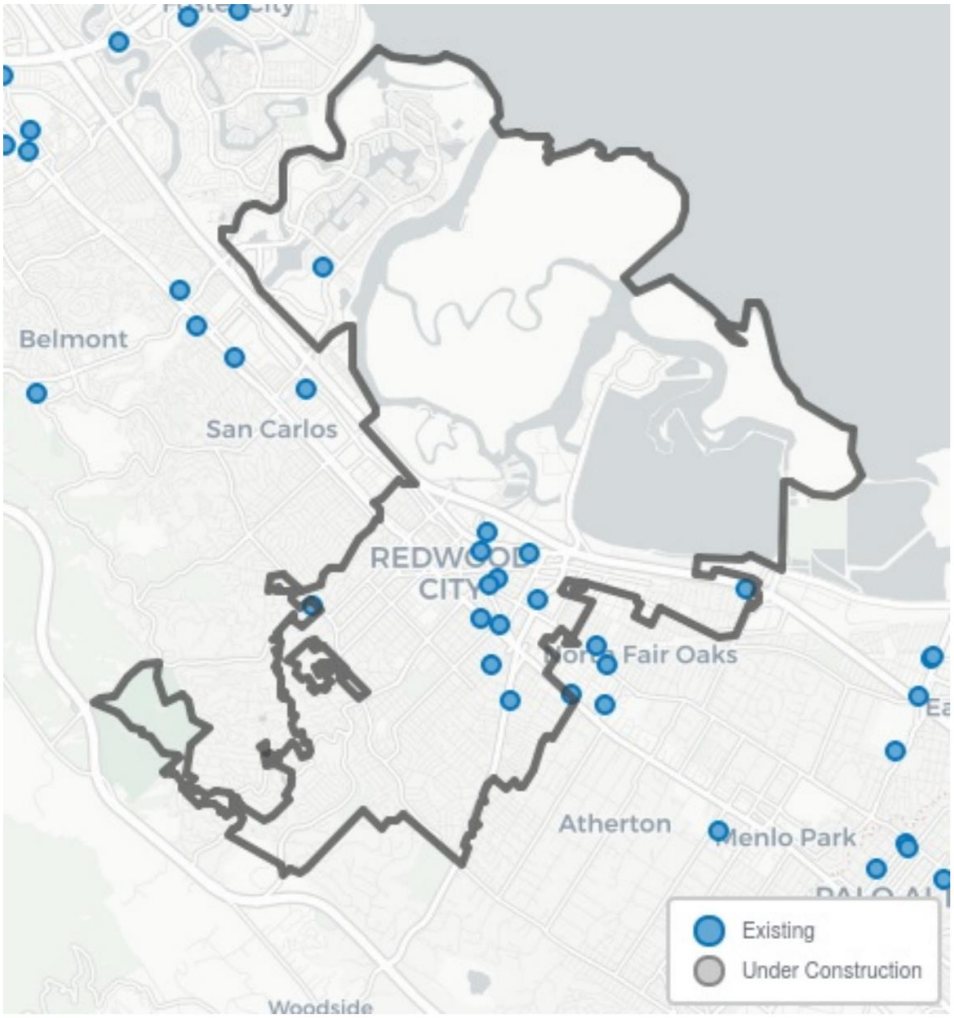
Figure I-9.
Federally Assisted Rental Homes Assisted by Section 8 Contracts, San

Mateo County



Source: National Housing Preservation Database.

Figure I-10.
Affordable Housing Map, Redwood City



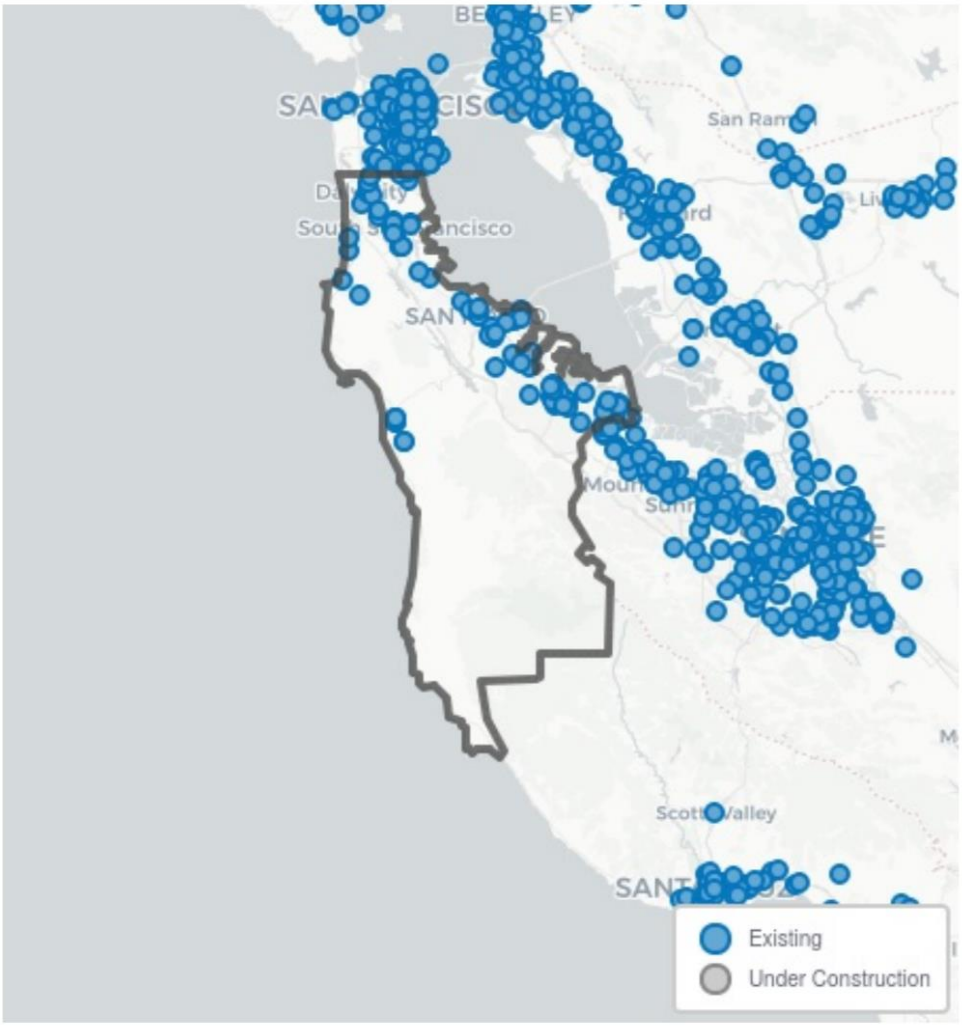
Affordable Homes and Developments by Funding Source

Some developments have financing from multiple programs, so the sum of homes and developments may not match the total shown.

Funding Source	Affordable Homes	Developments
LIHTC	537	7
HUD	296	5
USDA	0	0
HCD	106	3
CalHFA	133	4
TOTAL	833	12

Source: California Housing Partnership - California Affordable Housing Map and Benefits Calculator

Figure I-11.
Affordable Housing Map, San Mateo County



Affordable Homes and Developments by Funding Source

Some developments have financing from multiple programs, so the sum of homes and developments may not match the total shown.

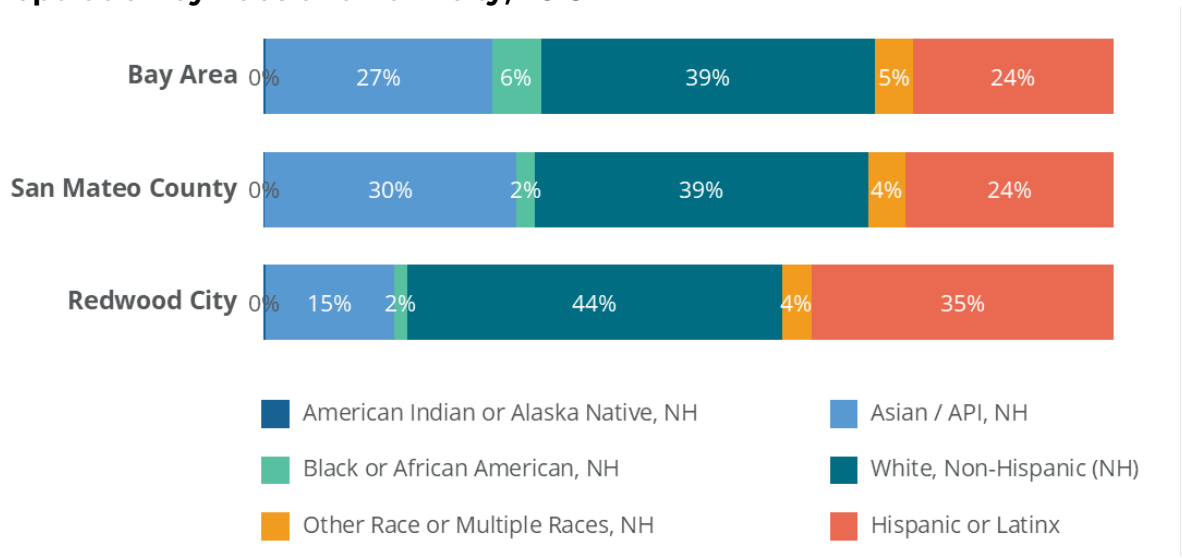
Funding Source	Affordable Homes	Developments
LIHTC	4,509	65
HUD	1,679	24
USDA	0	0
HCD	590	13
CalHFA	705	14
TOTAL	5,868	91

Source: California Housing Partnership - California Affordable Housing Map and Benefits Calculator

SECTION II. Integration and Segregation

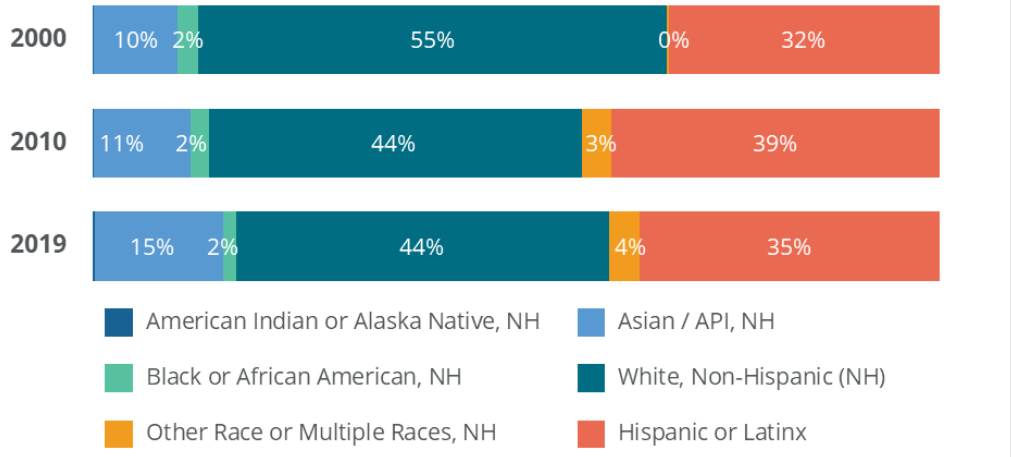
Race and ethnicity.

Figure II-1.
Population by Race and Ethnicity, 2019



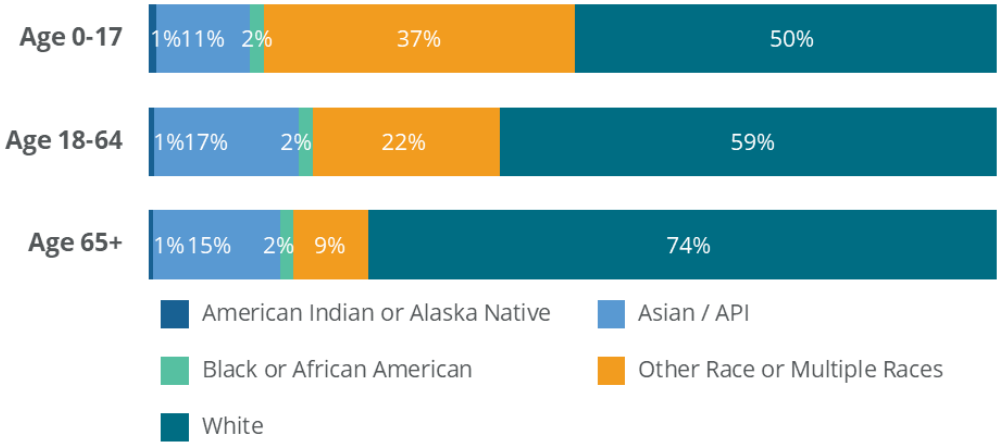
Source: ABAG Housing Needs Data Workbook

Figure II-2.
Population by Race and Ethnicity, Redwood City, 2000-2019



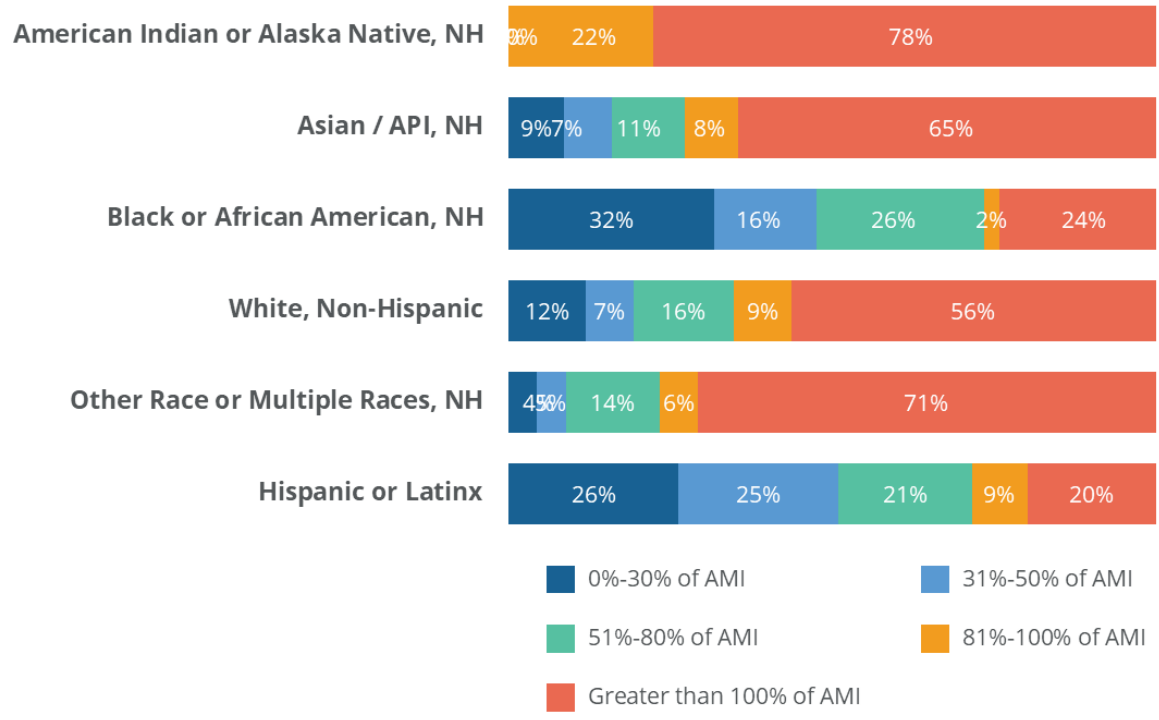
Source: ABAG Housing Needs Data Workbook

Figure II-3.
Senior and Youth Population by Race, Redwood City, 2000-2019



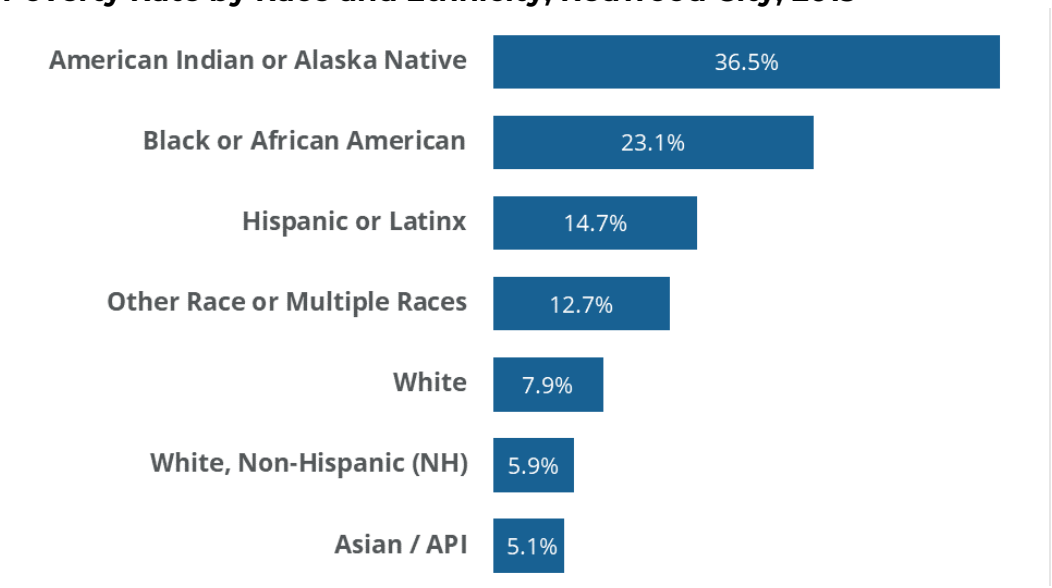
Source: ABAG Housing Needs Data Workbook

Figure II-4.
Area Median Income by Race and Ethnicity, Redwood City, 2019



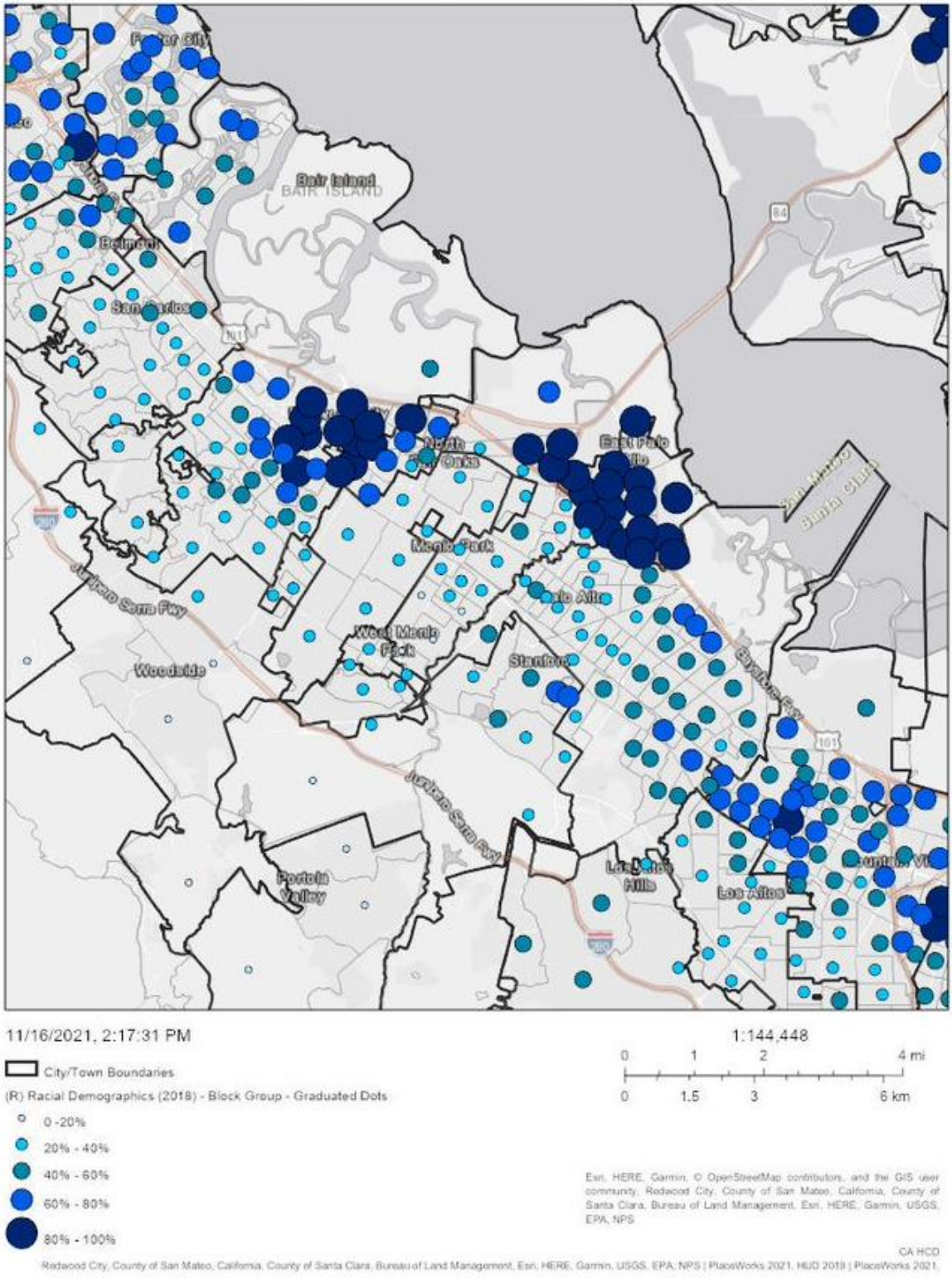
Source: ABAG Housing Needs Data Workbook

Figure II-5.
Poverty Rate by Race and Ethnicity, Redwood City, 2019



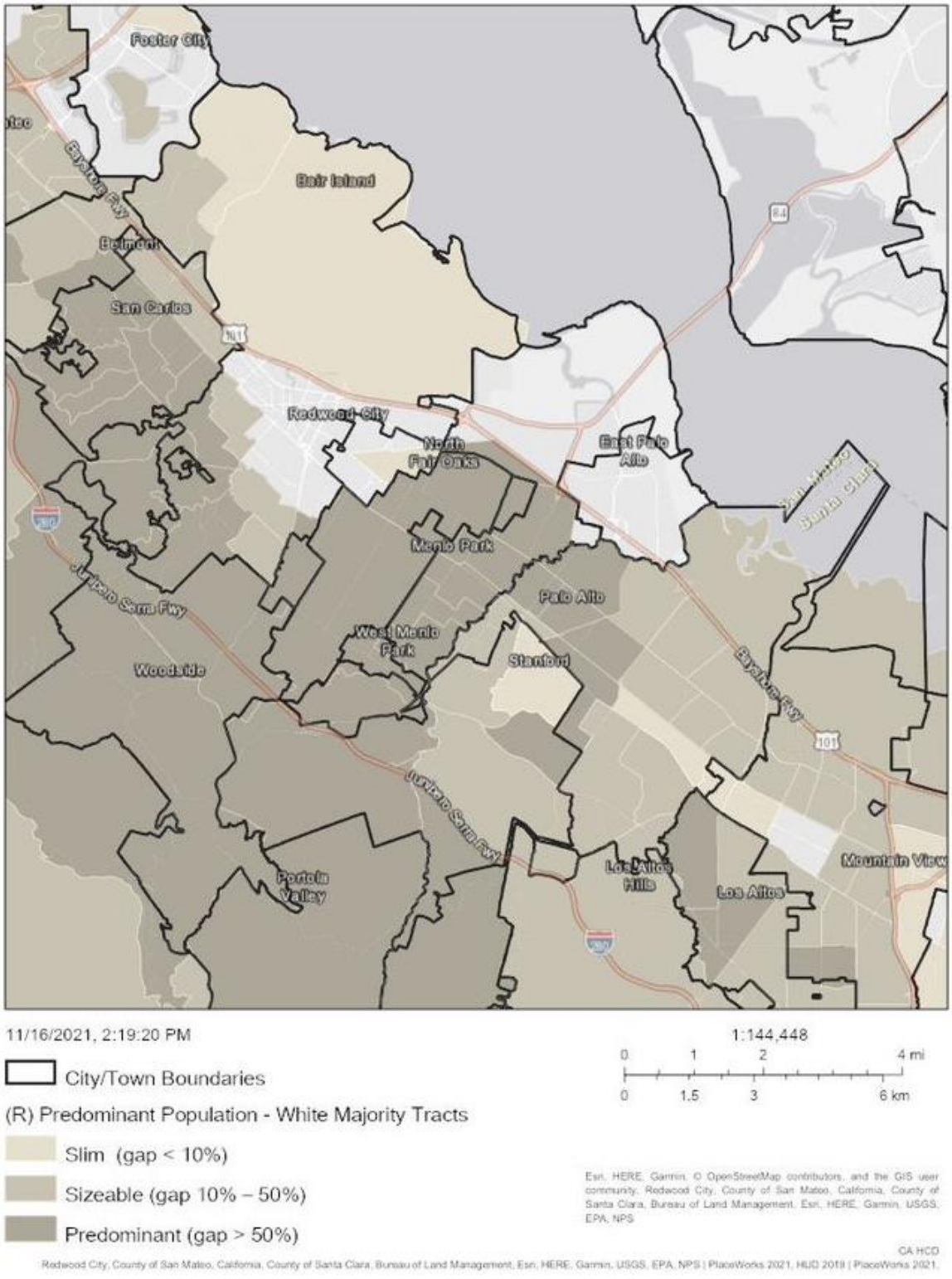
Source: ABAG Housing Needs Data Workbook

Figure II-6.
% Non-White Population by Census Block Groups, 2018



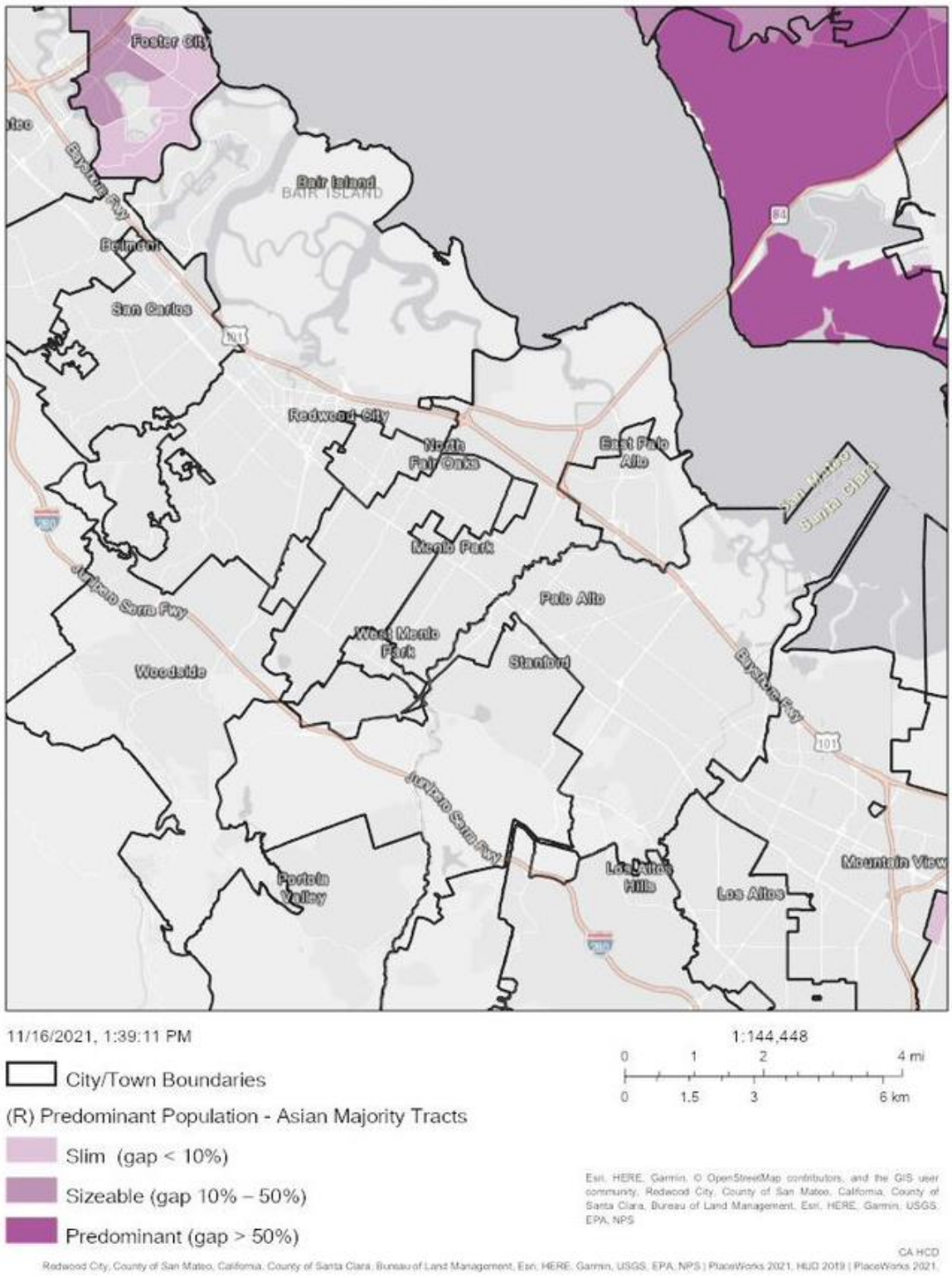
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-7.
White Majority Census Tracts



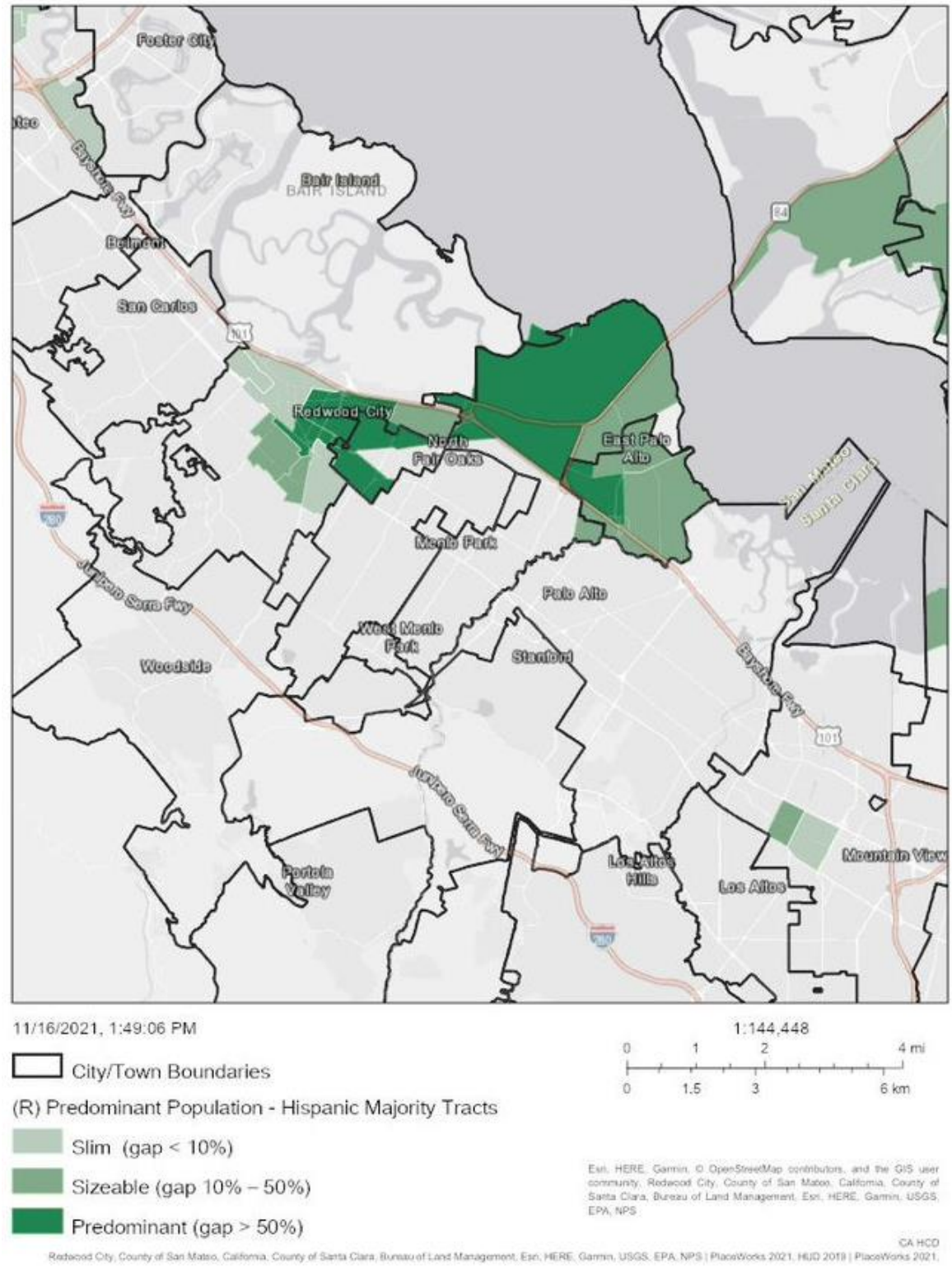
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-8.
Asian Majority Census Tracts



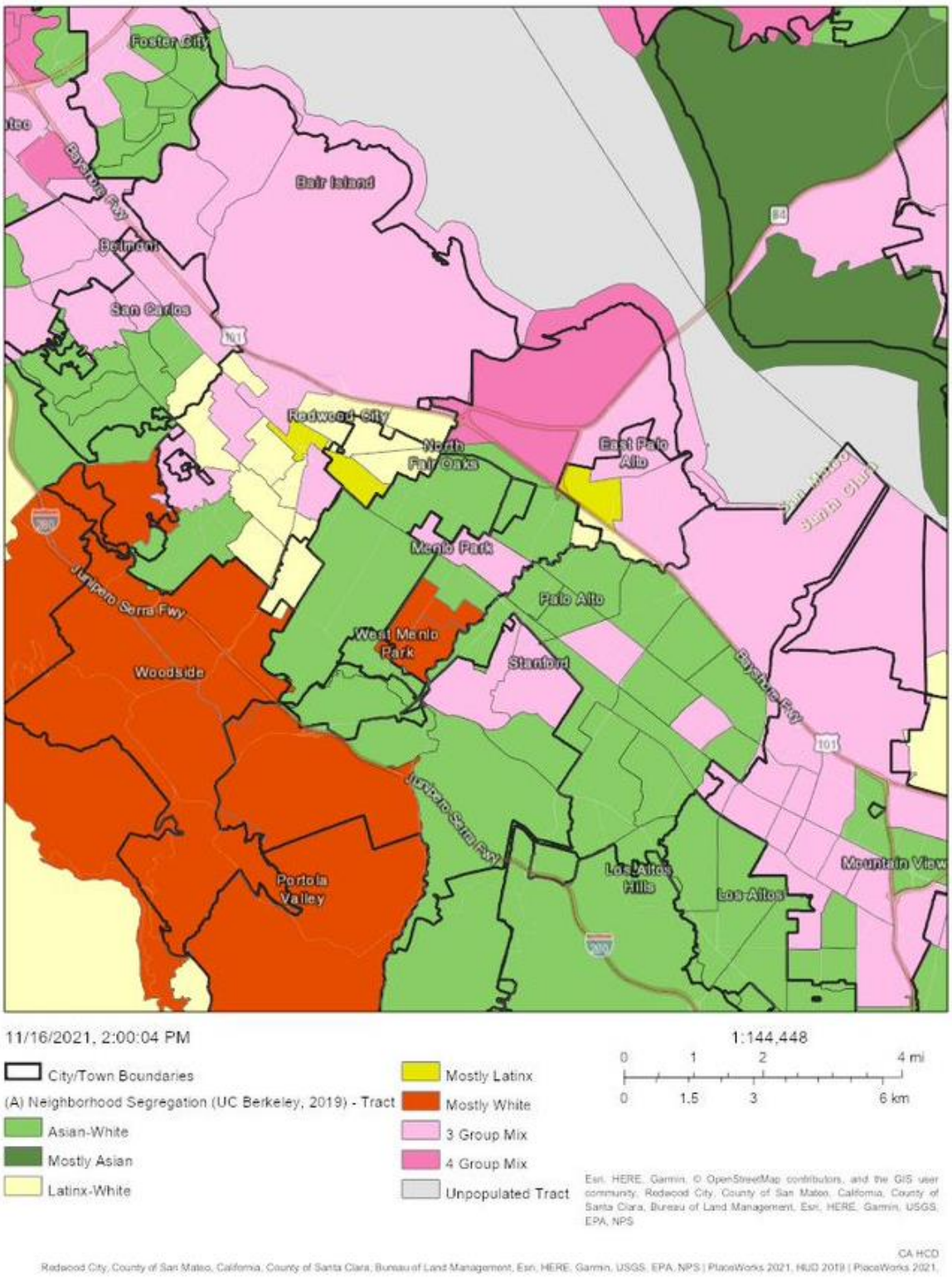
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-9.
Hispanic Majority Census Tracts



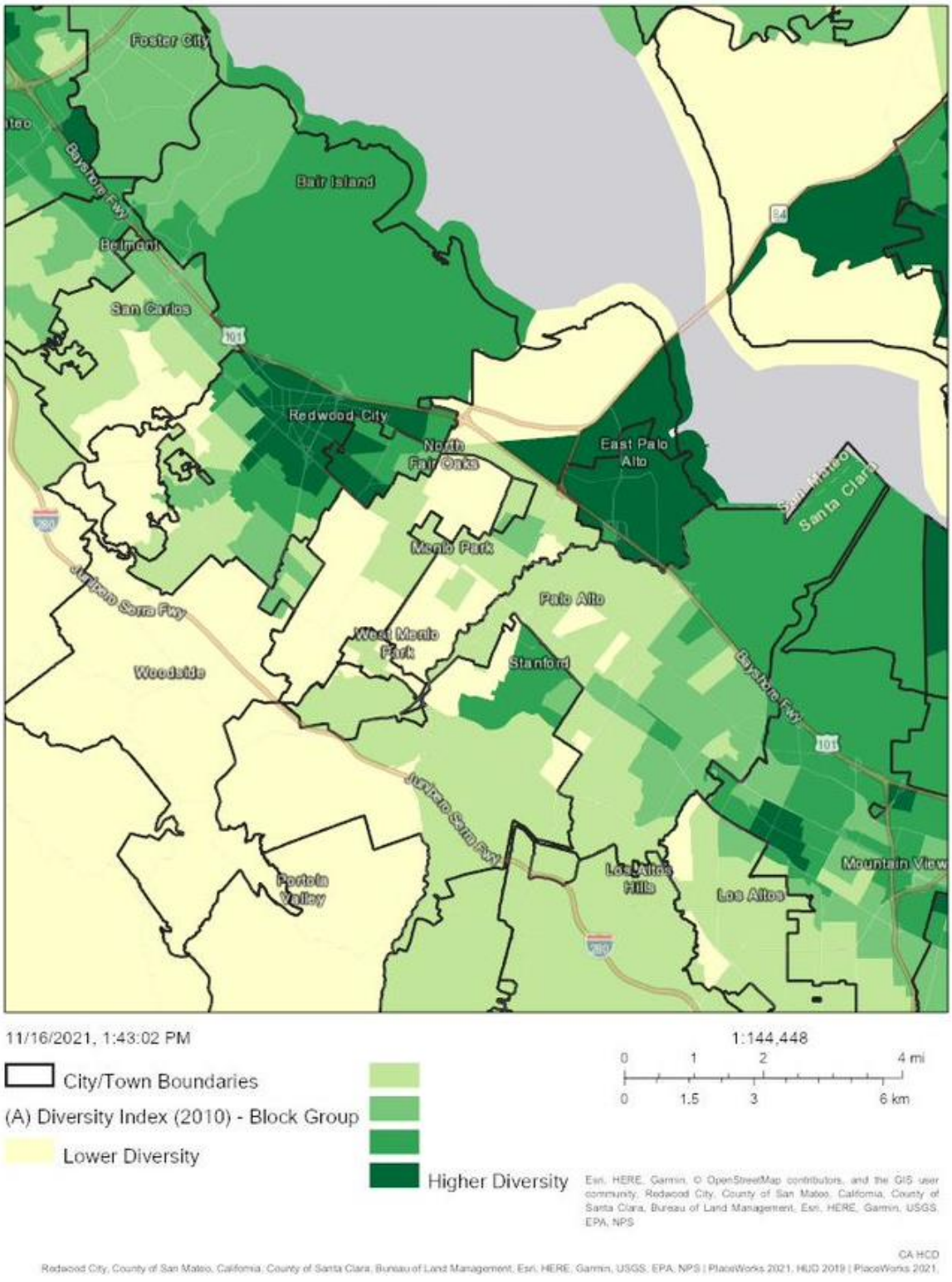
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-10.
Neighborhood Segregation by Census Tract, 2019



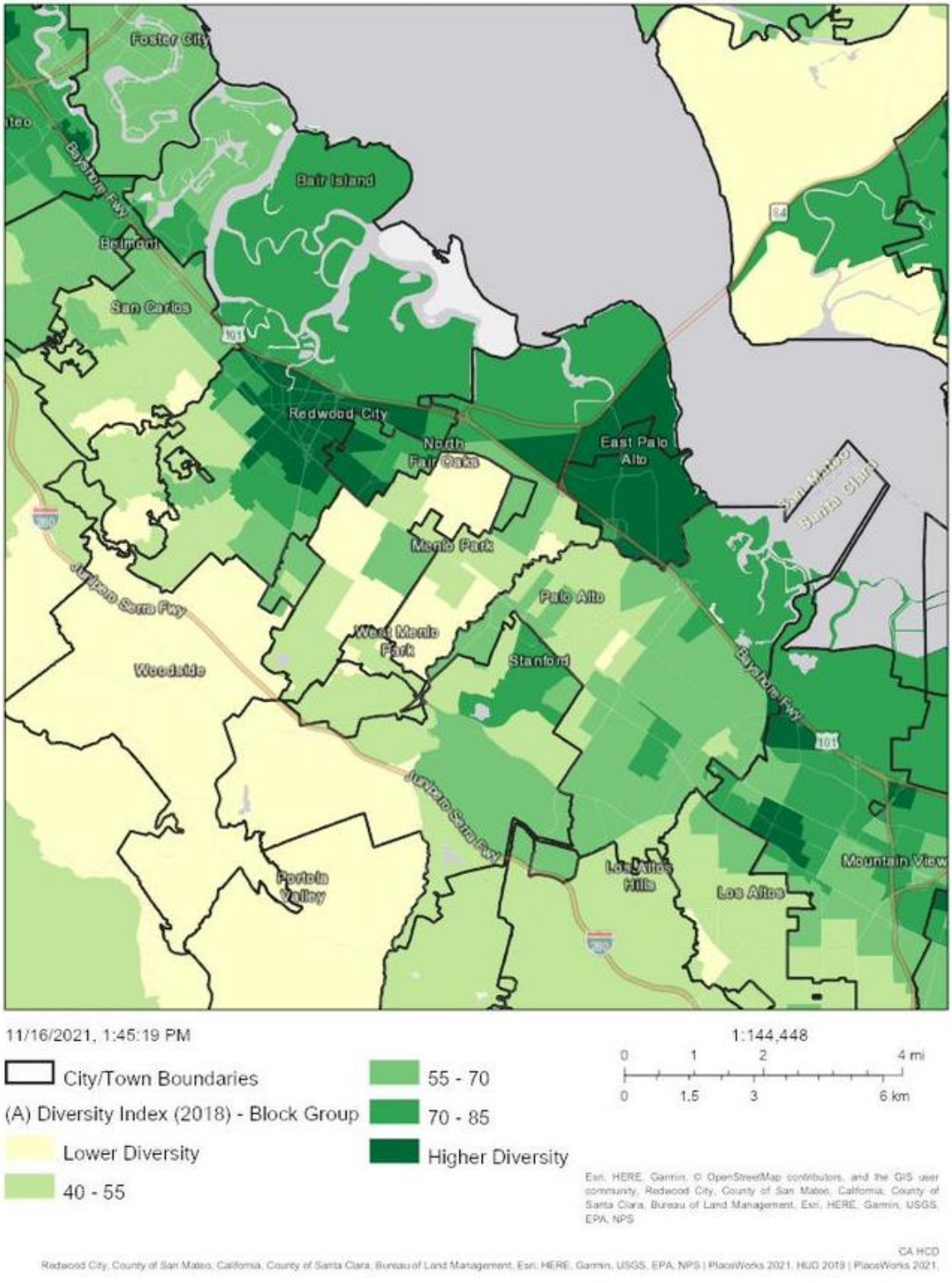
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-11.
Diversity Index by Block Group, 2010



Source: California Department of Housing and Community Development AFFH Data Viewer

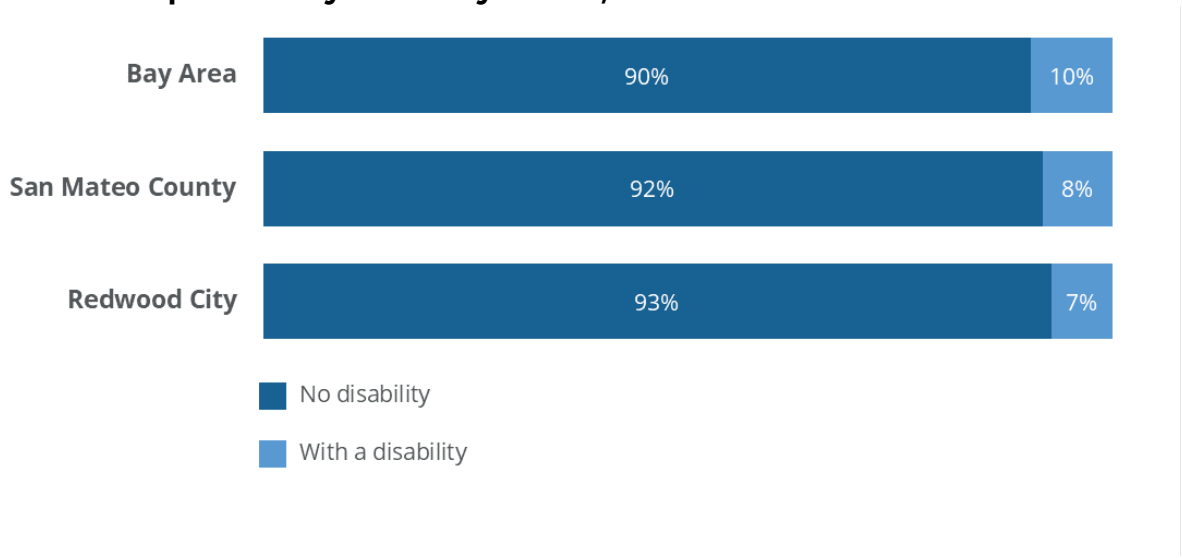
Figure II-12.
Diversity Index by Block Group, 2018



Source: California Department of Housing and Community Development AFFH Data Viewer

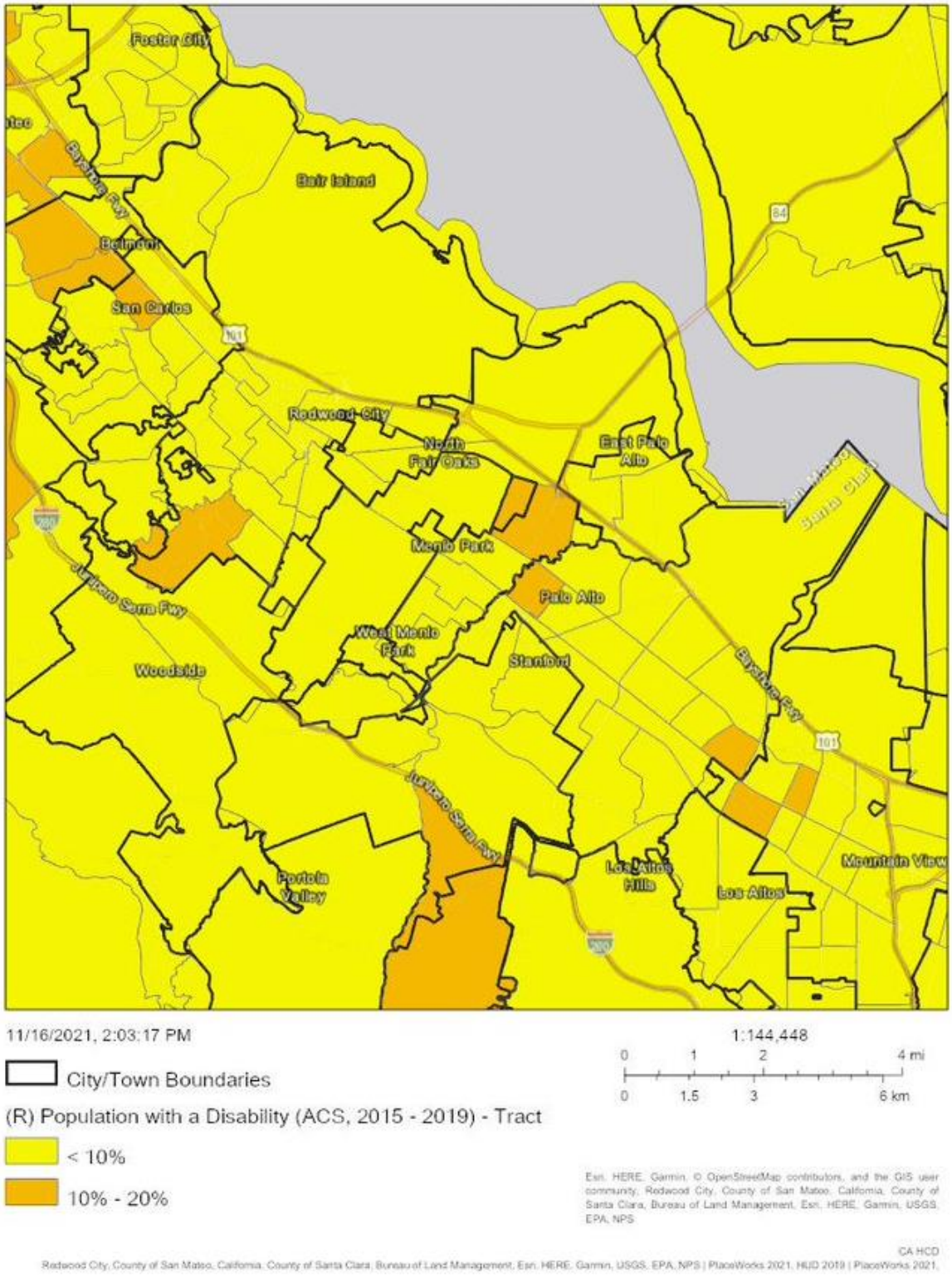
Disability status.

Figure II-13.
Share of Population by Disability Status, 2019



Source: ABAG Housing Needs Data Workbook

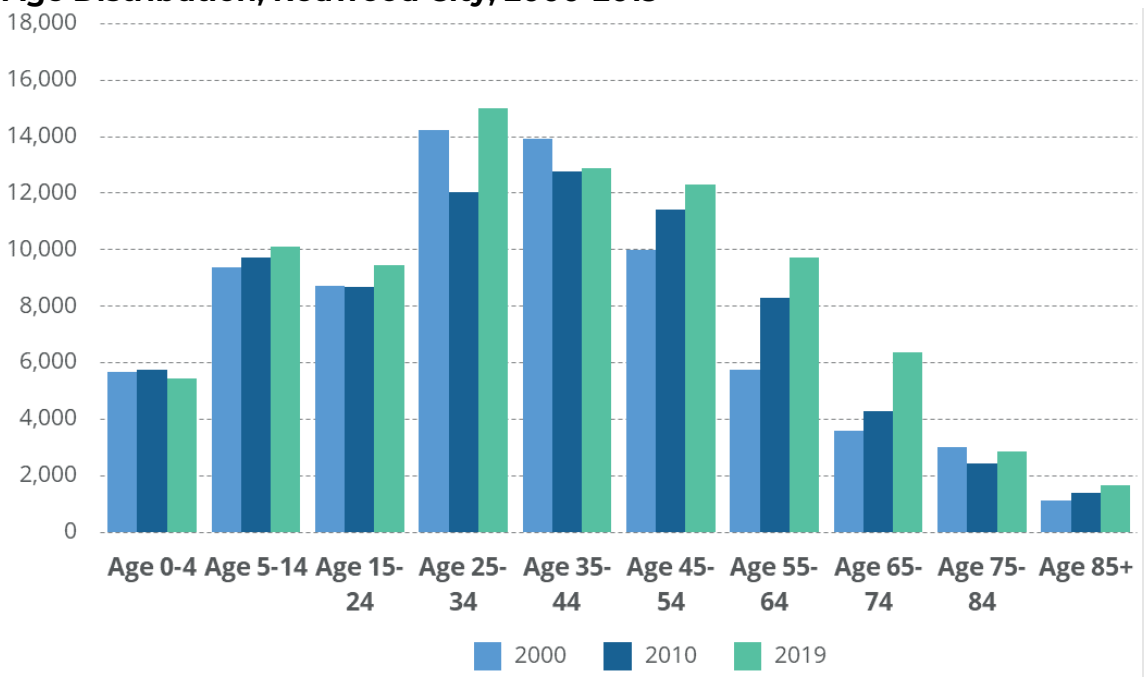
Figure II-14.
% of Population with a Disability by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

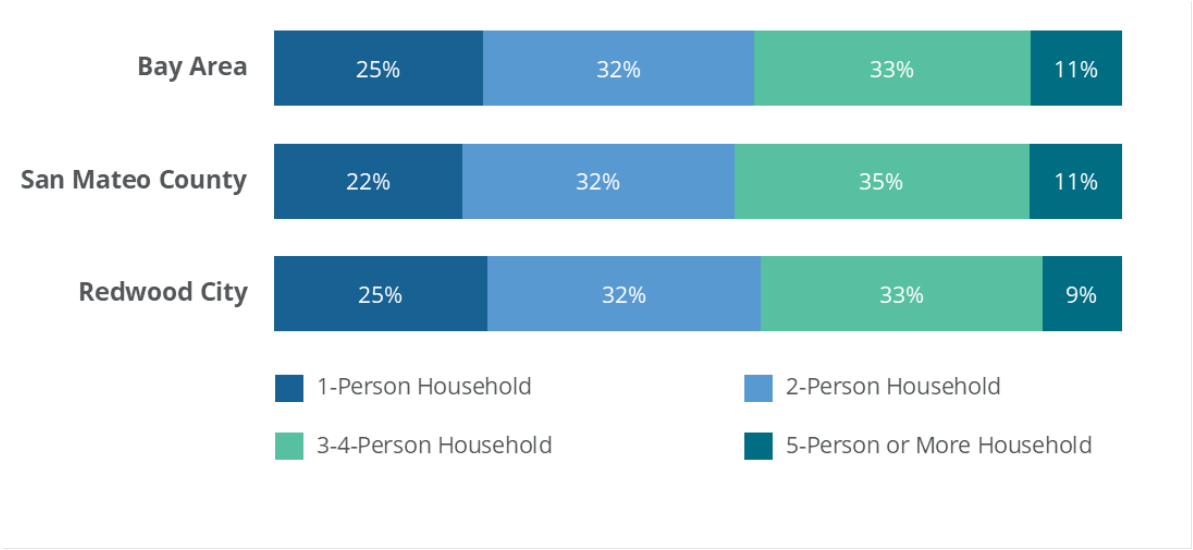
Familial status.

Figure II-15.
Age Distribution, Redwood City, 2000-2019



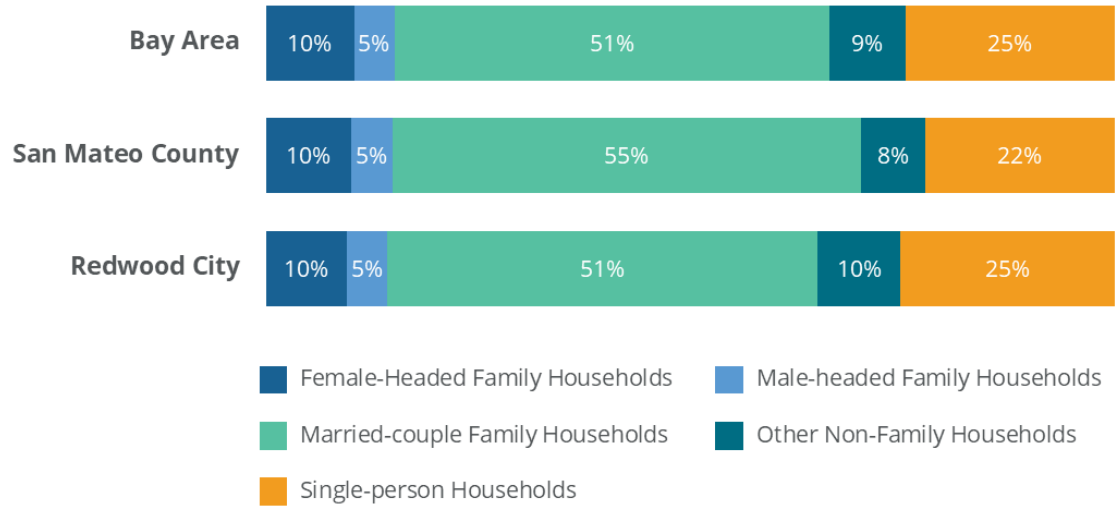
Source: ABAG Housing Needs Data Workbook

Figure II-16.
Share of Households by Size, 2019



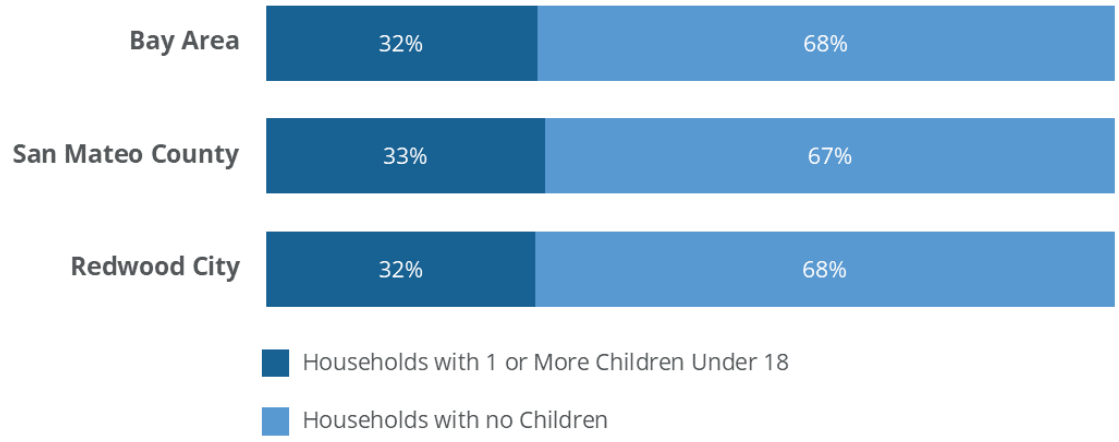
Source: ABAG Housing Needs Data Workbook

Figure II-17.
Share of Households by Type, 2019



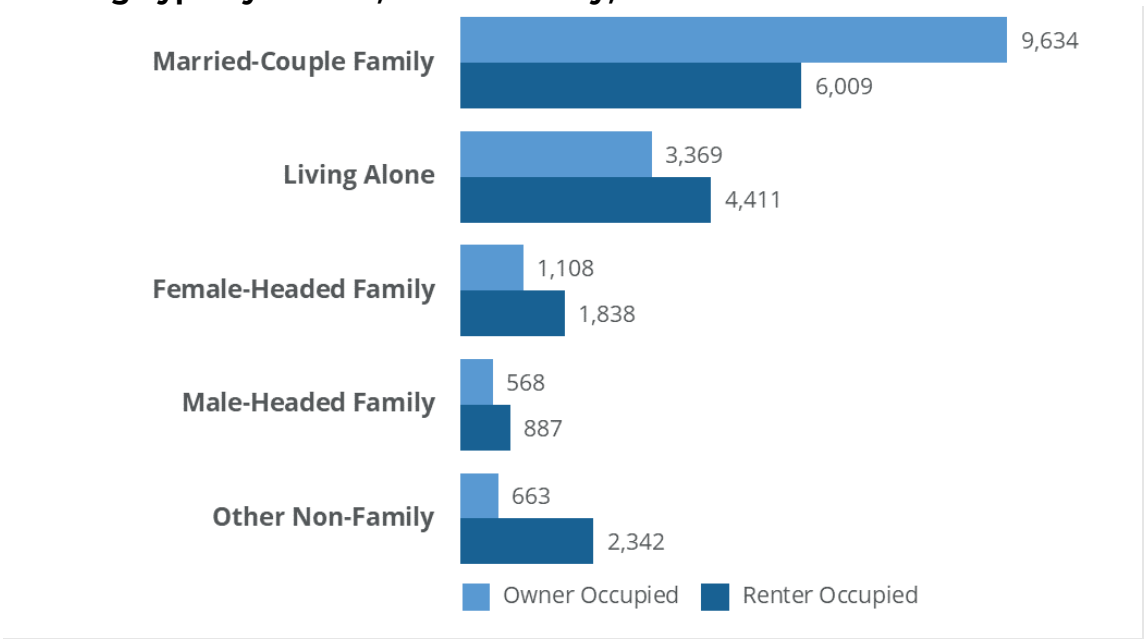
Source: ABAG Housing Needs Data Workbook

Figure II-18.
Share of Households by Presence of Children (Less than 18 years old), 2019



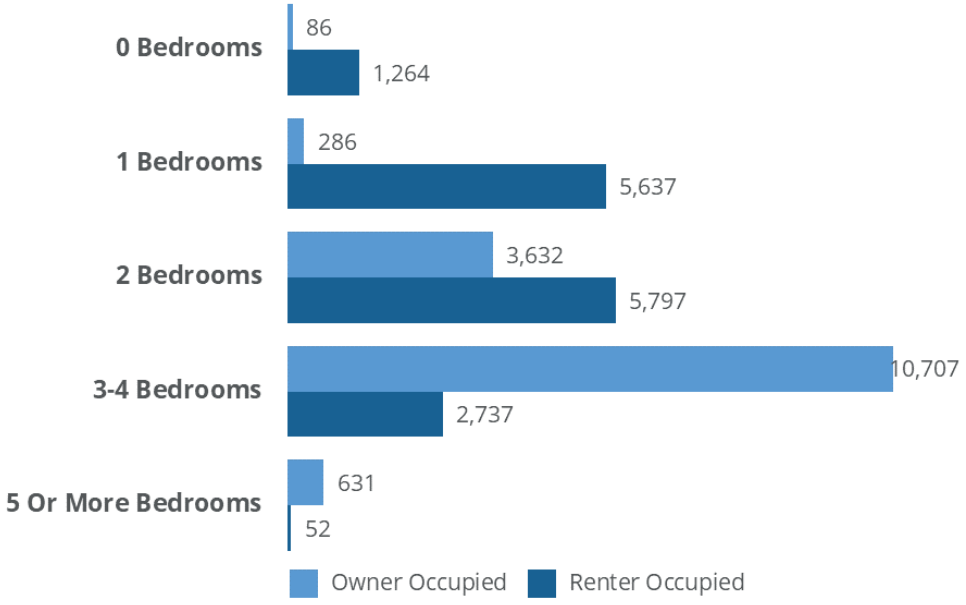
Source: ABAG Housing Needs Data Workbook

Figure II-19.
Housing Type by Tenure, Redwood City, 2019



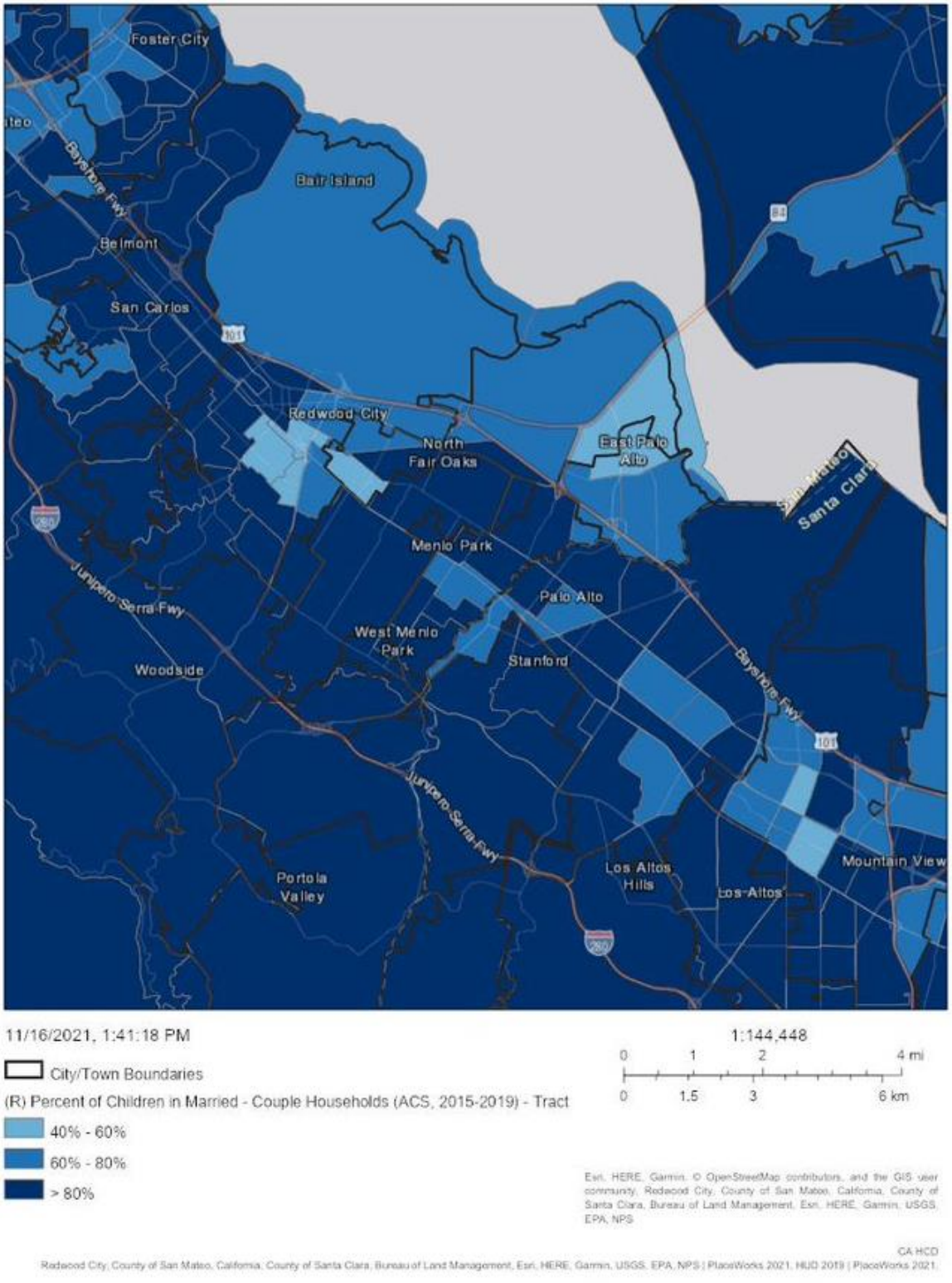
Source: ABAG Housing Needs Data Workbook

Figure II-20.
Housing Units by Number of Bedrooms and Tenure, Redwood City, 2019



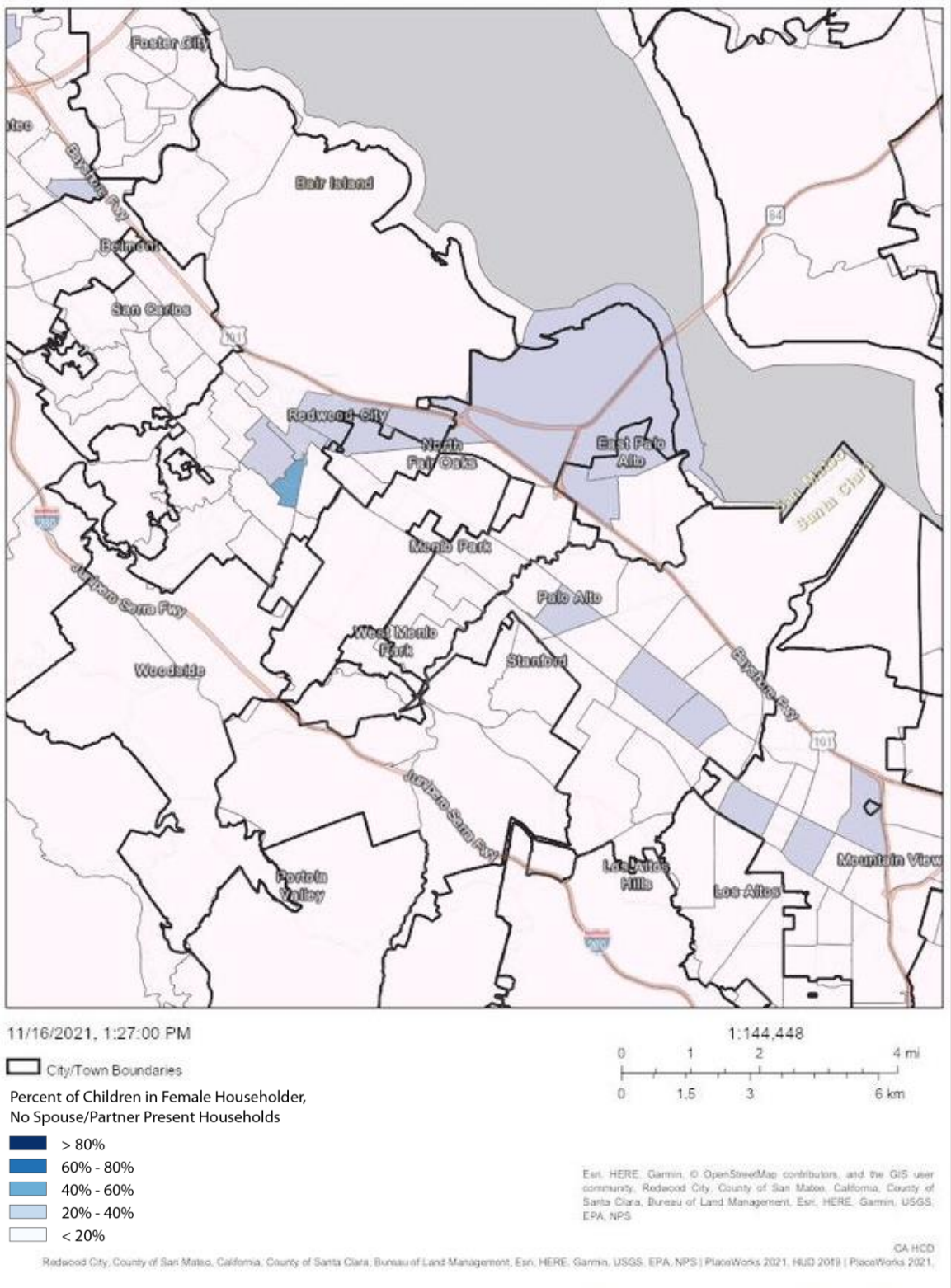
Source: ABAG Housing Needs Data Workbook

Figure II-21.
% of Children in Married Couple Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-22.
~~[legend missing in HCD provided map]~~
% Households with Single Female with Children by Census Tract, 2019

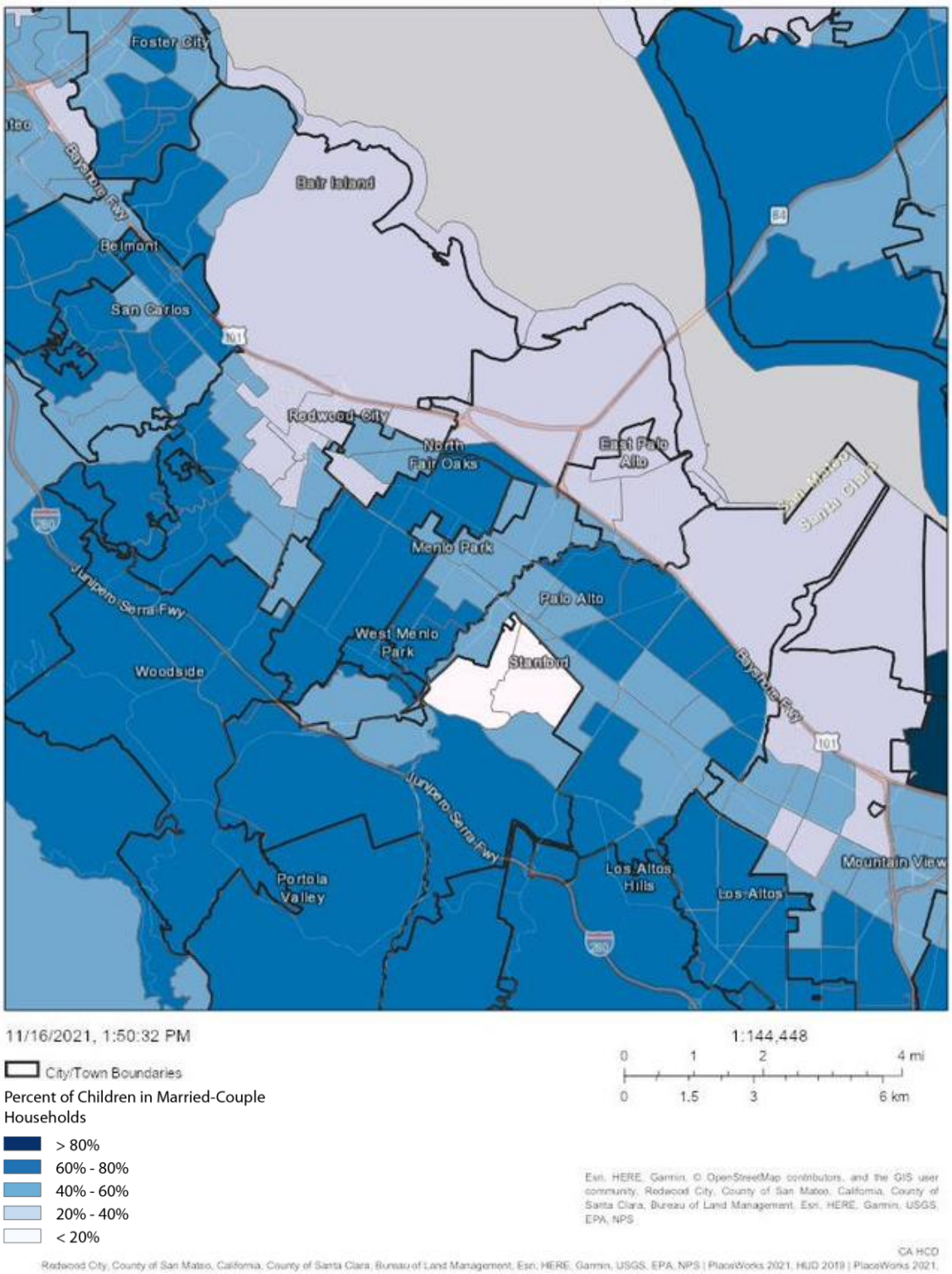


Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-23

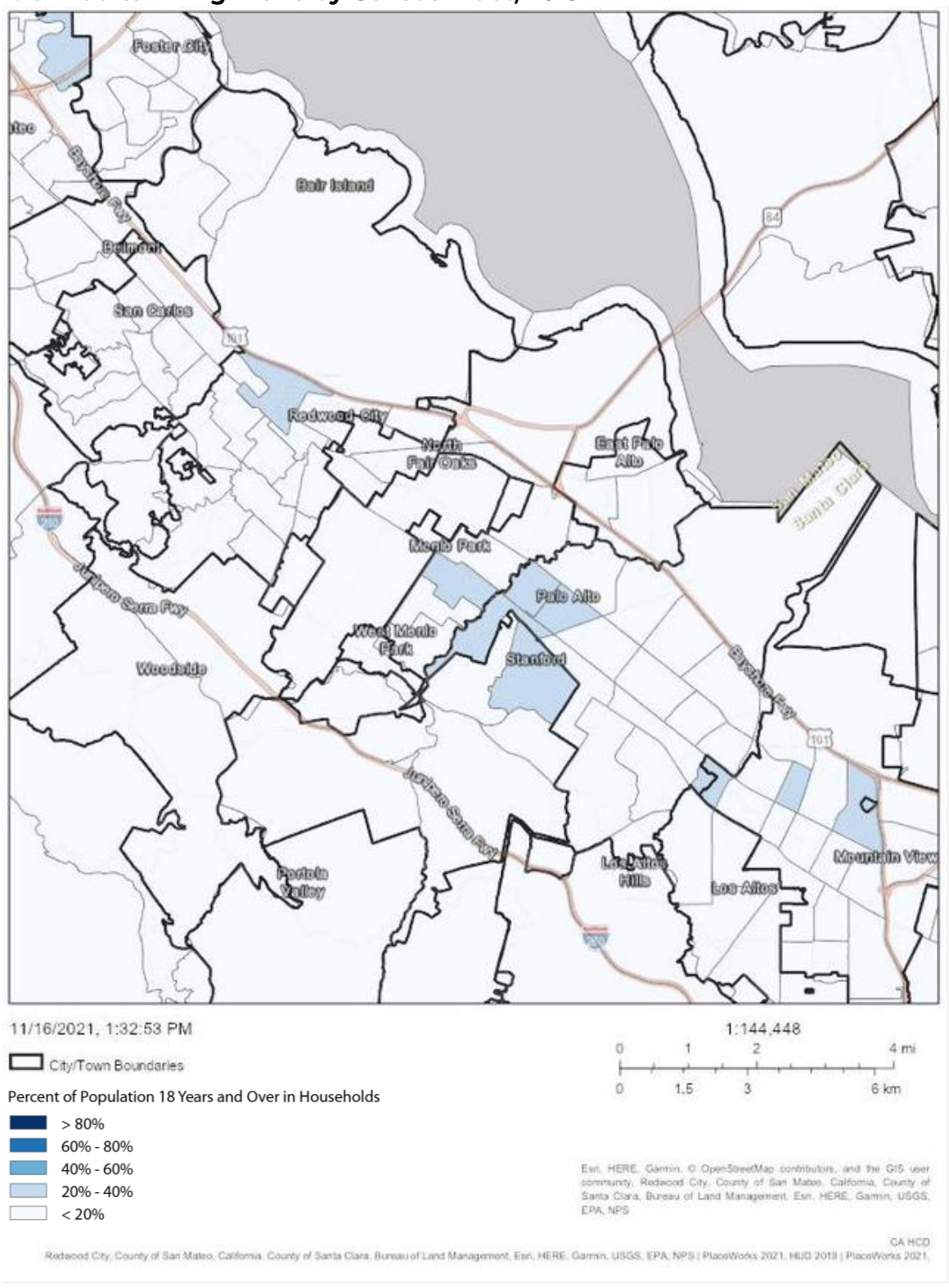
~~[legend missing in HCD provided map]~~

% of Married Couple Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

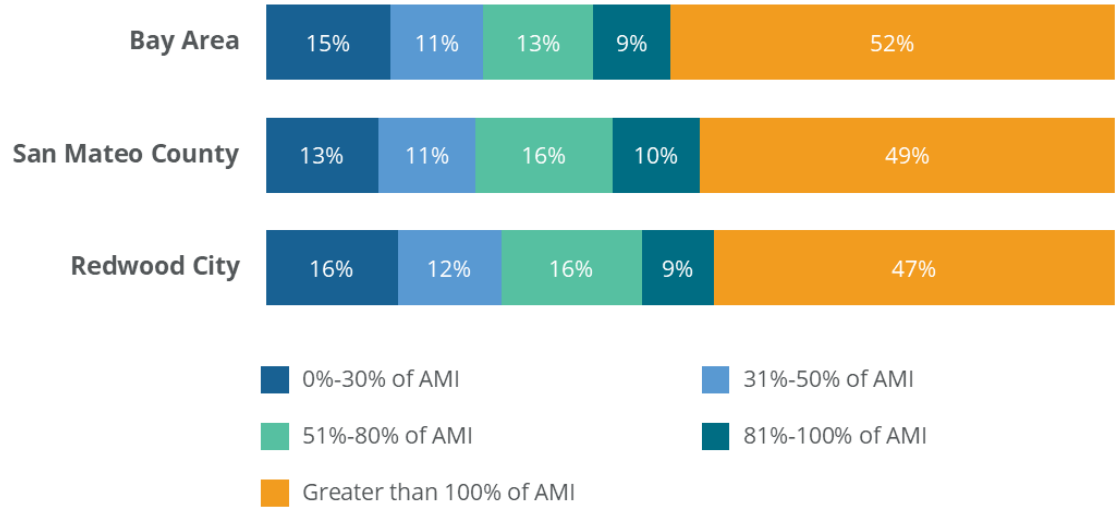
Figure II-24. ~~[legend missing in HCD provided map]~~
% of Adults Living Alone by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

Household income.

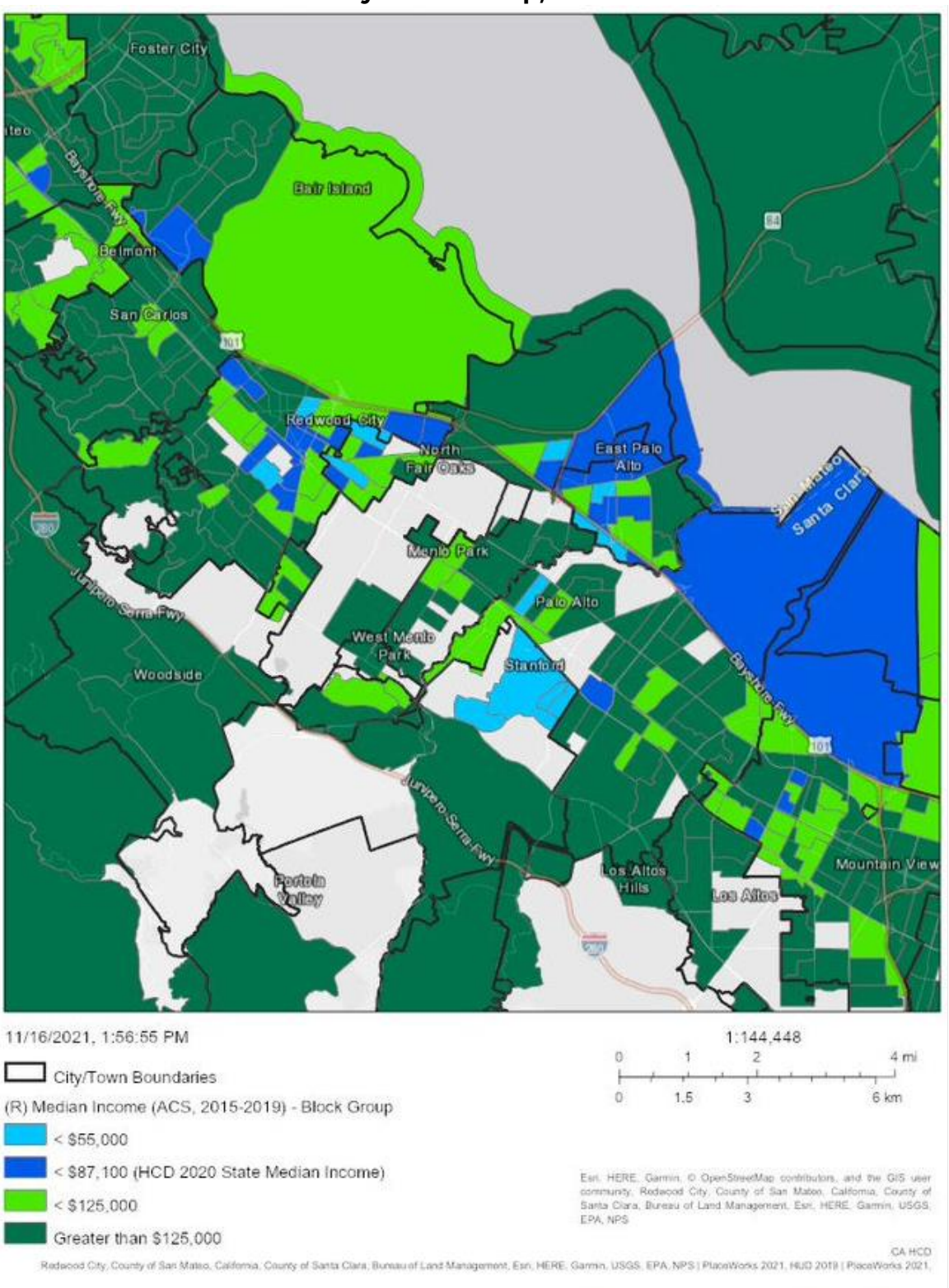
Figure II-25.
Share of Households by Area Median Income (AMI), 2019



Source: ABAG Housing Needs Data Workbook

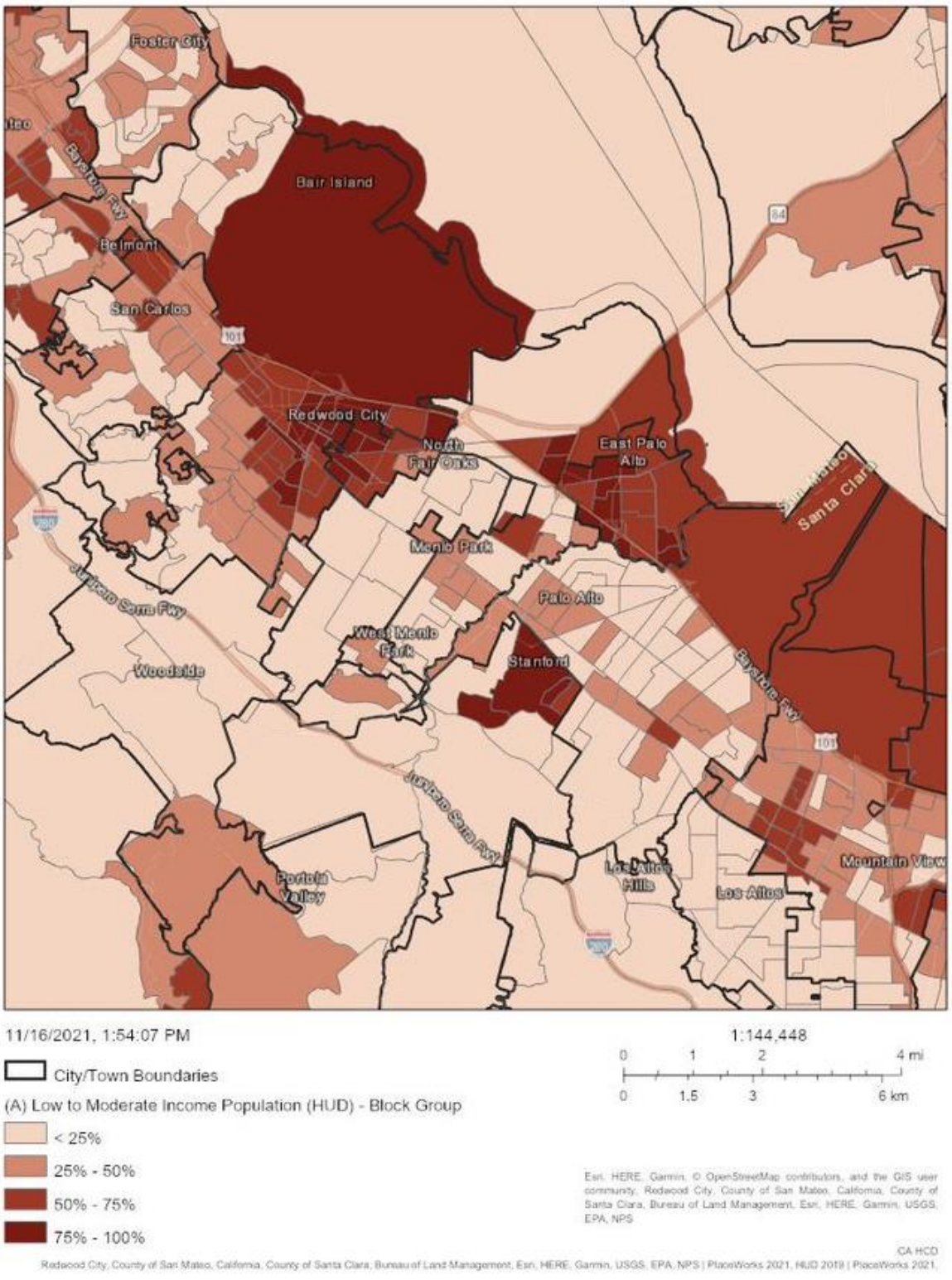
DRAFT

Figure II-26.
Median Household Income by Block Group, 2019



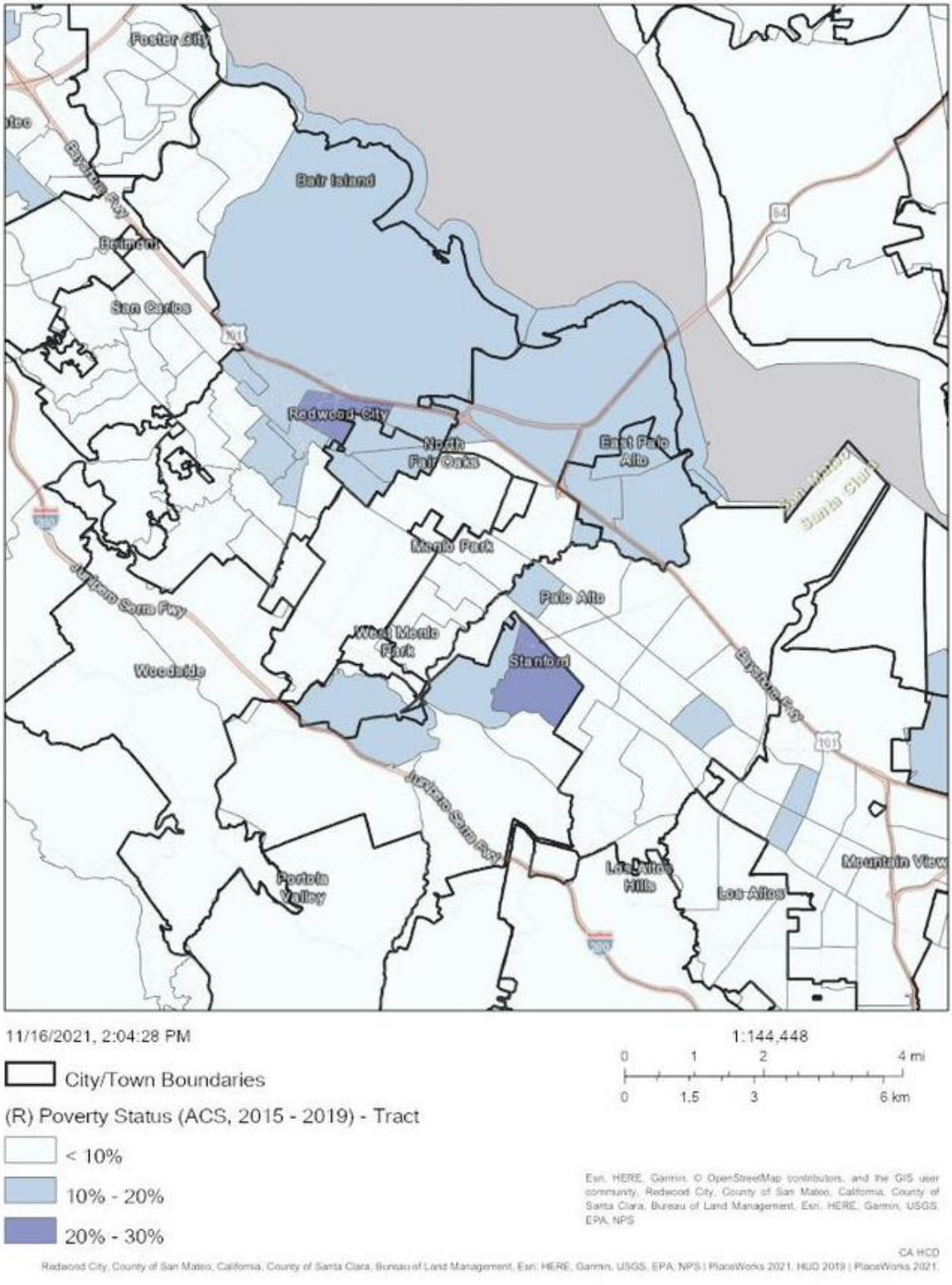
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-27.
Low to Moderate Income Population by Block Group



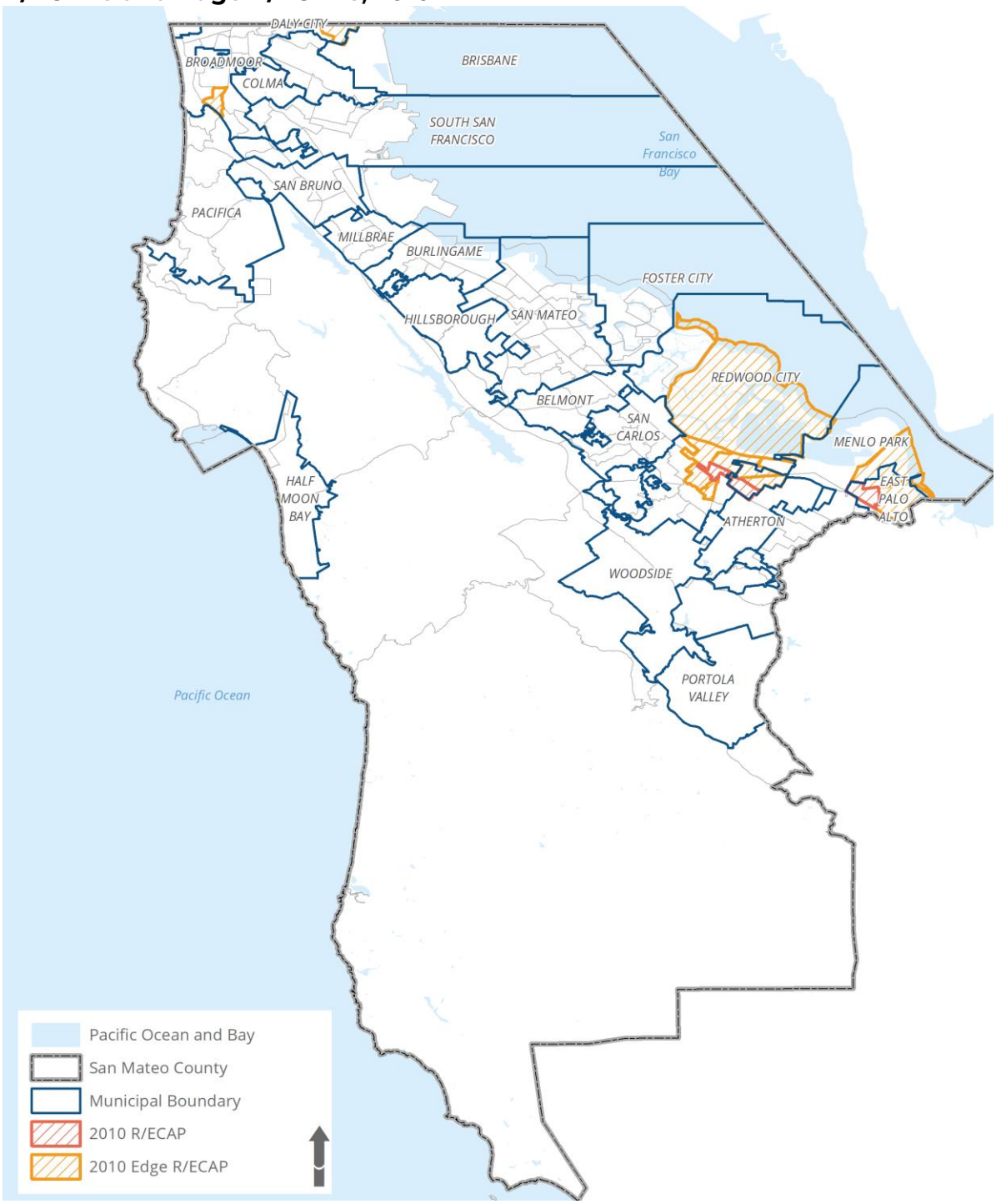
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-28.
Poverty Status by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

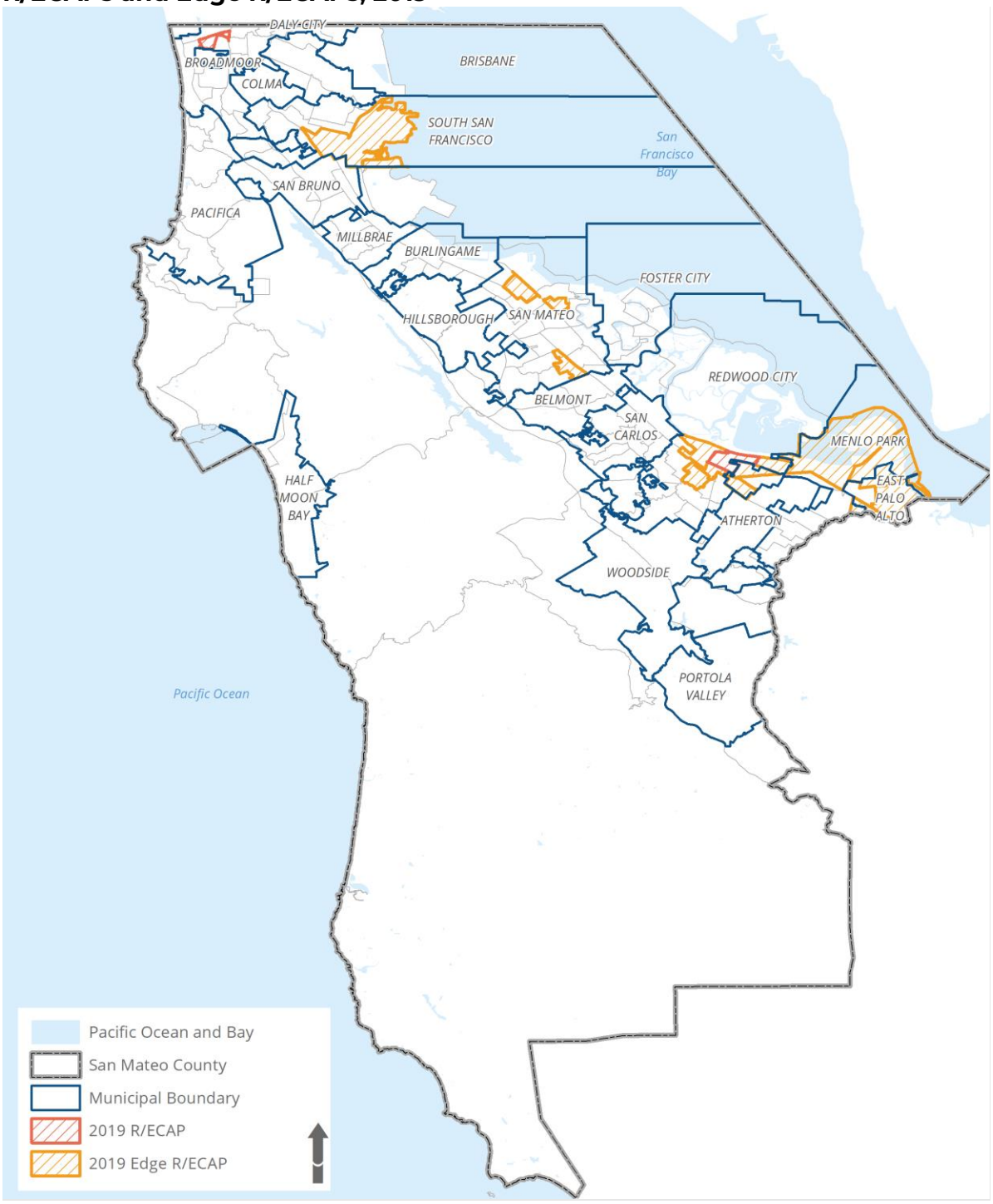
Figure II-29.
R/ECAPs and Edge R/ECAPs, 2010



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

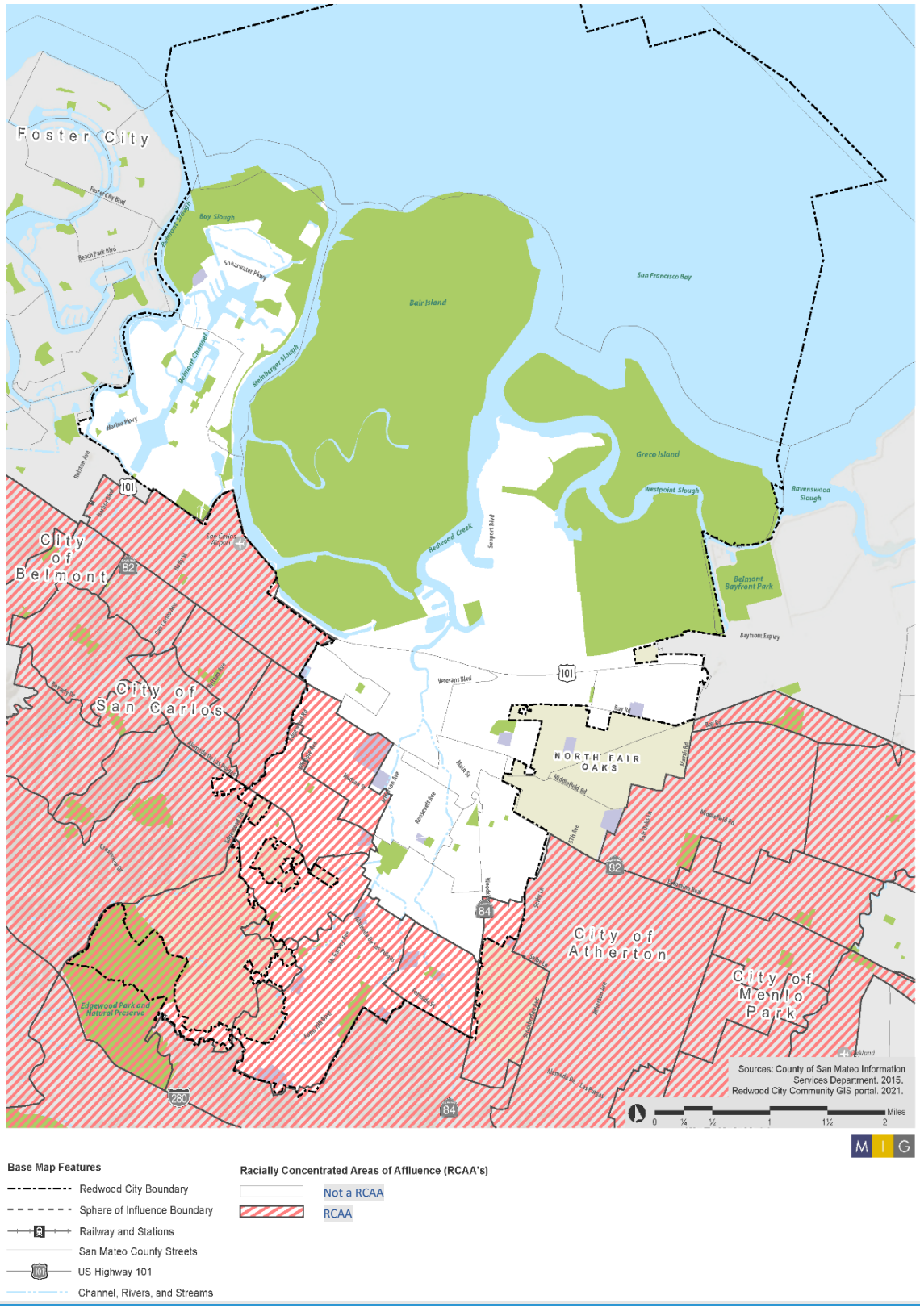
Figure II-30.
R/ECAPs and Edge R/ECAPs, 2019



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

Figure II-31.
Racially Concentrated Areas of Affluence (RCAA)



SECTION III. Access to Opportunity

Education

Figure III-1.
TCAC Opportunity Areas Education Score by Census Tract, 2021

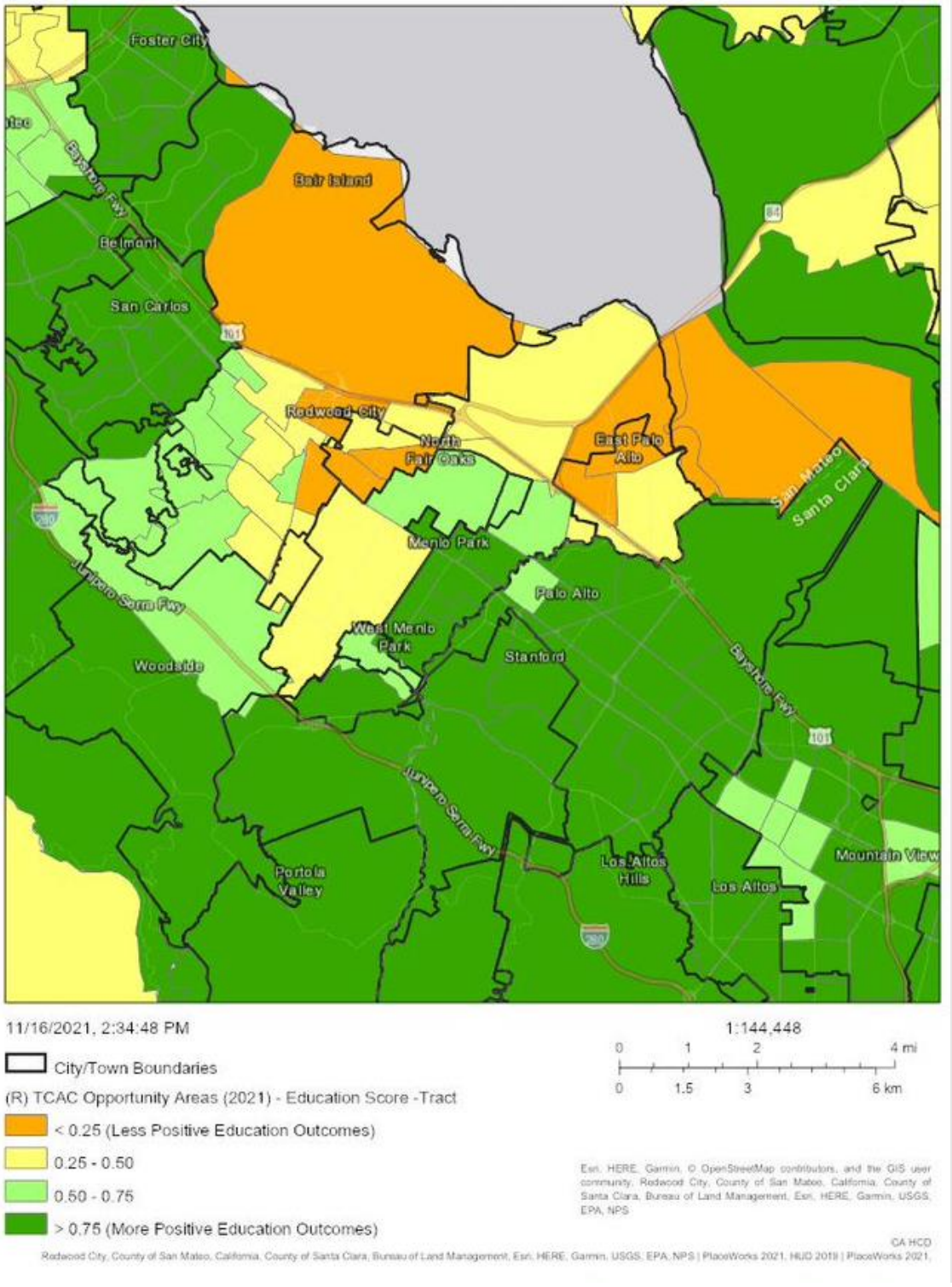
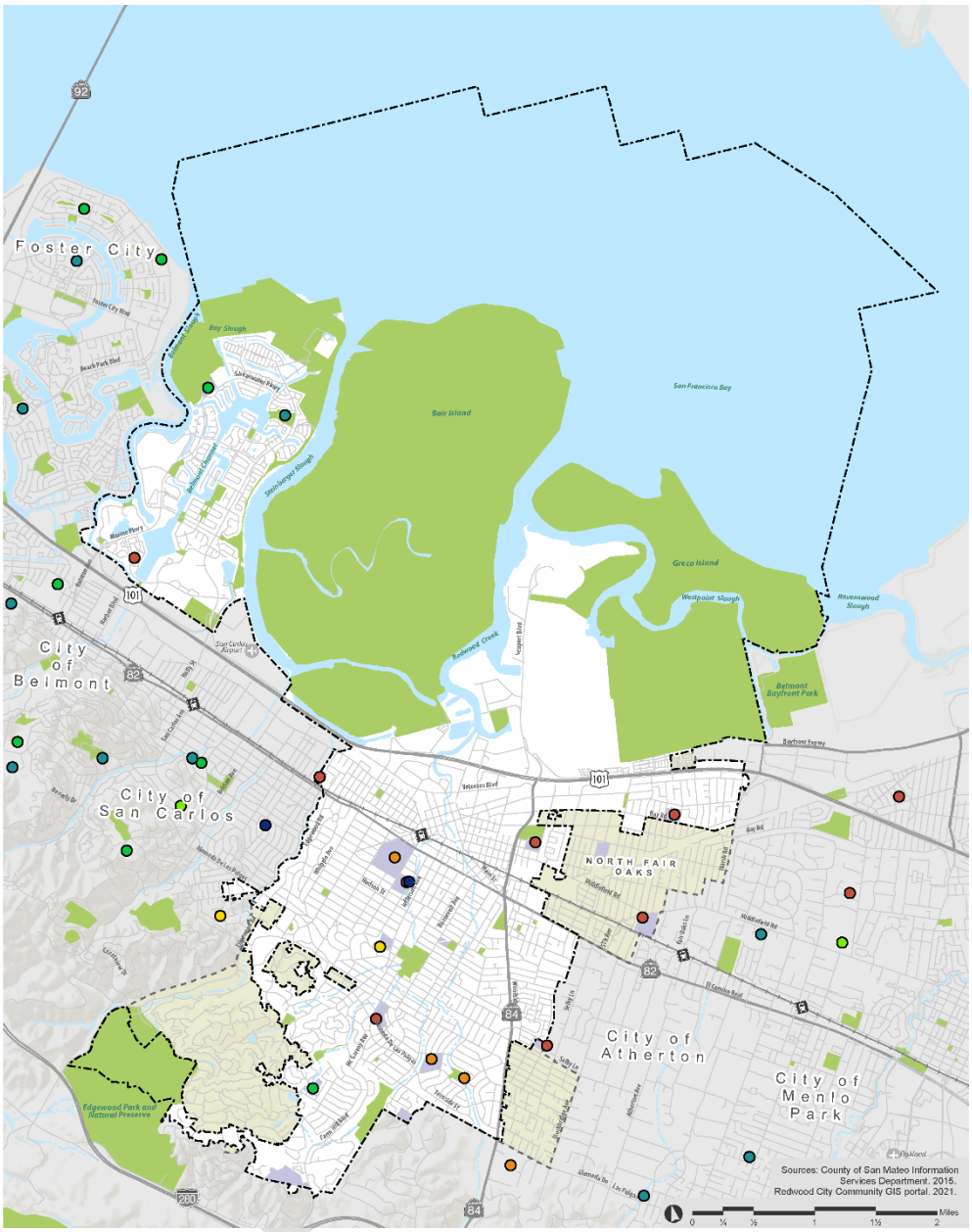


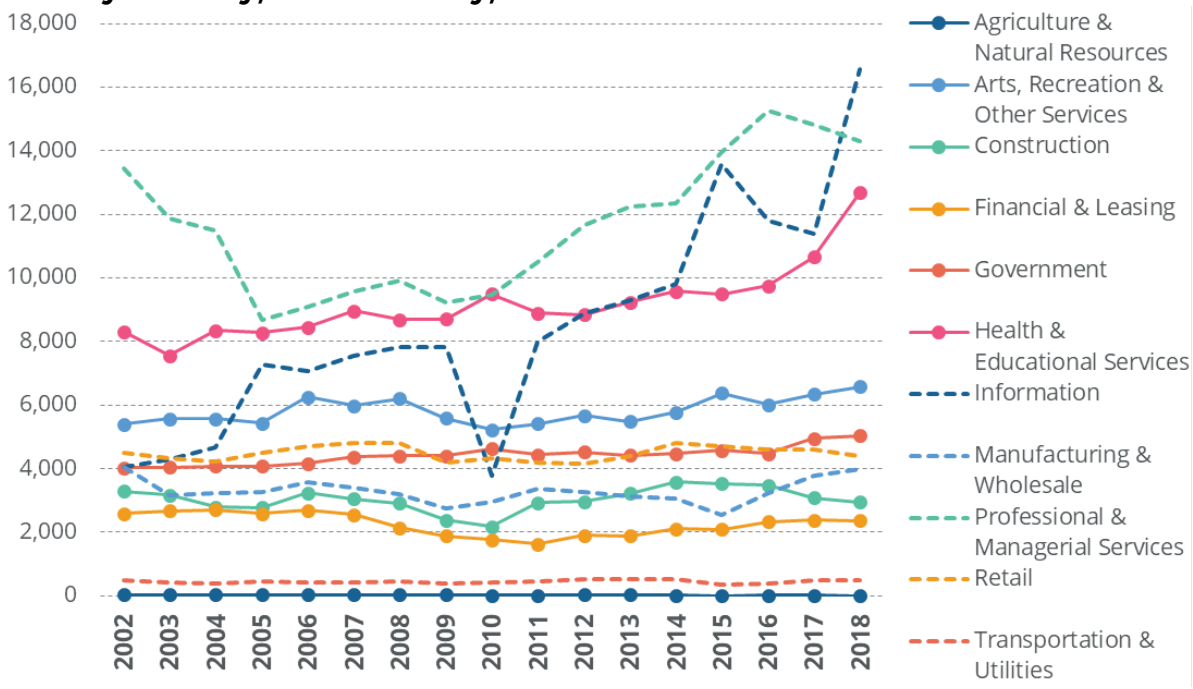
Figure III-2.
California Public School Rankings, 2021



Source: Public School Review, 2021; California Department of Housing and Community Development AFFH Data Viewer

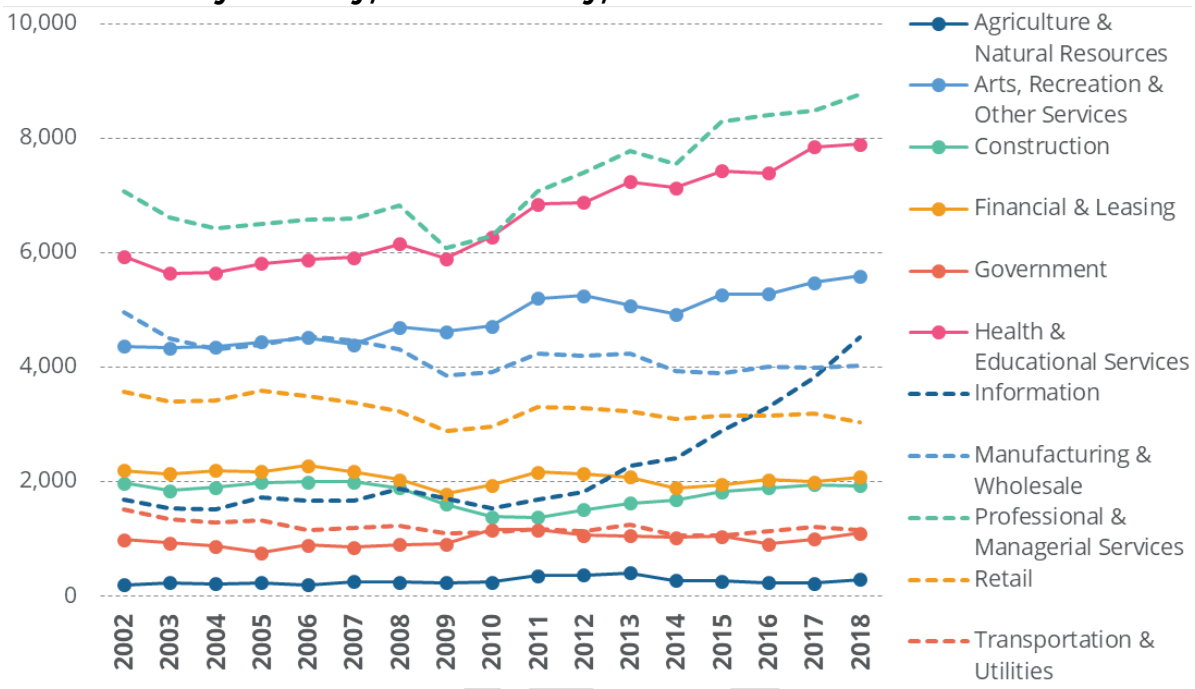
Employment

Figure III-~~23~~3.
Jobs by Industry, Redwood City, 2002-2018



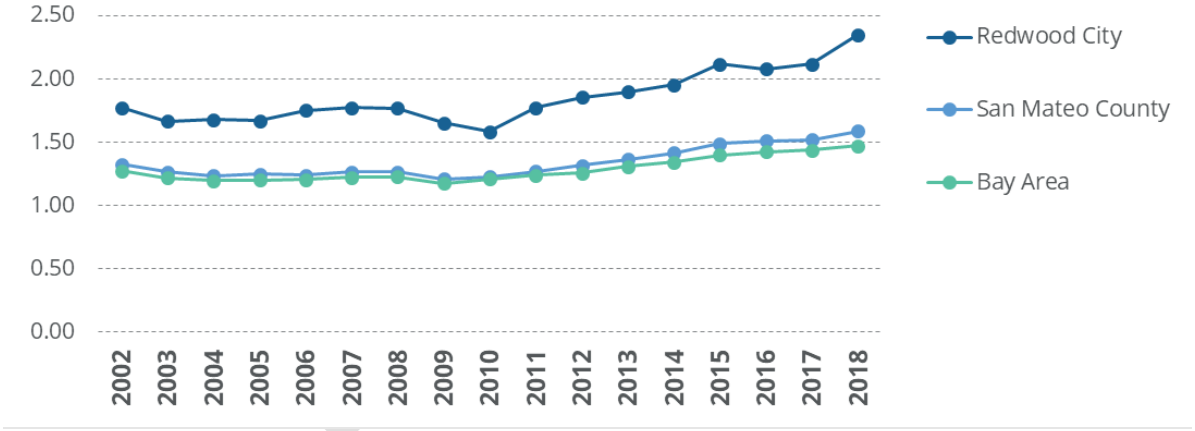
Source: ABAG Housing Needs Data Workbook

Figure III-34.
Job Holders by Industry, Redwood City, 2002-2018



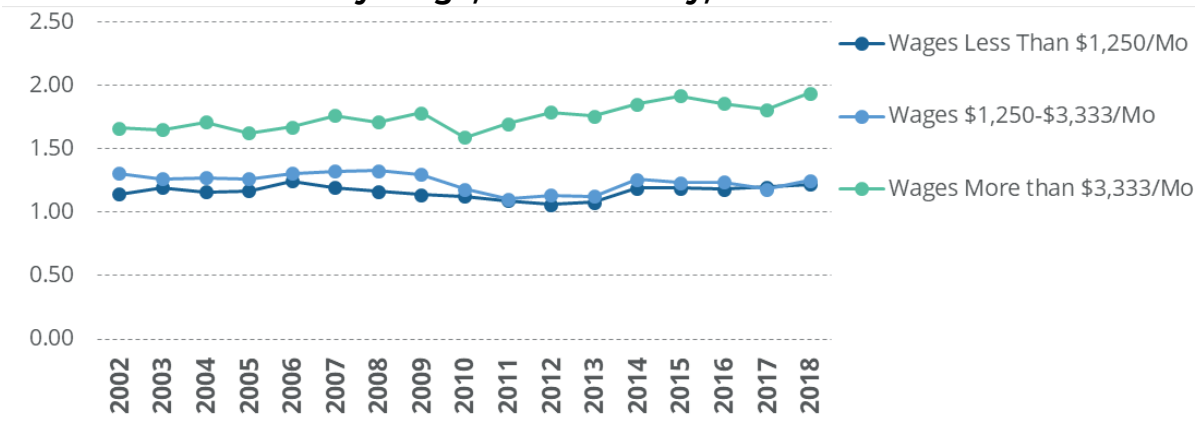
Source: ABAG Housing Needs Data Workbook

Figure III-45.
Jobs to Household Ratio, Redwood City, 2002-2018



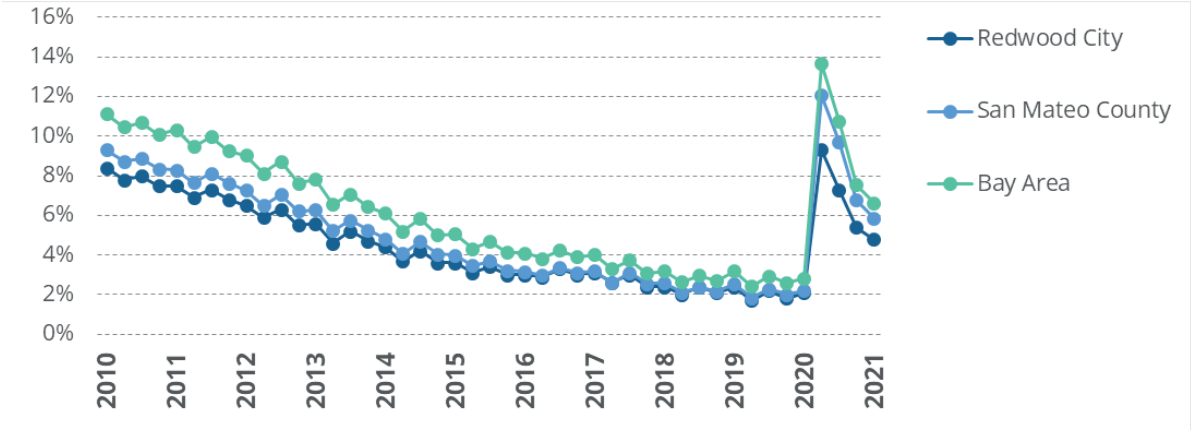
Source: ABAG Housing Needs Data Workbook

Figure III-56.
Jobs to Worker Ratio by Wage, Redwood City, 2002-2018



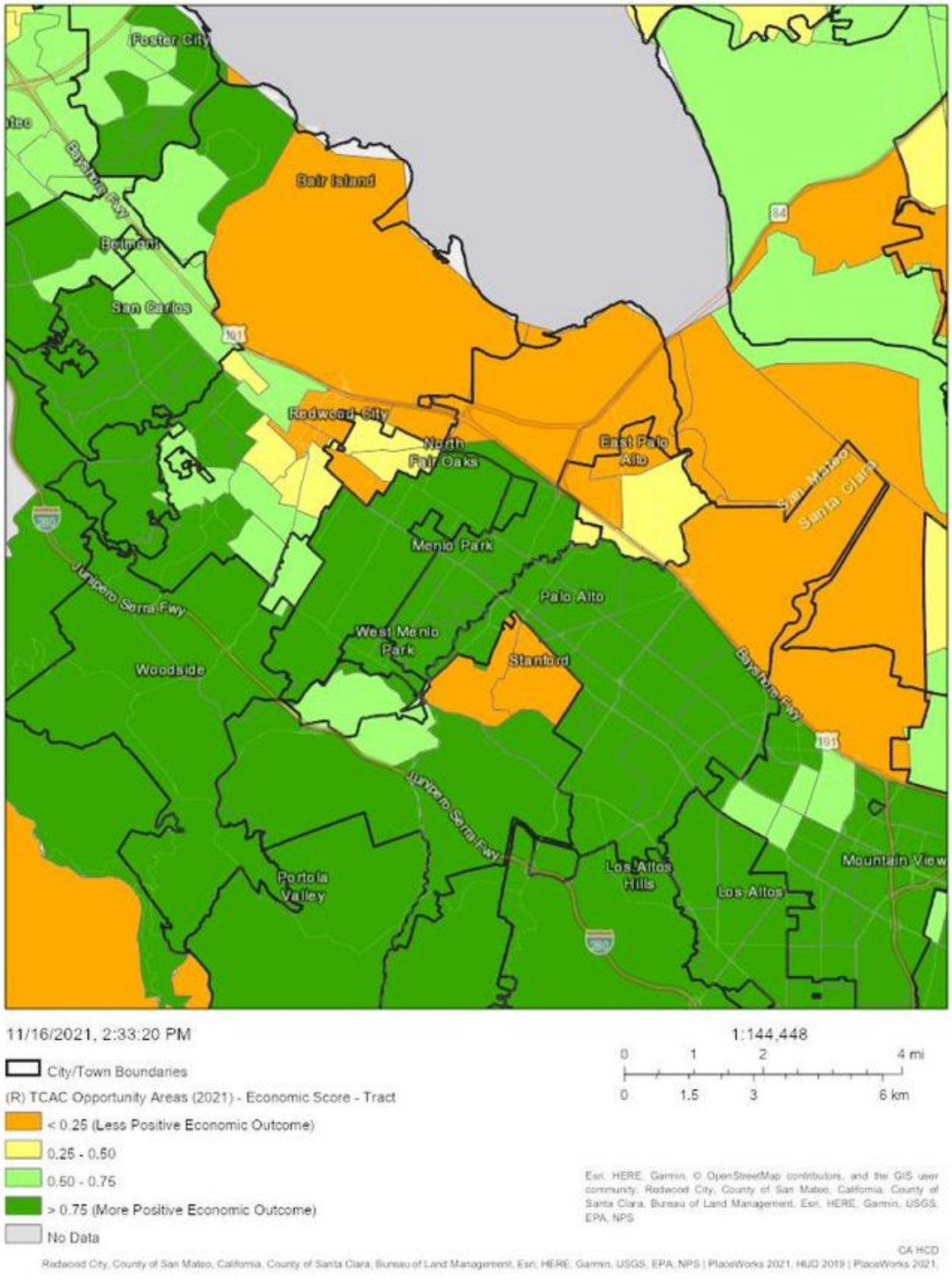
Source: ABAG Housing Needs Data Workbook

Figure III-67.
Unemployment Rate, 2010-2021



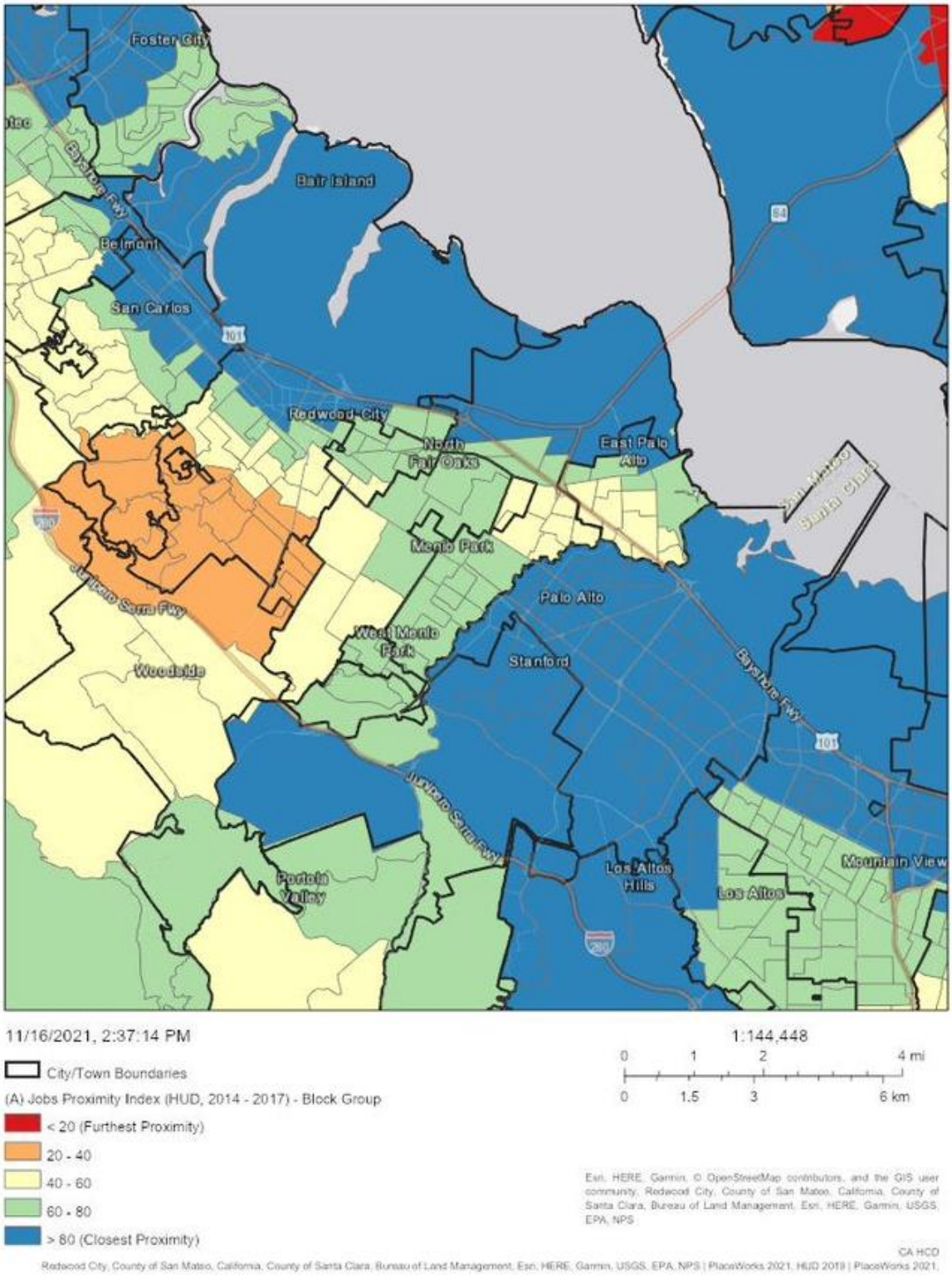
Source: ABAG Housing Needs Data Workbook

Figure III-~~7~~8.
TCAC Opportunity Areas Economic Score by Census Tract, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-89.
Jobs Proximity Index by Block Group, 2017



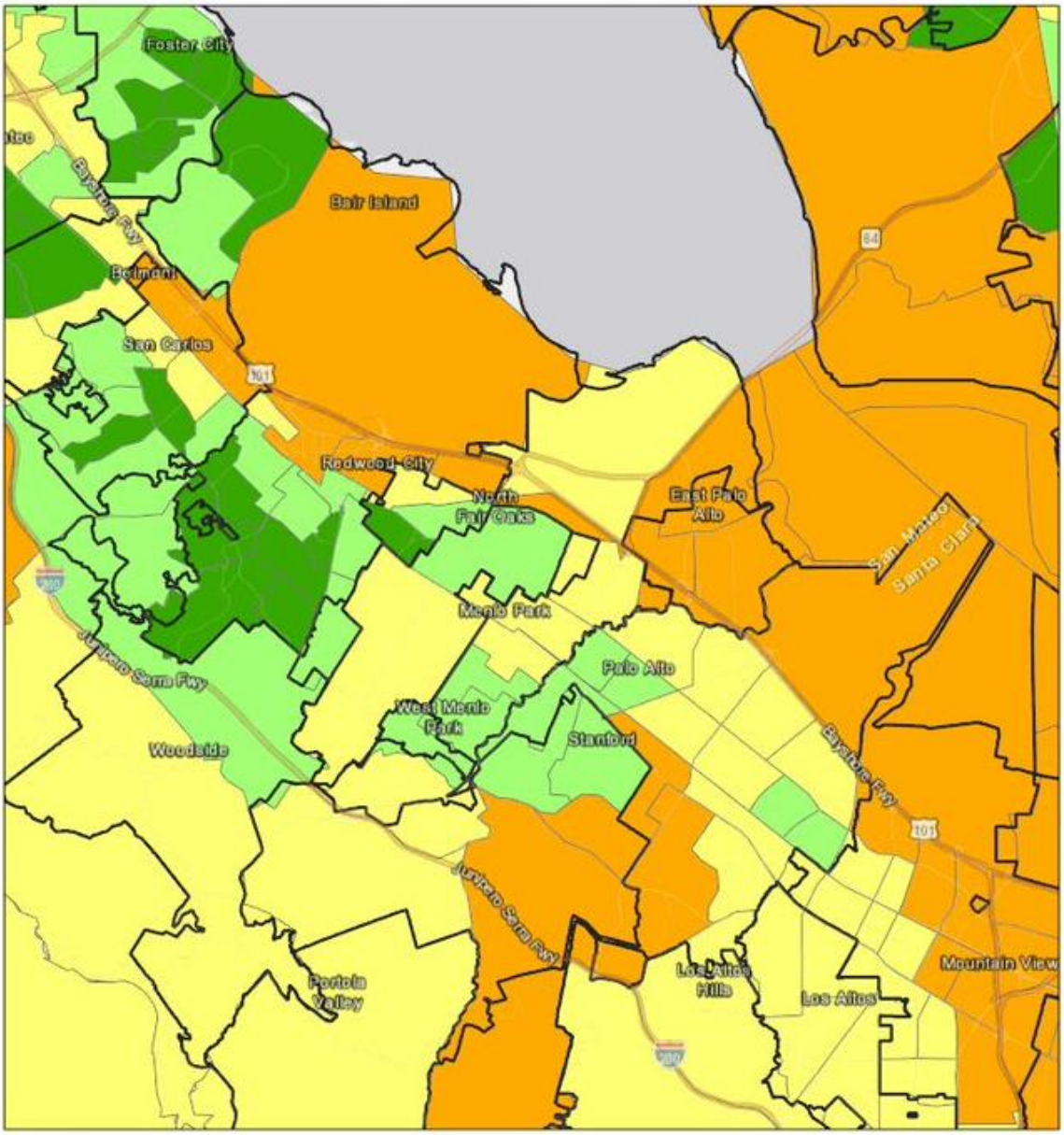
Source: California Department of Housing and Community Development AFFH Data Viewer

Transportation

Figure III-10. Transit Access

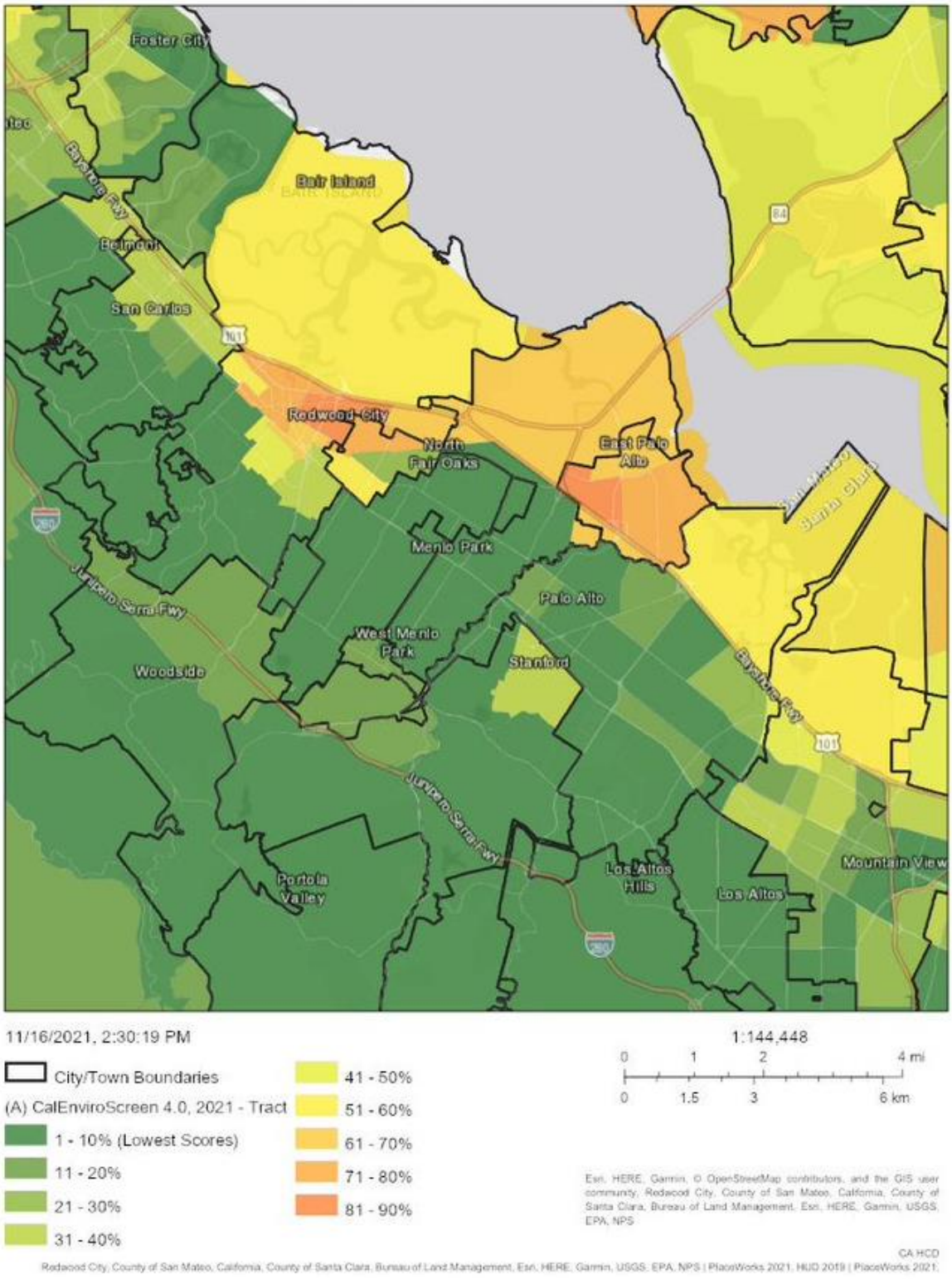
Environment

Figure III-11. TCAC Opportunity Areas Environmental Score by Census Tract, 2021



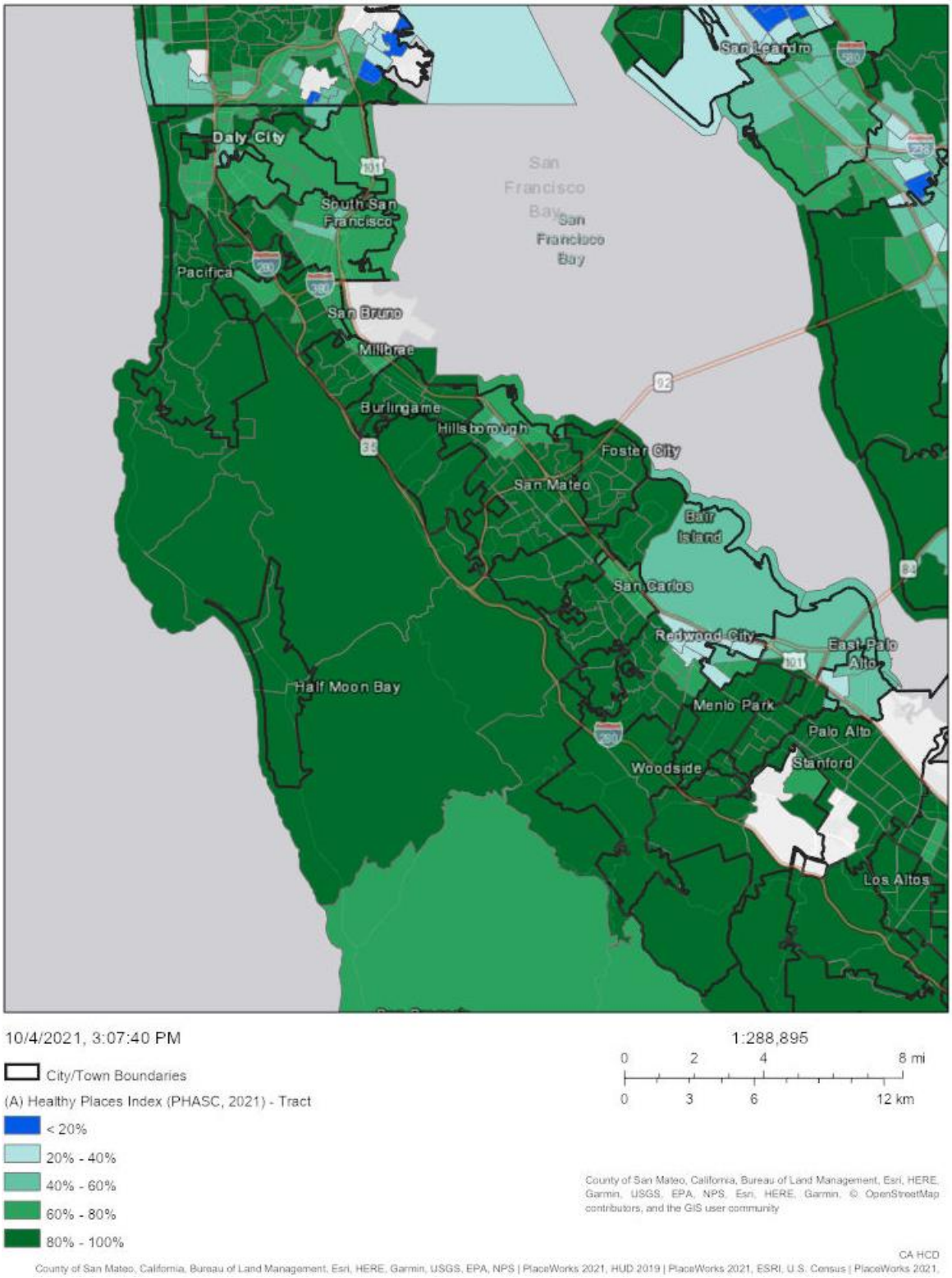
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-~~10~~12.
CalEnviroScreen by Census Tract, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer

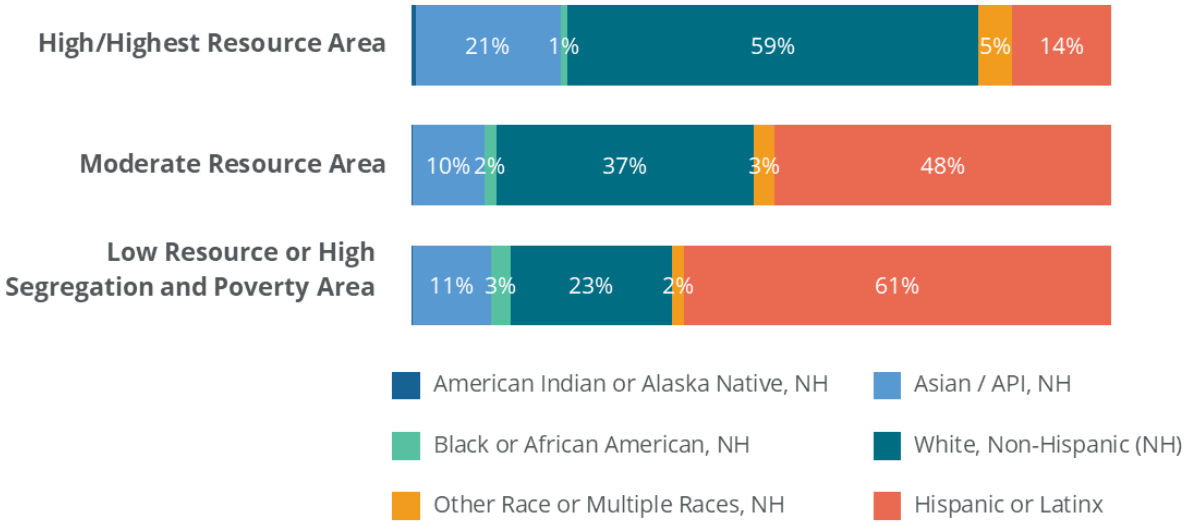
Figure III-~~11~~13.
Healthy Places Index by Census Tract, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer

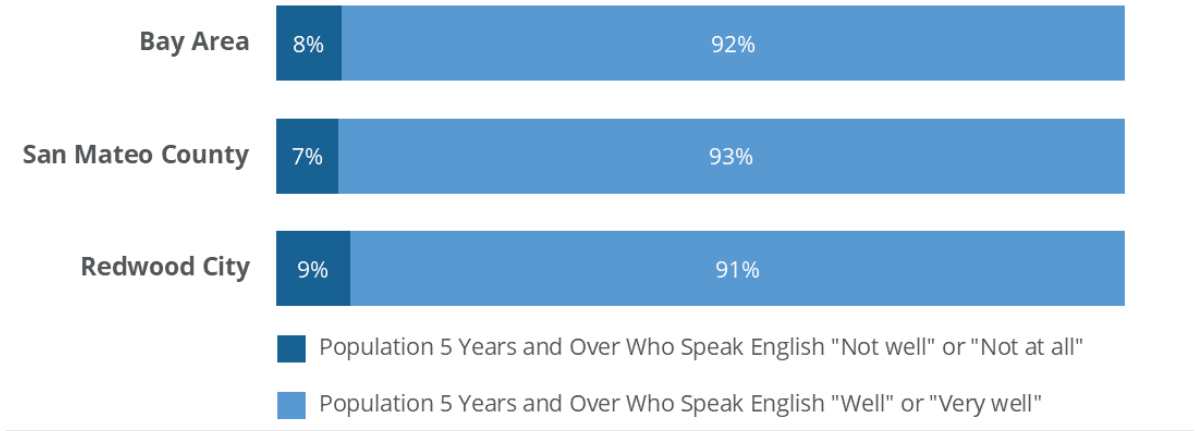
Patterns in disparities in access to opportunity.

Figure III-~~12~~14.
Population Living in Moderate and High Resource Ares by Race and Ethnicity, Redwood City, 2019



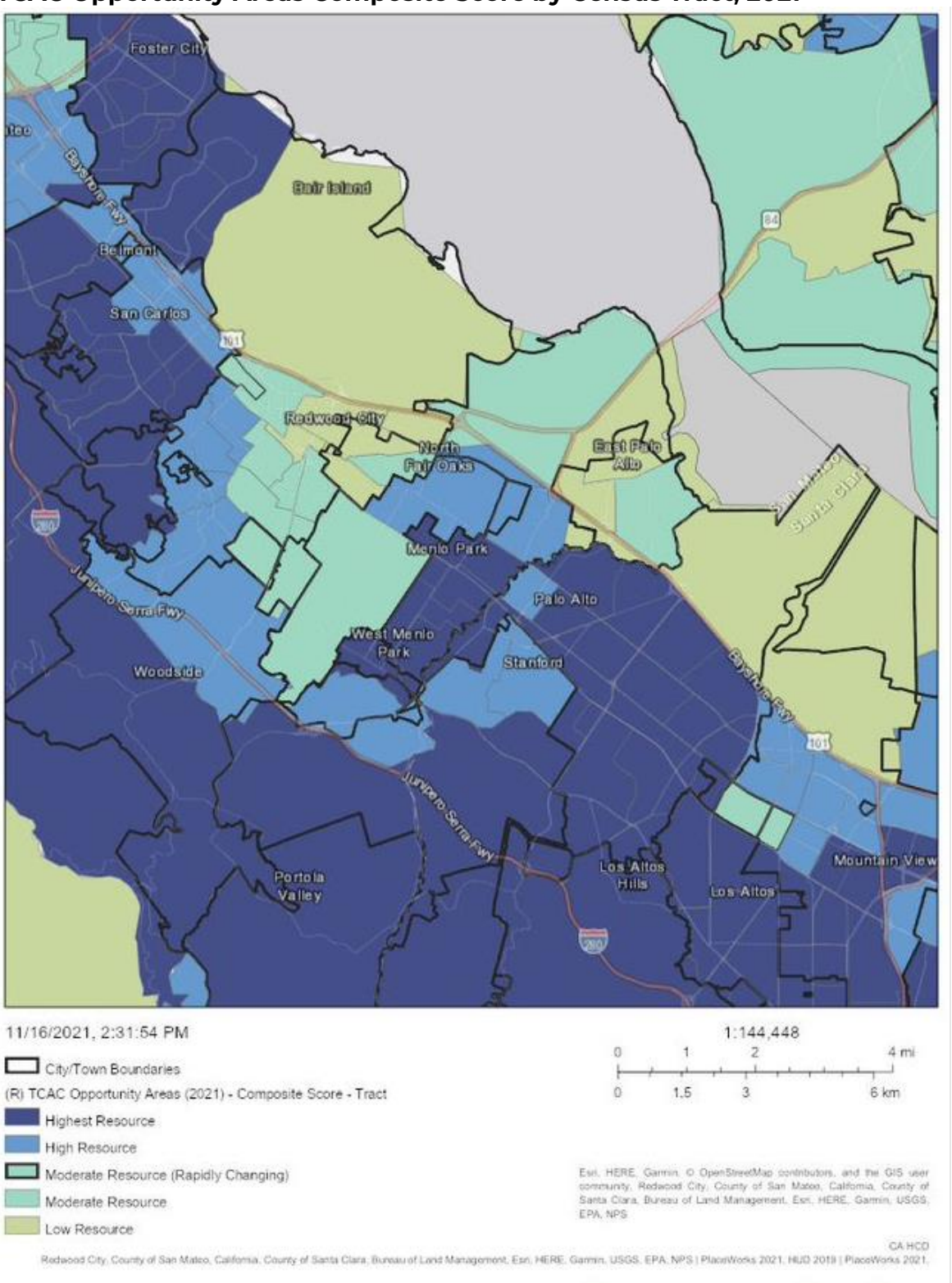
Source: ABAG Housing Needs Data Workbook

Figure III-~~13~~15.
Population with Limited English Proficiency, Redwood City, 2019



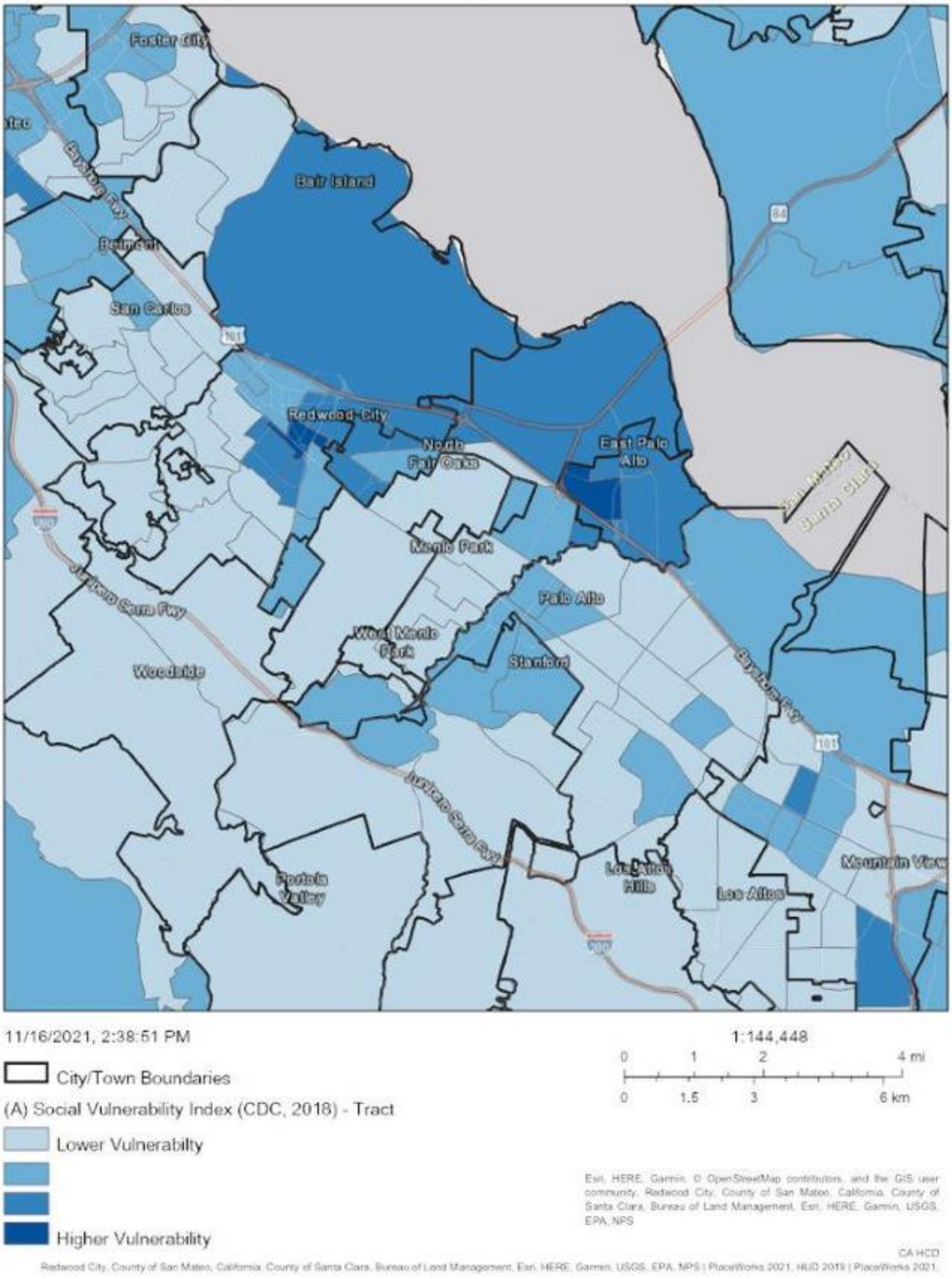
Source: ABAG Housing Needs Data Workbook

Figure III-~~14~~16.
TCAC Opportunity Areas Composite Score by Census Tract, 2021



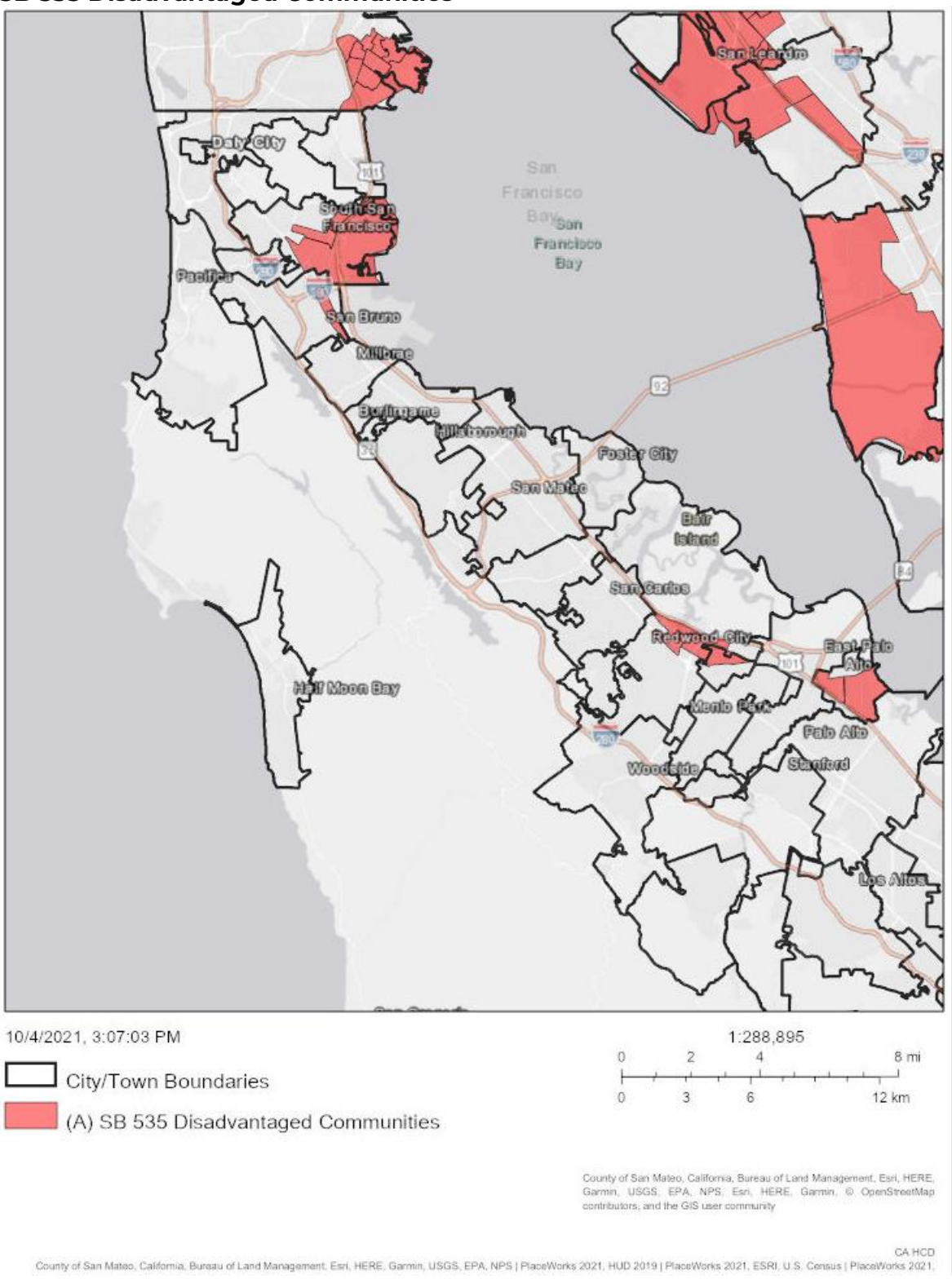
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-~~15~~17.
Social Vulnerability Index by Census Tract, 2018



Source: California Department of Housing and Community Development AFFH Data Viewer

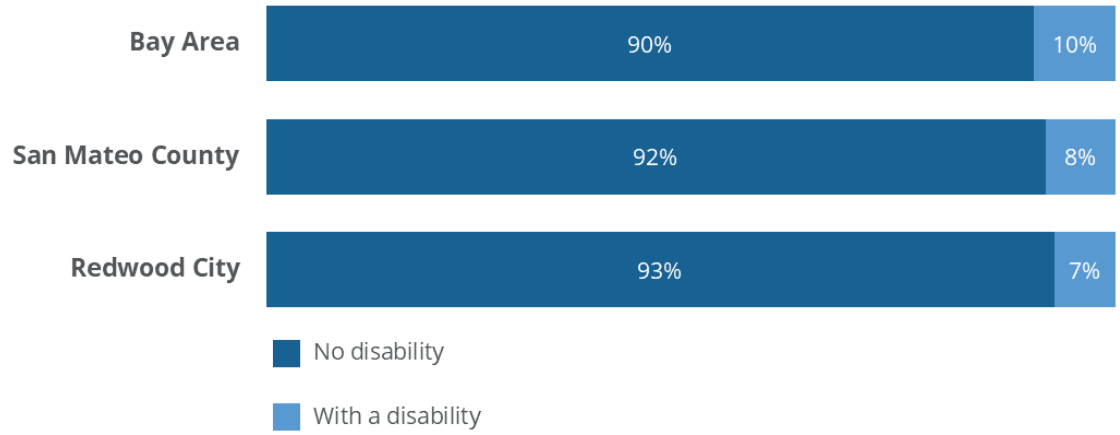
Figure III-~~16~~18.
SB 535 Disadvantaged Communities



Source: California Department of Housing and Community Development AFFH Data Viewer

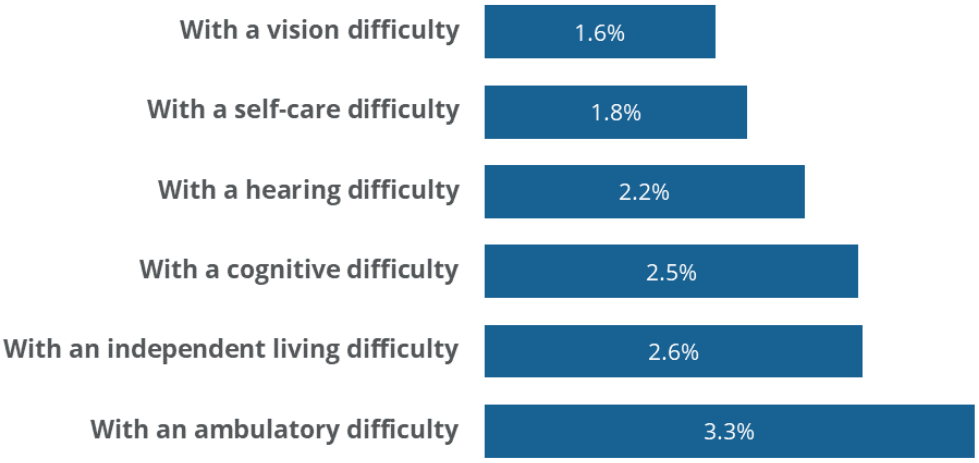
Disparities in access to opportunity for persons with disabilities.

Figure III-~~17~~19.
Population by Disability Status, Redwood City, 2019



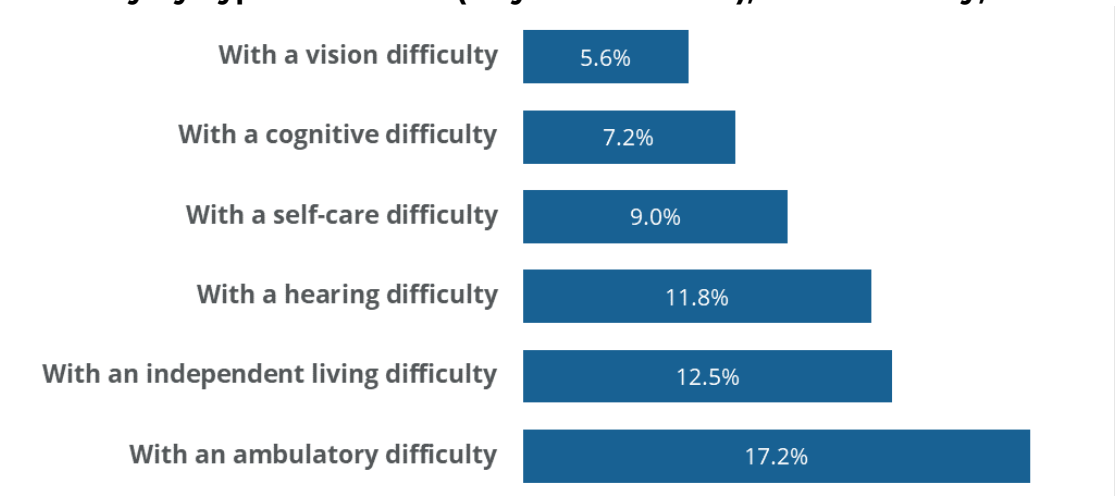
Source: ABAG Housing Needs Data Workbook

Figure III-~~18~~20.
Disability by Type for the Non-Institutionalized Population 18 Years and Over, Redwood City, 2019



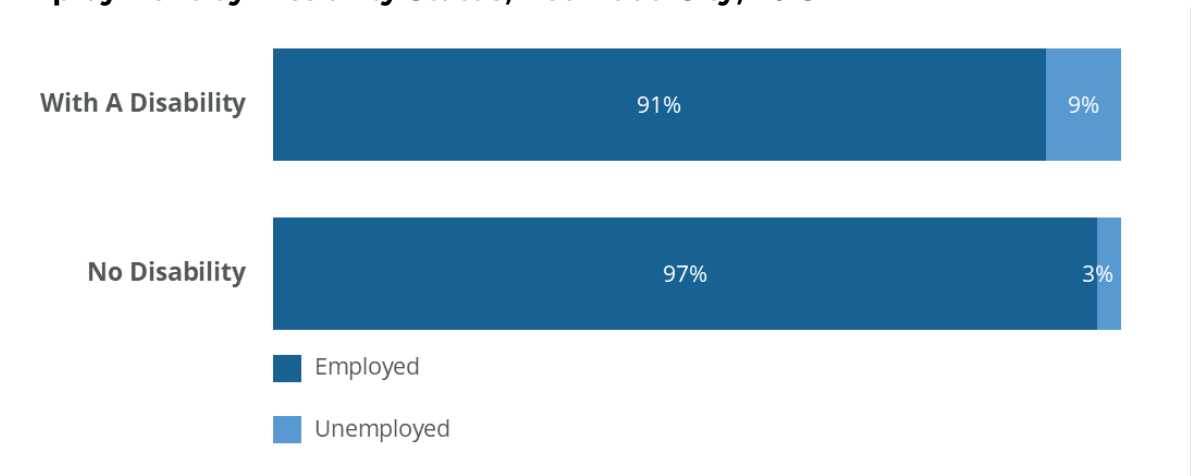
Source: ABAG Housing Needs Data Workbook

Figure III-~~19~~21.
Disability by Type for Seniors (65 years and over), Redwood City, 2019



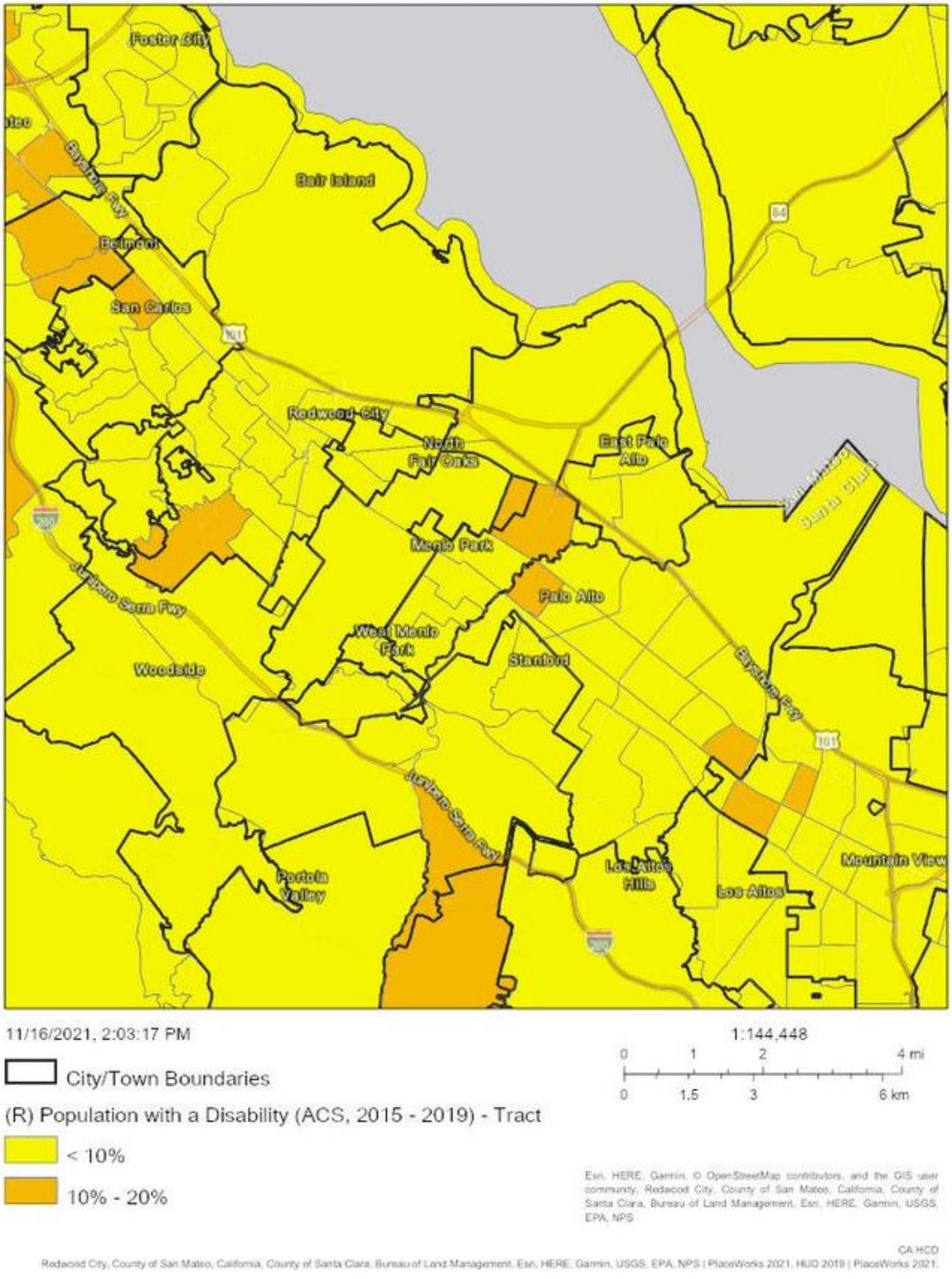
Source: ABAG Housing Needs Data Workbook

Figure III-~~20~~22.
Employment by Disability Status, Redwood City, 2019



Source: ABAG Housing Needs Data Workbook

Figure III-~~21~~23.
Share of Population with a Disability by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-~~22~~
~~[PLACEHOLDER]~~ 24
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	South San Francisco	Woodside	San Mateo County
Reduced Parking Requirements	N	UC	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	Y	UC	Y	Y	Y	N	N
Streamlined Permitting Process	N	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	N	N	Y	UC	N	N	Y	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	N	N	N
Form-based codes	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y	Y	N	N	N
Mixed Use Zoning	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Housing Overlay Zone	N	N	N	Y	N	N	UC	N	N	N	Y	N	N	N	UC	N	N	Y	N	N	N
Density Bonus Ordinances	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y
Inclusionary/Below Market Rate Housing Policy	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Condominium Conversion Ordinance	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	Y	N	Y
Just Cause Evictions	N	N	N	N	N	N	Y	N	N	N	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	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	N	N	N
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	N	N	Y
SRO Preservation Ordinances	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N
Homeowner Rehabilitation program	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	Y	Y	N	Y	Y	Y
Other Anti-Displacement Strategies	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	Y	N	N	Y
Reduced Fees or Waivers	N	N	Y	N	N	Y	UC	Y	N	Y	N	N	N	Y	Y	Y	N	N	Y	N	Y
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	N	N	N
In-Lieu Fees (Inclusionary Zoning)	N	N	N	UC	N	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y
Housing Development Impact Fee	N	UC	Y	UC	UC	Y	Y	N	N	N	Y	N	N	Y	Y	UC	Y	Y	N	N	Y
Commercial Development Impact Fee	N	UC	N	UC	N	N	Y	N	N	N	Y	N	N	N	Y	UC	UC	UC	UC	N	Y
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	N	N	N
Locally Funded Homebuyer Assistance Programs	N	Y	Y	N	N	N	UC	Y	N	N	Y	N	N	N	Y	N	N	N	N	N	N
Tenant-Based Assistance	N	N	N	N	N	Y	N	Y	N	N	N	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	N	Y	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	N/A	N	Y
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	N/A	N	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	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	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	N/A	N	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 jurisdiction's certified 2007-2014 housing 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 unvailable for jurisdiction

Source: ABAG.

Figure III-~~23~~25: Enrollment changes by district, 2010-11 to 2020-2021

School District	2010-2011 Enrollment	2020-2021 Enrollment	Percent Change
Unified School Districts			
Cabrillo Unified	3,352	2,934	-12%
La Honda-Pescadero	341	275	-19%
South San Francisco	9,312	8,182	-12%
High & Elementary School Districts			
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 Lomitas 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%
Total Enrollment	91,345	90,067	-1%

Source: California Department of Education and Root Policy Research

Figure III-~~24~~26: Students who Met or Exceeded Mathematics Testing Standards, by Race/Ethnicity and District, 2018-2019

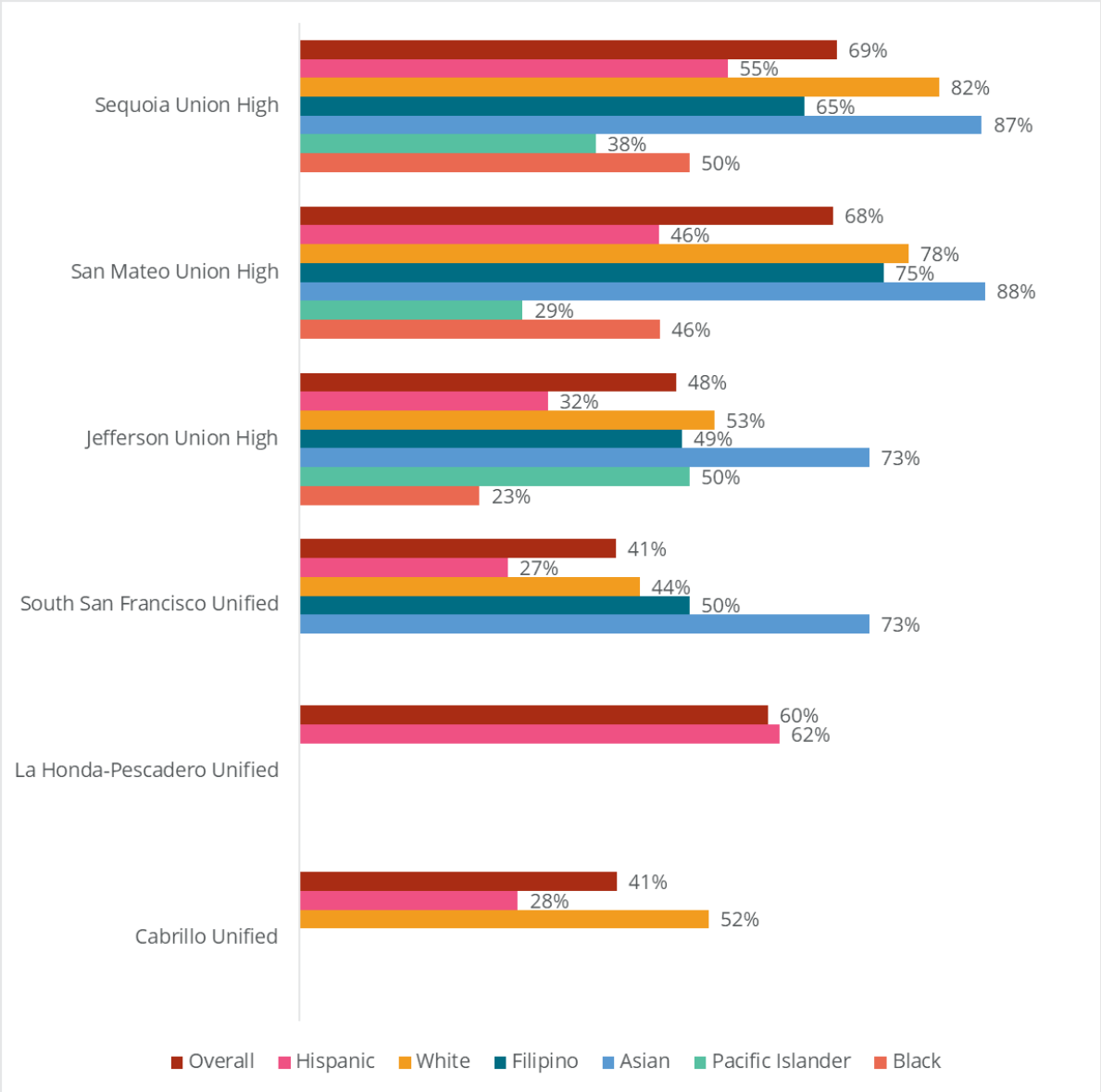
School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	34%	65%	(no data)	38%	16%	(no data)	54%
La Honda-Pescadero	31%	(no data)	(no data)	(no data)	20%	(no data)	46%
South San Francisco	44%	75%	19%	60%	29%	33%	46%
High & Elementary School Districts							
Jefferson Union High School	37%	75%	(no data)	36%	17%	(no data)	42%
Bayshore Elementary	27%	44%	(no data)	38%	17%	14%	(no data)
Brisbane Elementary	54%	67%	(no data)	65%	38%	(no data)	60%
Jefferson Elementary	37%	61%	15%	42%	23%	20%	30%
Pacifica	57%	74%	38%	48%	38%	(no data)	66%
San Mateo Union High School	50%	84%	(no data)	46%	22%	20%	63%
Burlingame Elementary	78%	92%	53%	66%	50%	(no data)	81%
Hillsborough Elementary	85%	92%	(no data)	(no data)	76%	(no data)	82%
Millbrae Elementary	58%	75%	31%	63%	27%	11%	51%
San Bruno Park Elementary	41%	69%	23%	64%	25%	27%	50%
San Mateo-Foster City	56%	87%	30%	61%	23%	27%	69%
Sequoia Union High School	50%	81%	18%	53%	22%	11%	76%
Belmont-Redwood Shores	79%	92%	37%	77%	52%	43%	79%
Las Lomitas Elementary	82%	93%	36%	(no data)	44%	(no data)	87%
Menlo Park City Elementary	83%	94%	40%	(no data)	55%	35%	88%
Portola Valley Elementary	83%	89%	(no data)	(no data)	56%	(no data)	89%
Ravenswood City Elementary	15%	(no data)	9%	(no data)	15%	11%	(no data)
Redwood City Elementary	46%	92%	22%	76%	34%	44%	75%
San Carlos Elementary	75%	91%	11%	85%	51%	(no data)	78%
Woodside Elementary	84%	92%	(no data)	(no data)	52%	(no data)	89%
Total	52%	82%	18%	50%	27%	21%	71%

Figure III-~~25~~27: 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
Unified School Districts							
Cabrillo Unified	48%	78%	(no data)	54%	28%	(no data)	71%
La Honda-Pescadero	43%	(no data)	(no data)	(no data)	27%	(no data)	61%
South San Francisco	52%	76%	36%	66%	38%	44%	56%
High & Elementary School Districts							
Jefferson Union High School	57%	81%	(no data)	60%	43%	(no data)	59%
Bayshore Elementary	27%	49%	(no data)	33%	20%	14%	(no data)
Brisbane Elementary	64%	63%	(no data)	75%	51%	(no data)	79%
Jefferson Elementary	48%	62%	28%	59%	34%	33%	43%
Pacifica	60%	65%	32%	52%	45%	(no data)	68%
San Mateo Union High School	70%	88%	55%	79%	50%	34%	81%
Burlingame Elementary	80%	88%	61%	73%	55%	(no data)	83%
Hillsborough Elementary	85%	89%	(no data)	(no data)	77%	(no data)	83%
Millbrae Elementary	63%	74%	46%	68%	42%	23%	61%
San Bruno Park Elementary	50%	72%	39%	76%	36%	31%	56%
San Mateo-Foster City	62%	85%	41%	68%	34%	37%	77%
Sequoia Union High School	68%	87%	44%	92%	47%	31%	88%
Belmont-Redwood Shores	82%	91%	44%	81%	64%	61%	83%
Las Lomitas Elementary	86%	91%	45%	(no data)	65%	(no data)	89%
Menlo Park City Elementary	84%	92%	60%	(no data)	62%	40%	88%
Portola Valley Elementary	87%	92%	(no data)	(no data)	58%	(no data)	93%
Ravenswood City Elementary	22%	(no data)	24%	(no data)	21%	18%	(no data)
Redwood City Elementary	54%	91%	35%	73%	43%	47%	83%
San Carlos Elementary	80%	90%	19%	76%	60%	(no data)	83%
Woodside Elementary	88%	92%	(no data)	(no data)	58%	(no data)	92%
Total	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~~28: Students Meeting University Admission Standards, by Race and Ethnicity, 2019-2020



Source: California Department of Education and Root Policy Research

Figure III-~~27~~29: College-Going Rates, 2017-2018

Source:
California Department of Education and Root Policy Research.

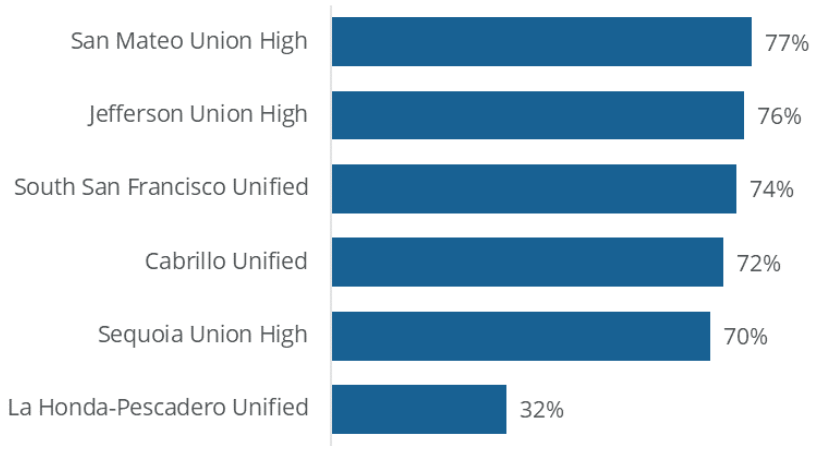


Figure III-~~28~~30: College-Going Rates, 2014-2015 to 2017-2018

Source:
California Department of Education and Root Policy Research.

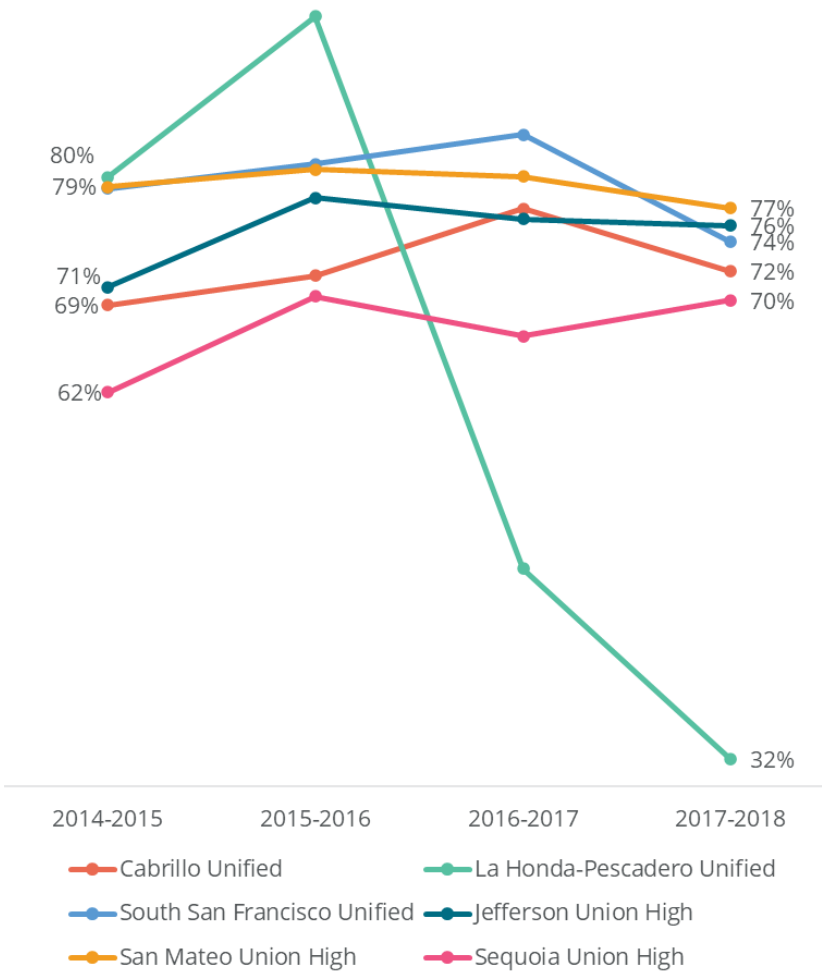
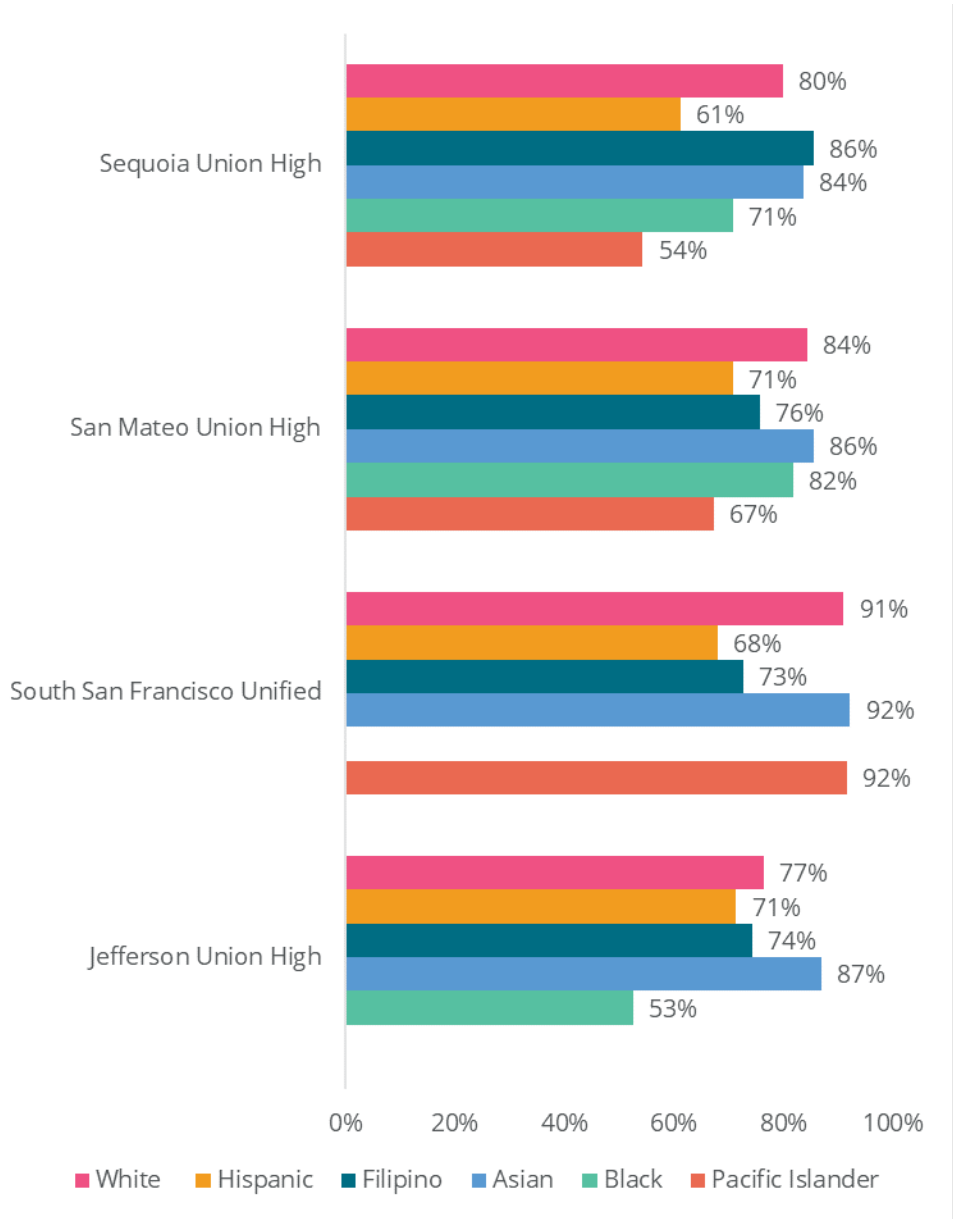


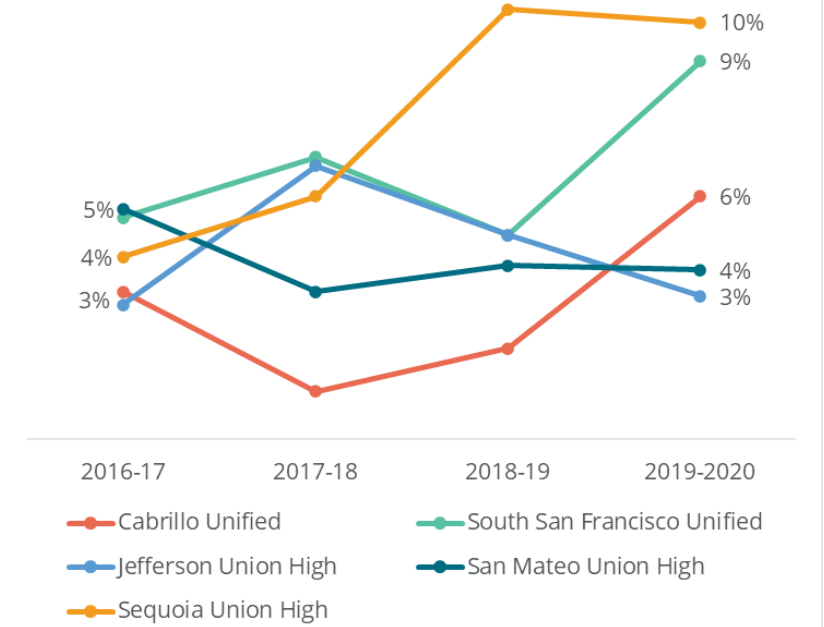
Figure III-~~29~~31: College-going Rates by Race and Ethnicity, 2017-18



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

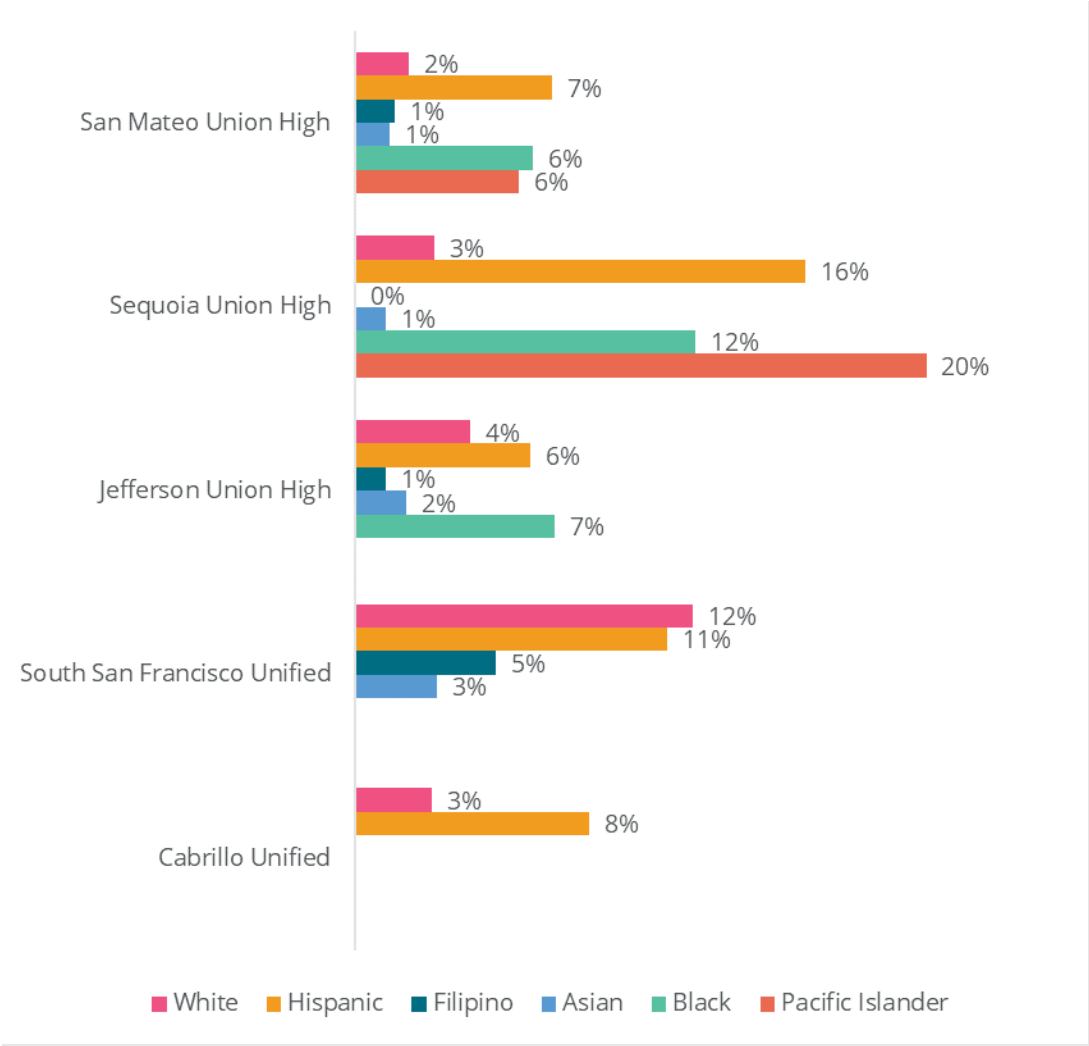
Figure III-~~30~~32: Dropout Rates by District, 2016-2017 to 2019-2020

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~~33: Dropout Rates by Race, 2019-2020

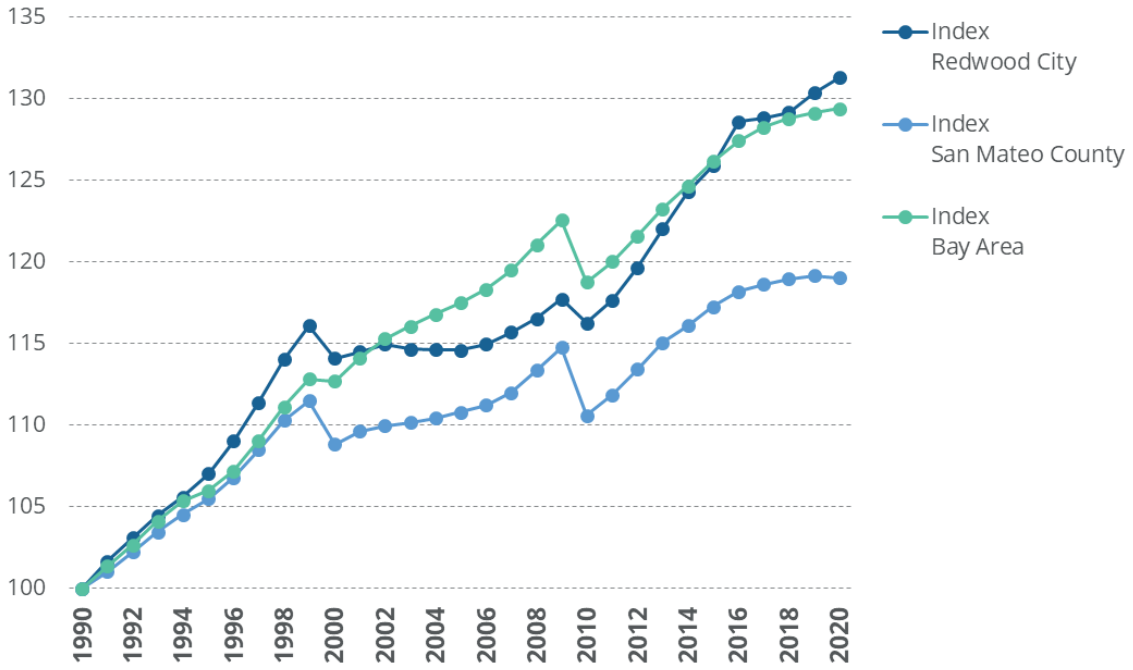


Source: California Department of Education and Root Policy Research

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

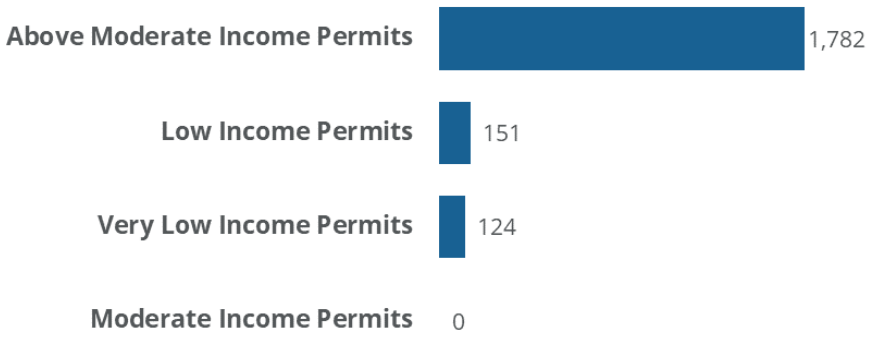


Figure IV-3.
Housing Units by Year Built, Redwood City

Source:
ABAG Housing Needs Data Workbook

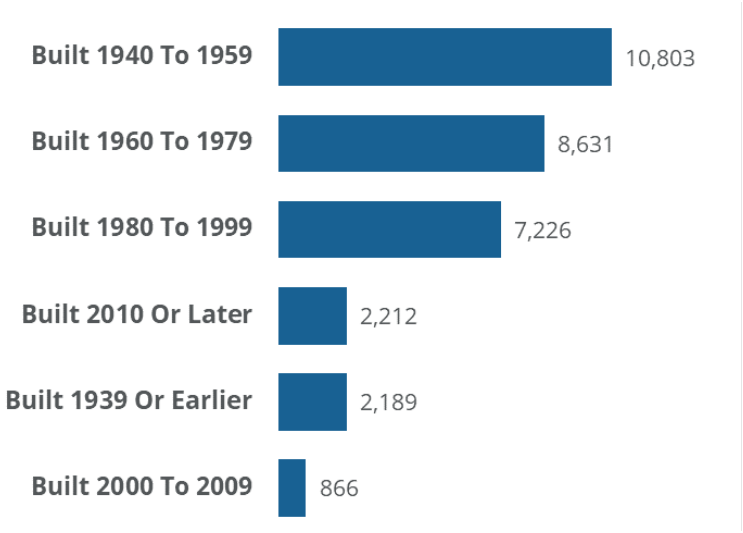
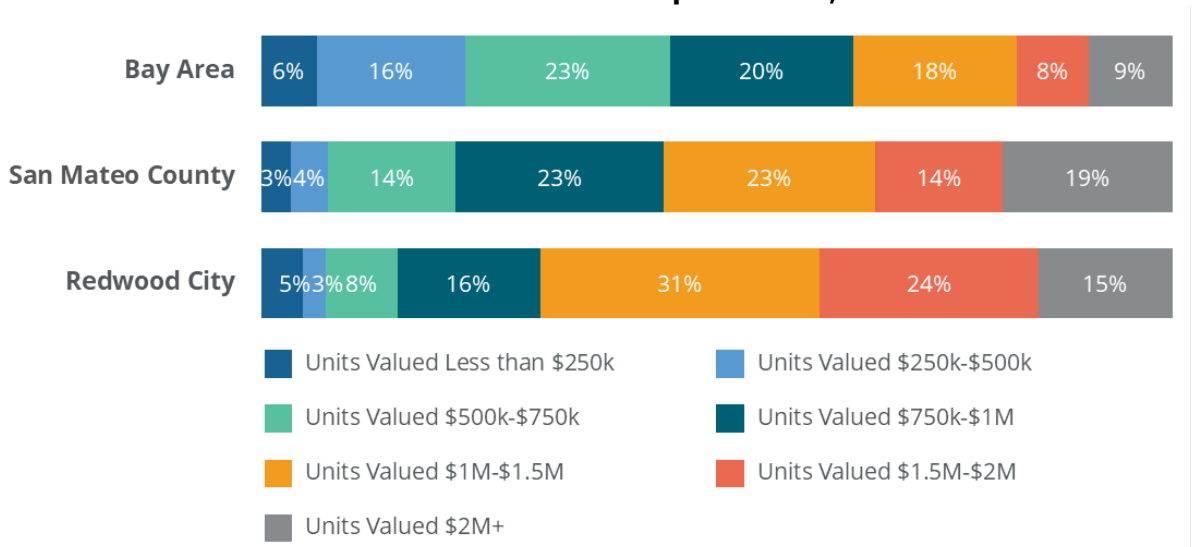
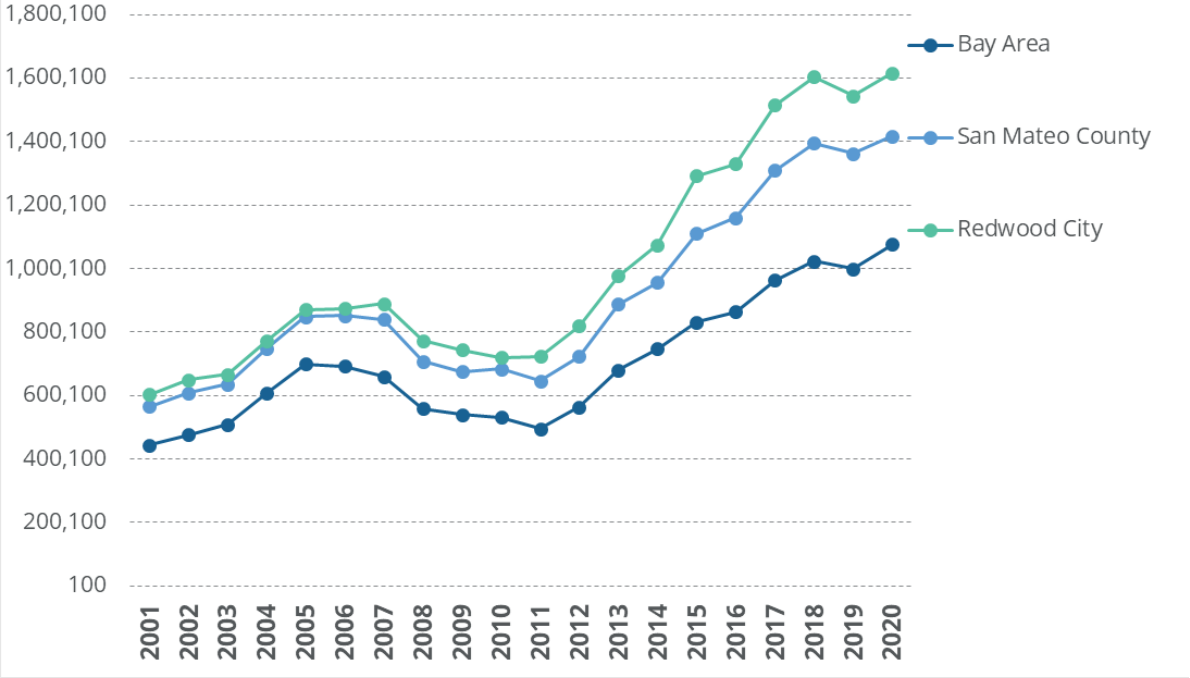


Figure IV-4.
Distribution of Home Value for Owner Occupied Units, 2019



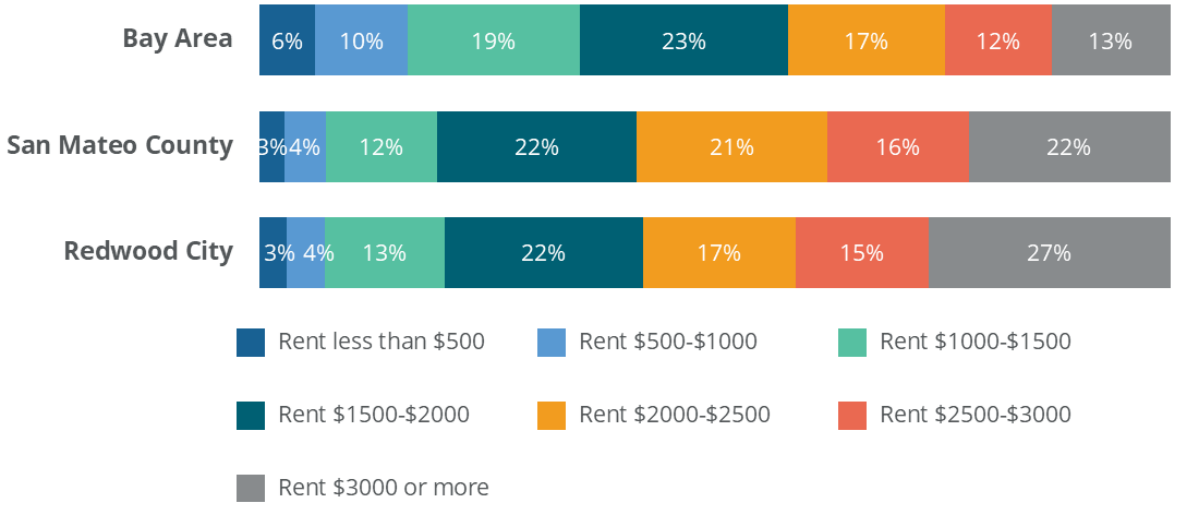
Source: ABAG Housing Needs Data Workbook

Figure IV-5.
Zillow Home Value Index, 2001-2020



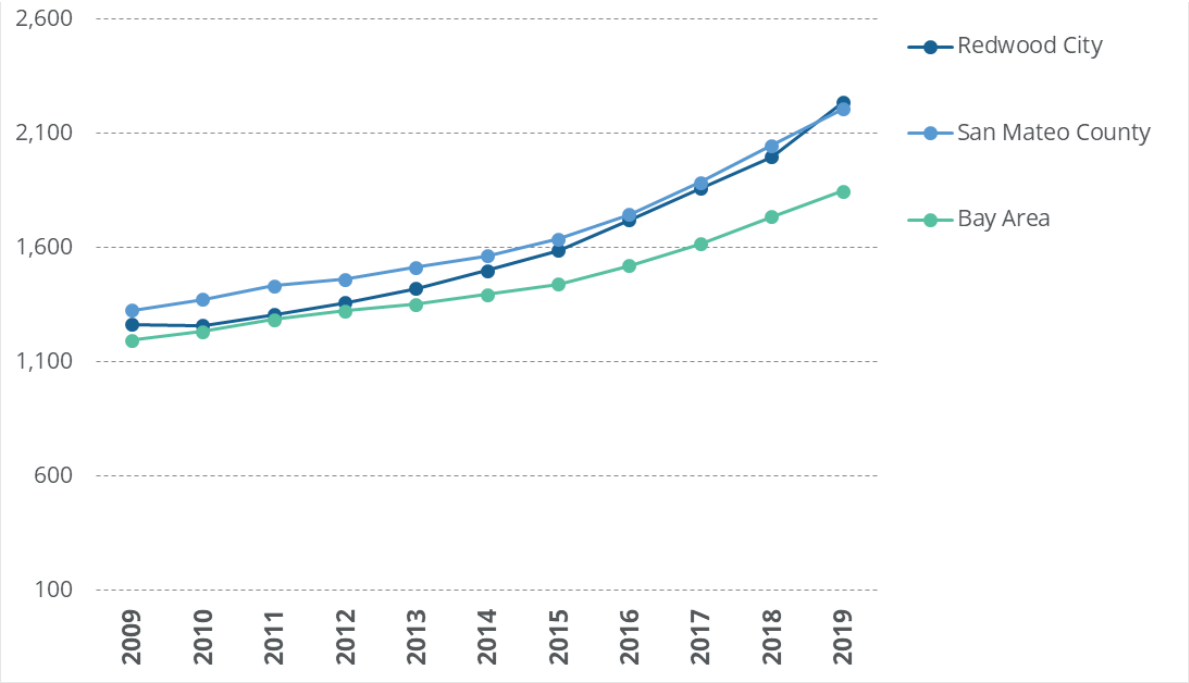
Source: ABAG Housing Needs Data Workbook

Figure IV-6.
Distribution of Contract Rents for Renter Occupied Units, 2019



Source: ABAG Housing Needs Data Workbook

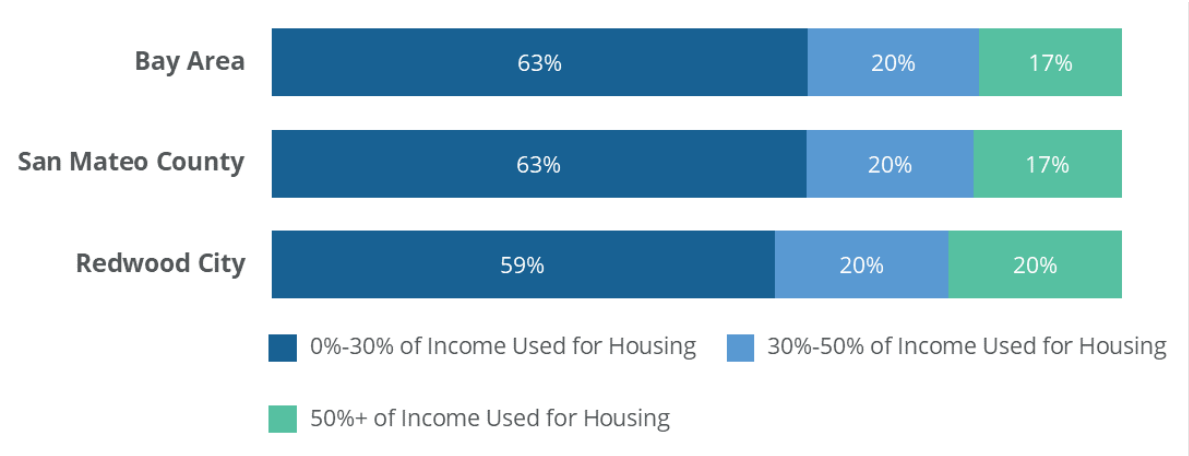
Figure IV-7.
Median Contract Rent, 2009-2019



Source: ABAG Housing Needs Data Workbook

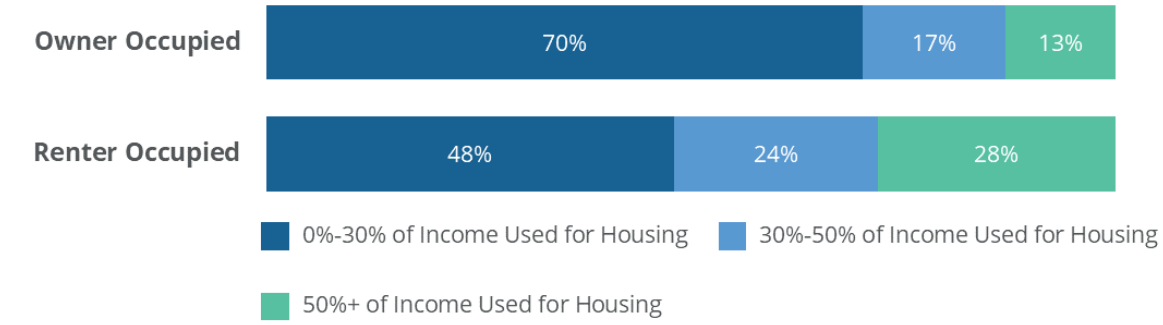
Cost burden and severe cost burden.

Figure IV-8.
Overpayment (Cost Burden) by Jurisdiction, 2019



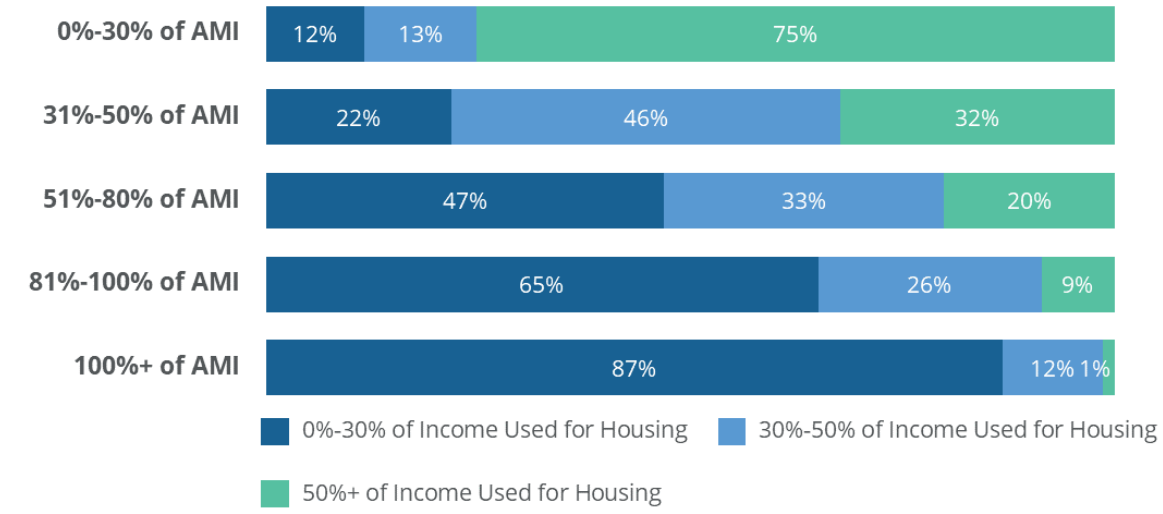
Source: ABAG Housing Needs Data Workbook

Figure IV-9.
Overpayment (Cost Burden) by Tenure, Redwood City, 2019



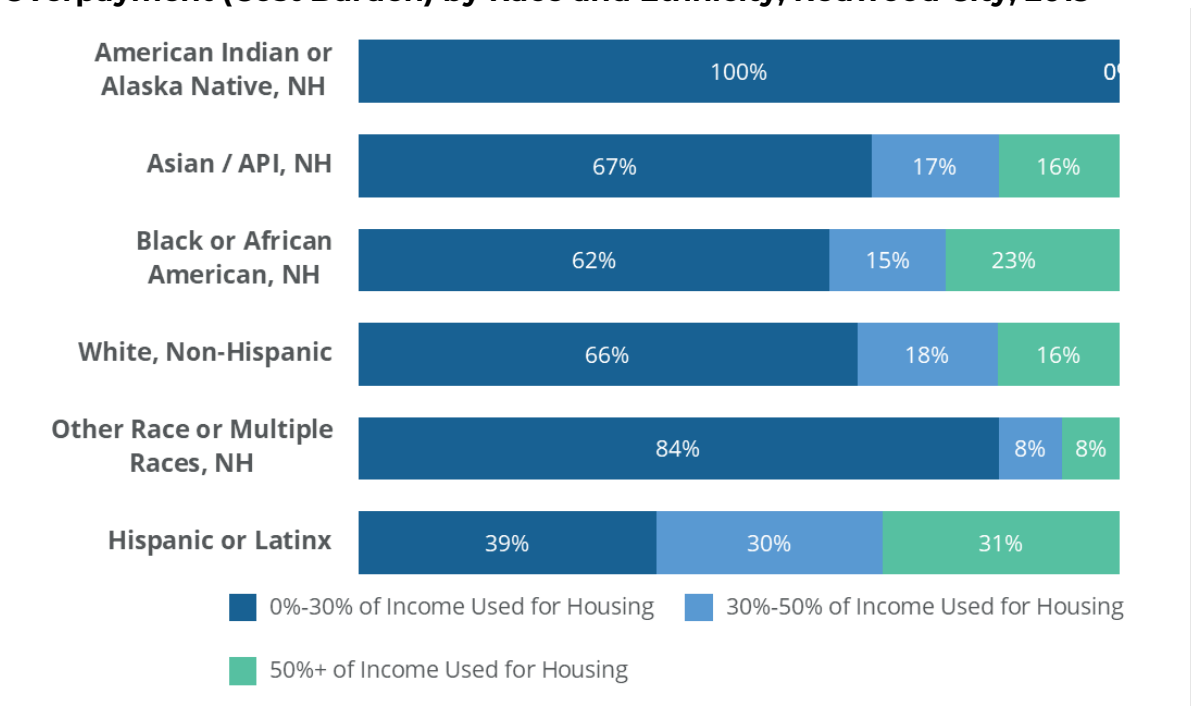
Source: ABAG Housing Needs Data Workbook

Figure IV-10.
Overpayment (Cost Burden) by Area Median Income (AMI), Redwood City, 2019



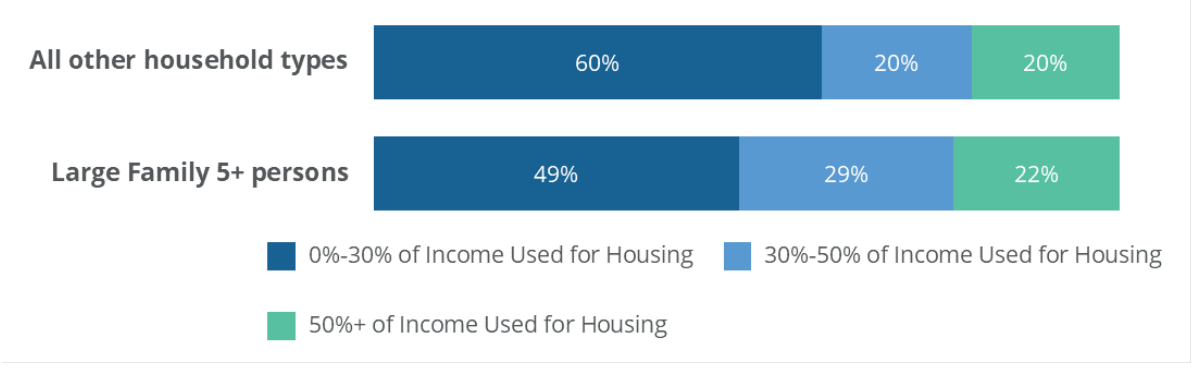
Source: ABAG Housing Needs Data Workbook

Figure IV-11.
Overpayment (Cost Burden) by Race and Ethnicity, Redwood City, 2019



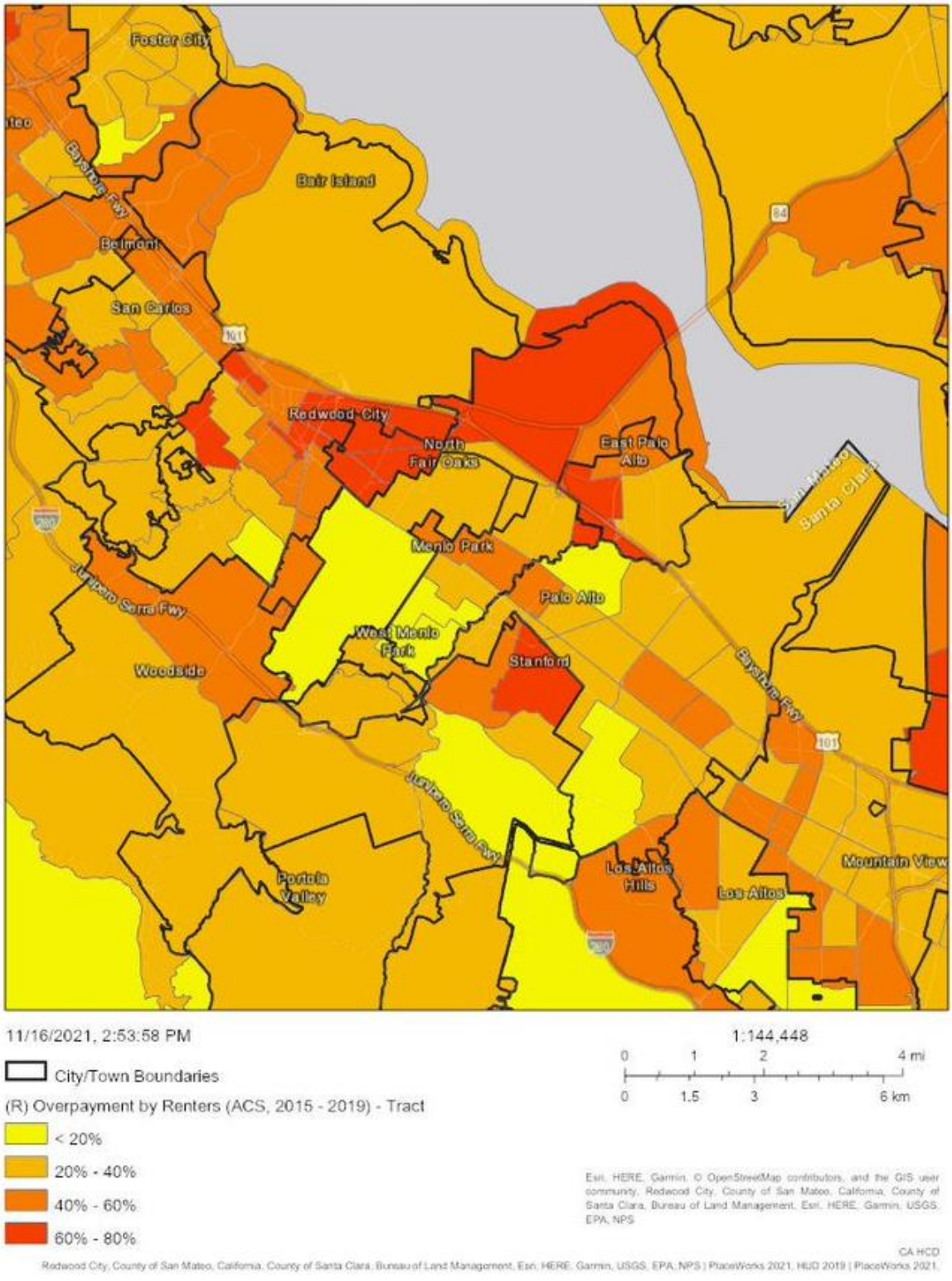
Source: ABAG Housing Needs Data Workbook

Figure IV-12.
Overpayment (Cost Burden) by Family Size, Redwood City, 2019



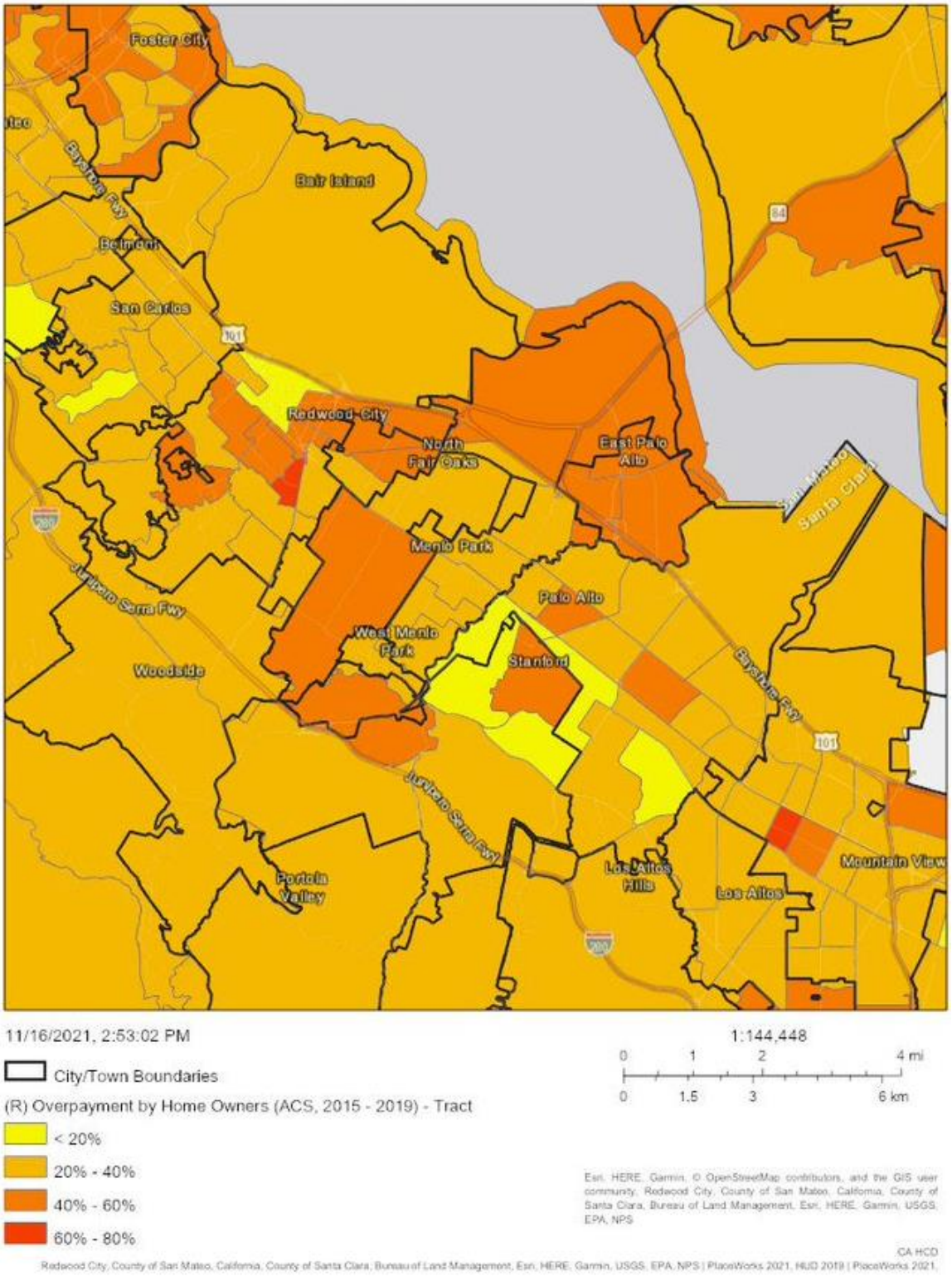
Source: ABAG Housing Needs Data Workbook

Figure IV-13.
Overpayment (Cost Burden) for Renter Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

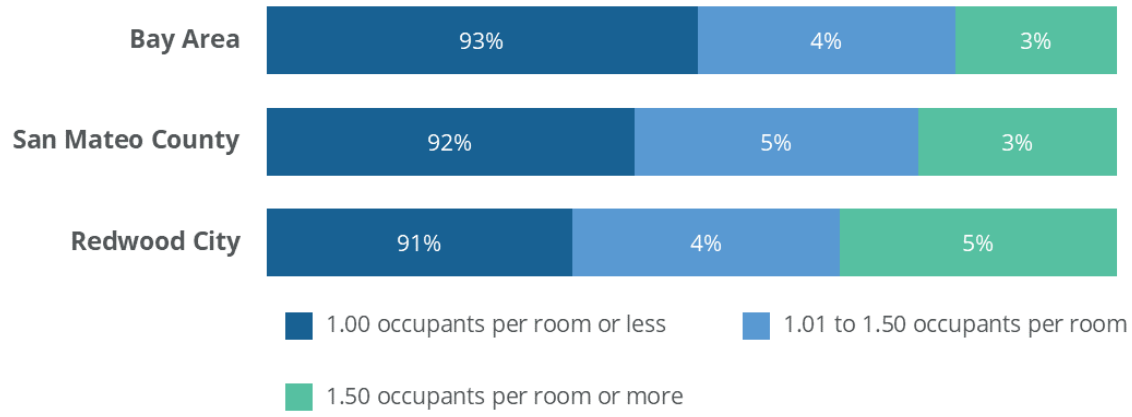
Figure IV-14.
Overpayment (Cost Burden) for Owner Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

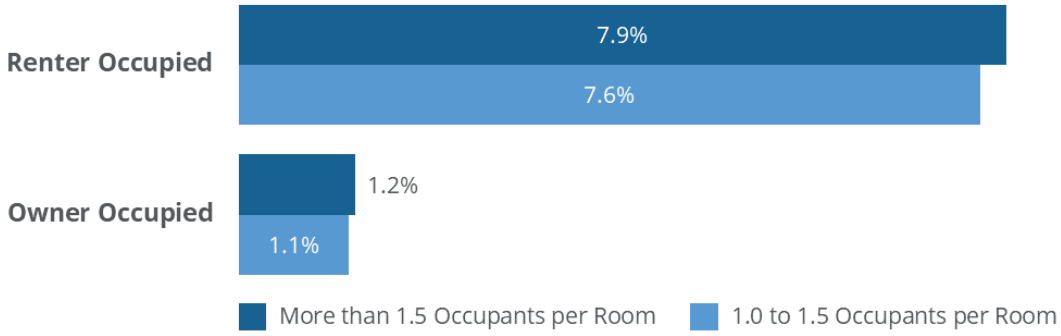
Overcrowding.

Figure IV-15.
Occupants per Room by Jurisdiction, 2019



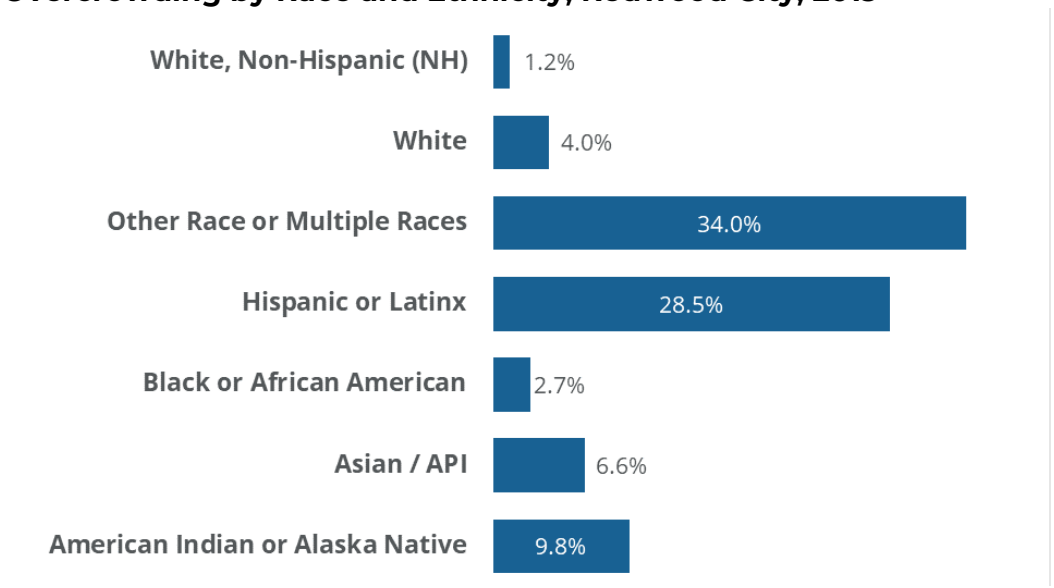
Source: ABAG Housing Needs Data Workbook

Figure IV-16.
Occupants per Room by Tenure, Redwood City, 2019



Source: ABAG Housing Needs Data Workbook

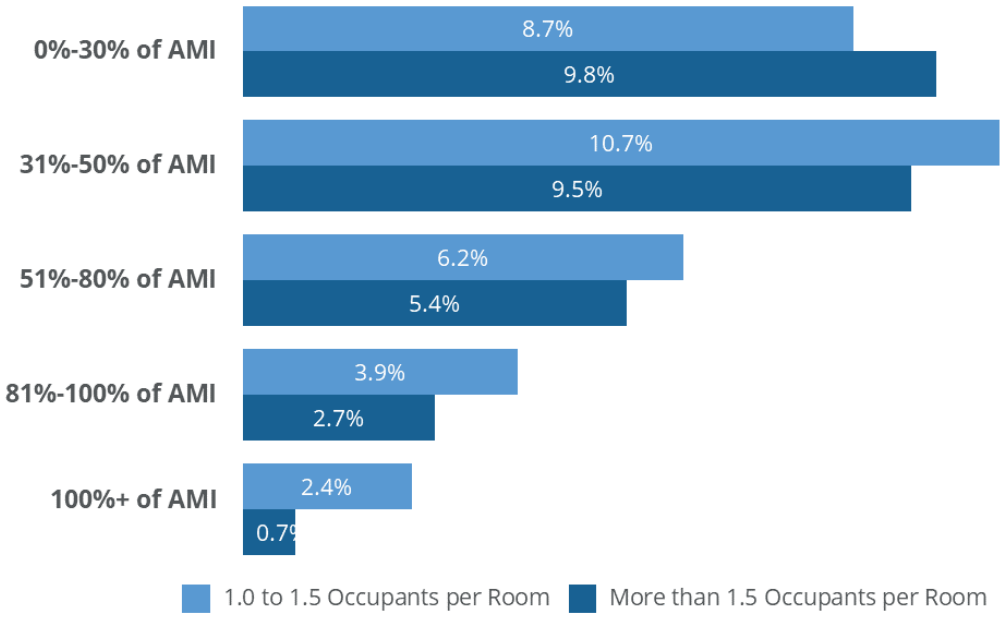
Figure IV-17.
Overcrowding by Race and Ethnicity, Redwood City, 2019



Note: Overcrowding is indicated by more than 1 person per room.

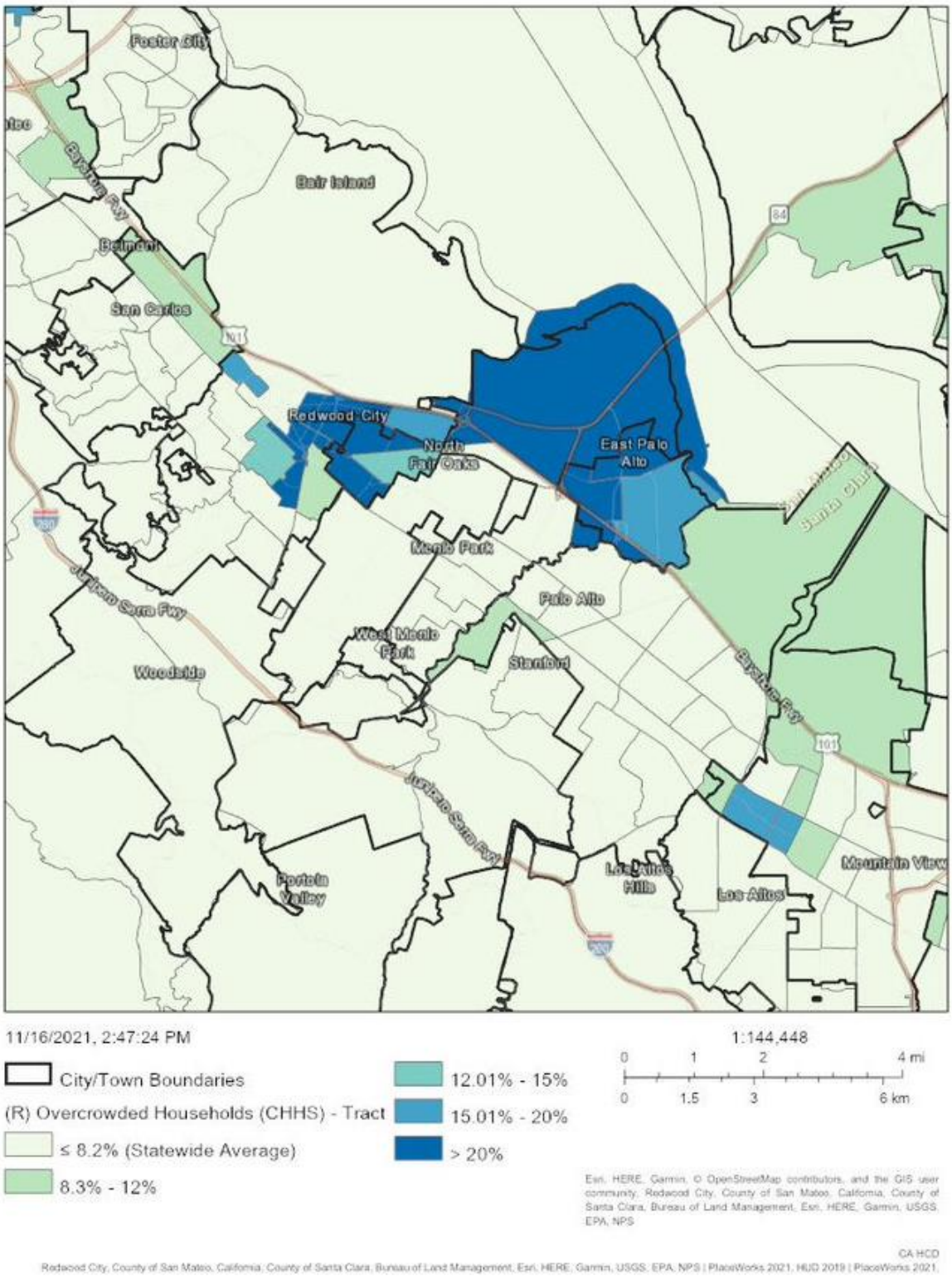
Source: ABAG Housing Needs Data Workbook

Figure IV-18.
Occupants per Room by AMI, Redwood City, 2019



Source: ABAG Housing Needs Data Workbook

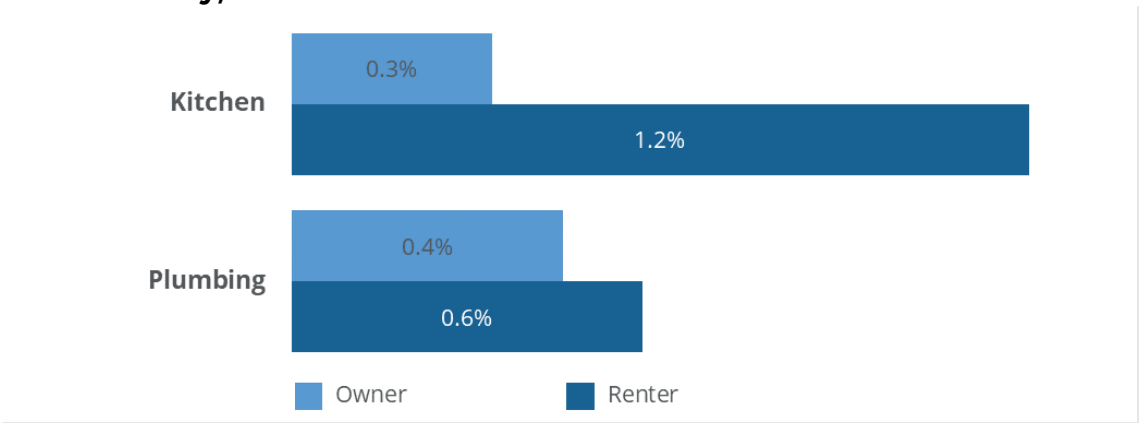
Figure IV-19.
Overcrowded Households by Census Tract, 2019



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

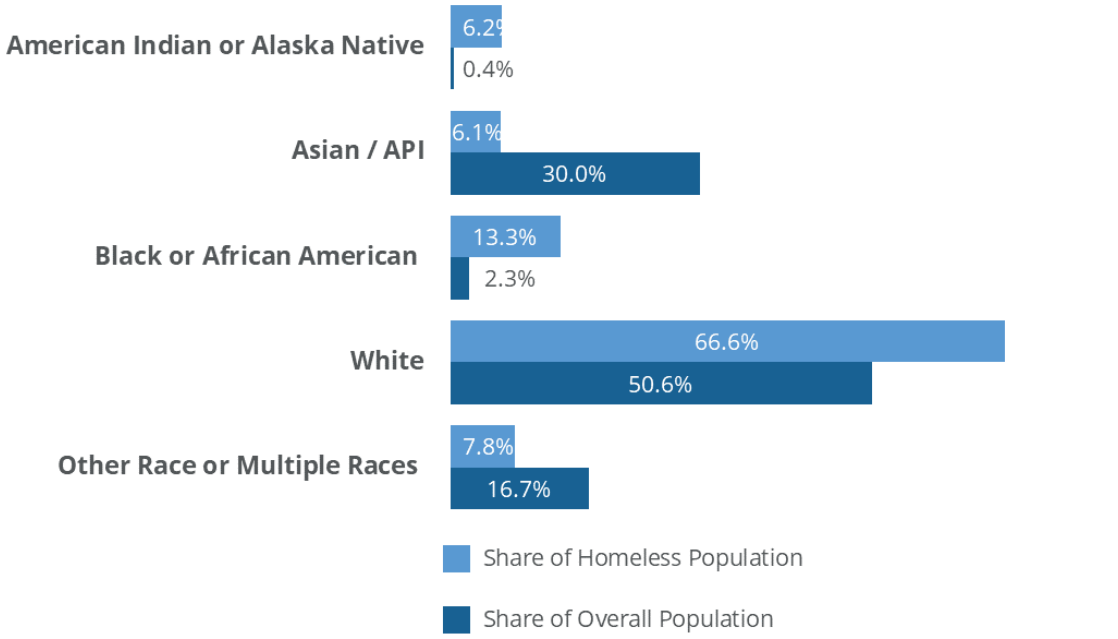
Homelessness.

Figure IV-21.
Homelessness by Household Type and Shelter Status, San Mateo County, 2019

Source:
ABAG Housing Needs Data Workbook

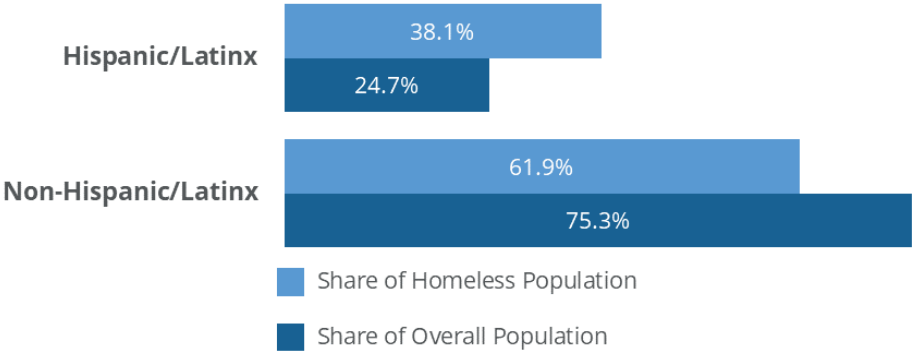
	People in Households Solely Children	People in Households with Adults and Children	People in Households Without Children
Sheltered - Emergency Shelter	0	68	198
Sheltered - Transitional Housing	0	271	74
Unsheltered	1	62	838

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

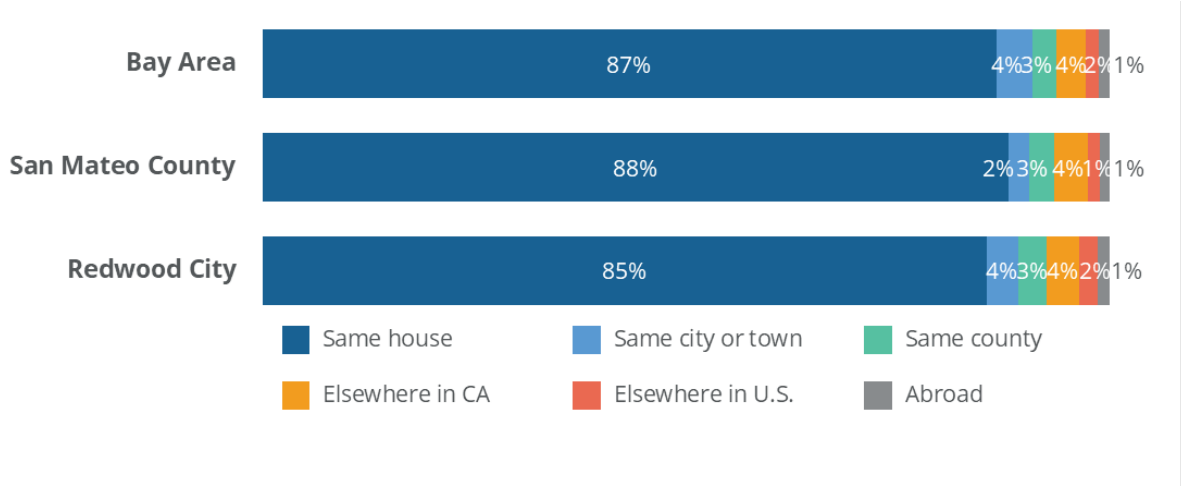
Figure IV-24.
Characteristics of the Population Experiencing Homelessness, San Mateo County, 2019

	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

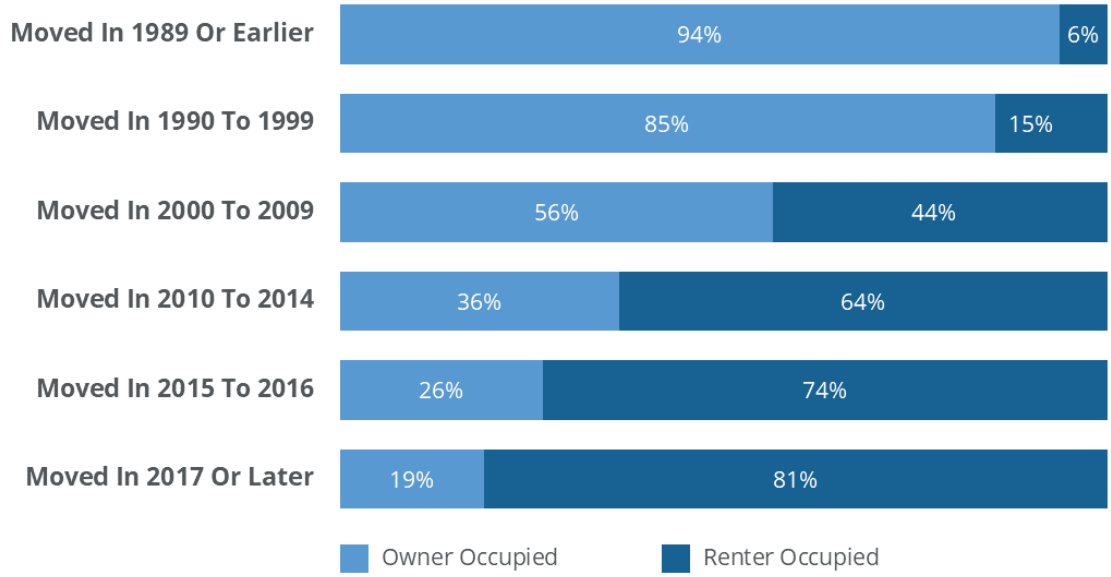
Displacement.

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



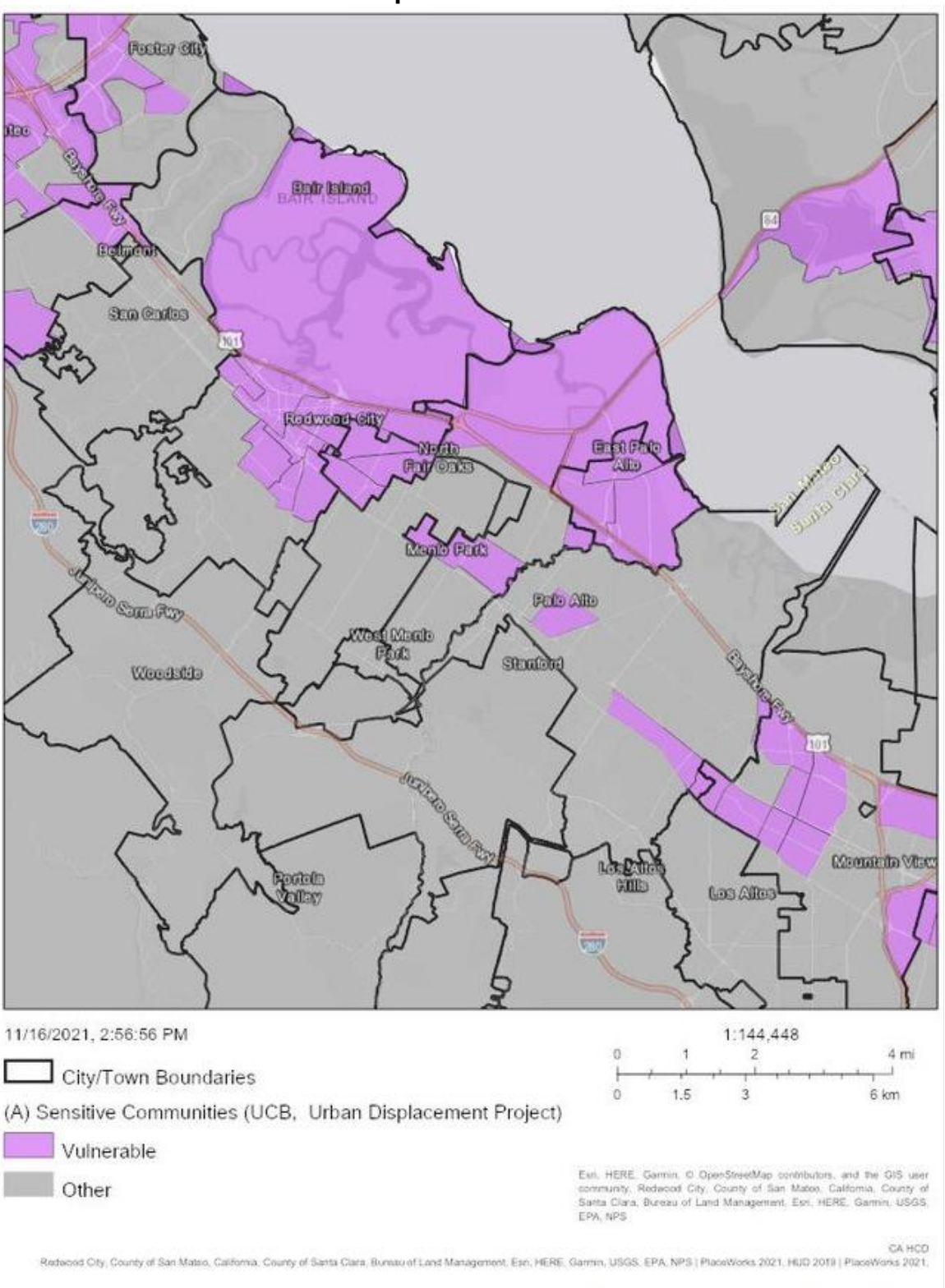
Source: ABAG Housing Needs Data Workbook

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

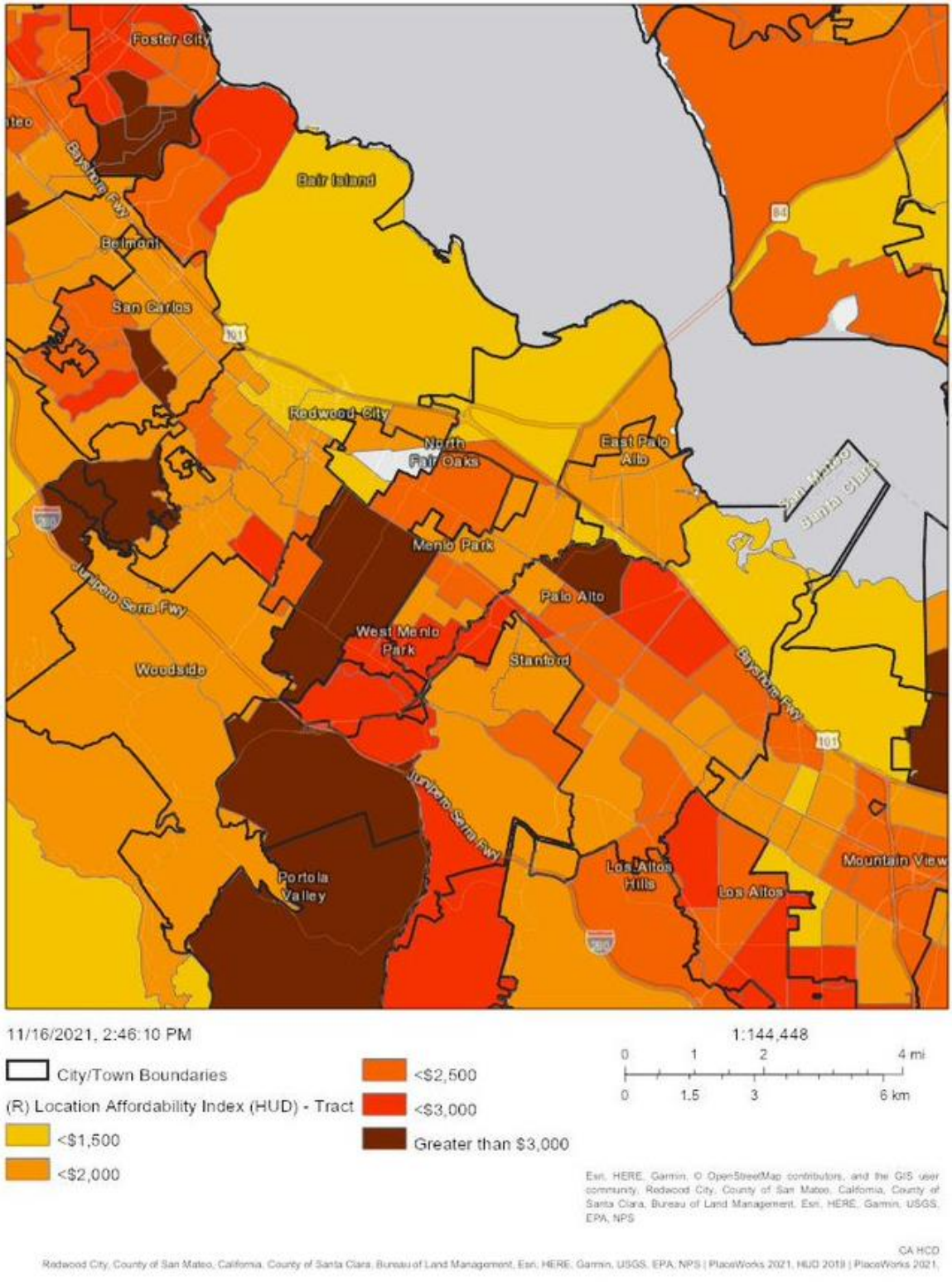
Source: ABAG Housing Needs Data Workbook

Figure IV-28.
Census Tracts Vulnerable to Displacement



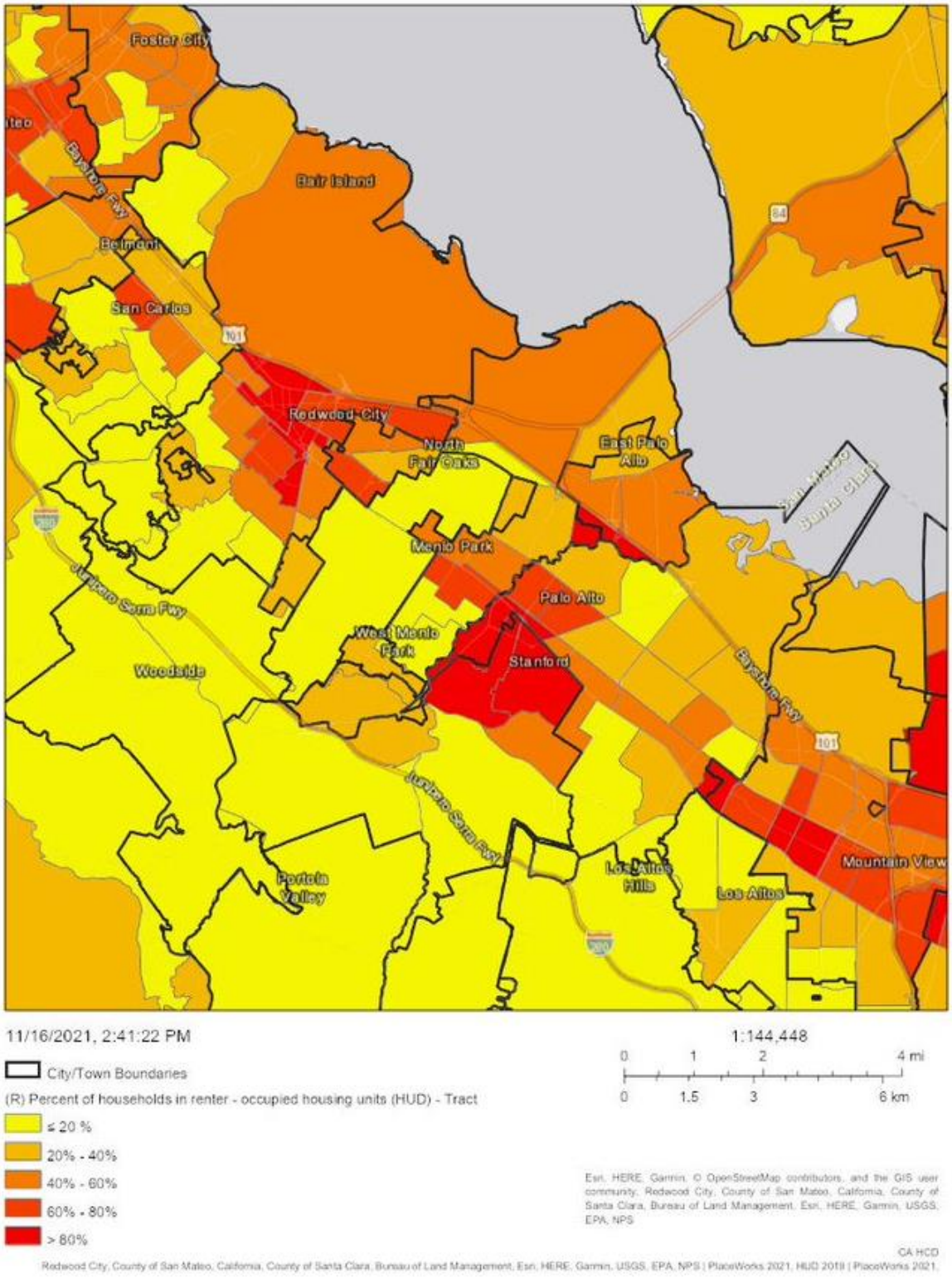
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure IV-29.
Location Affordability Index by Census Tract



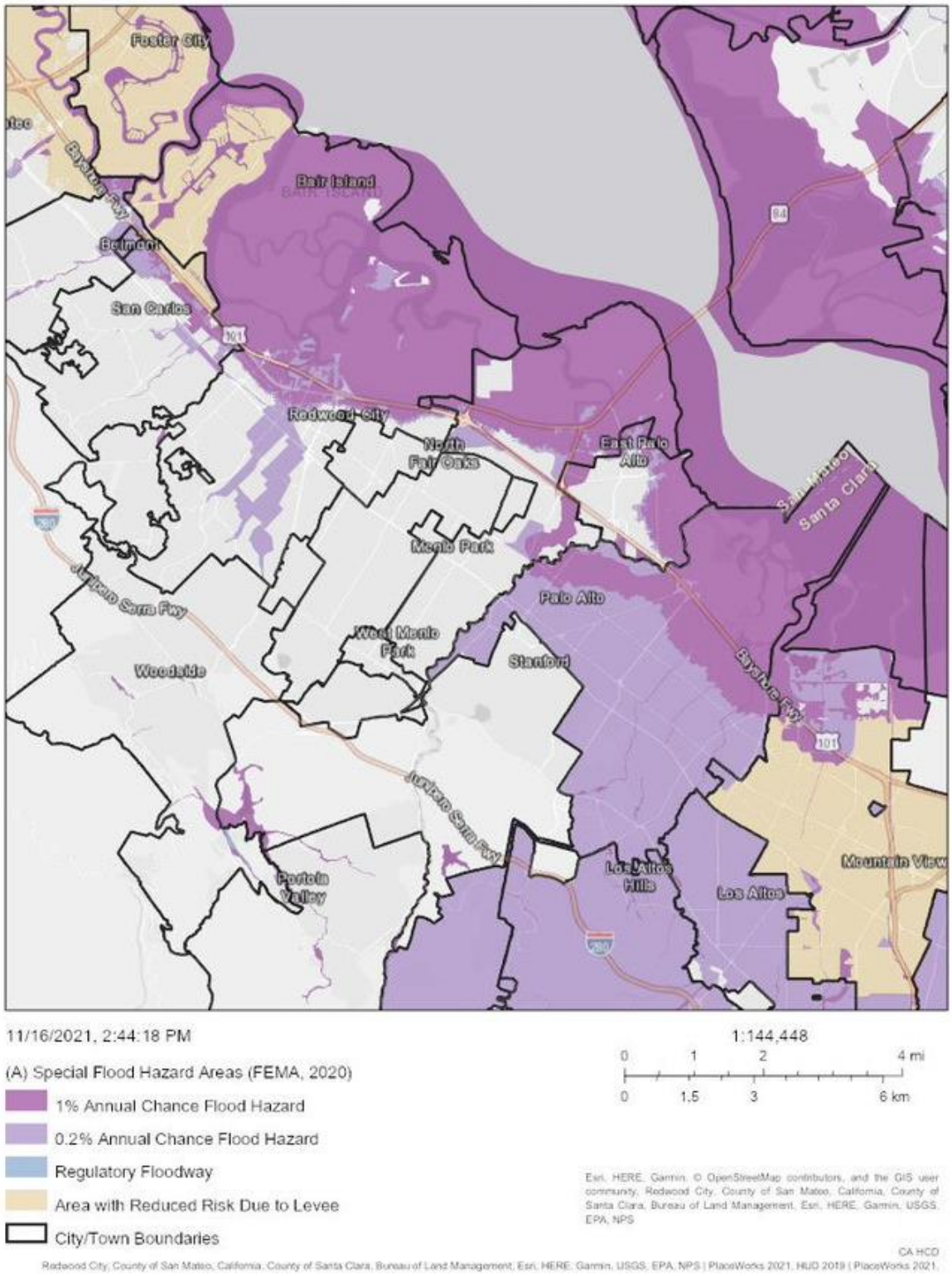
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure IV-30.
Share of Renter Occupied Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

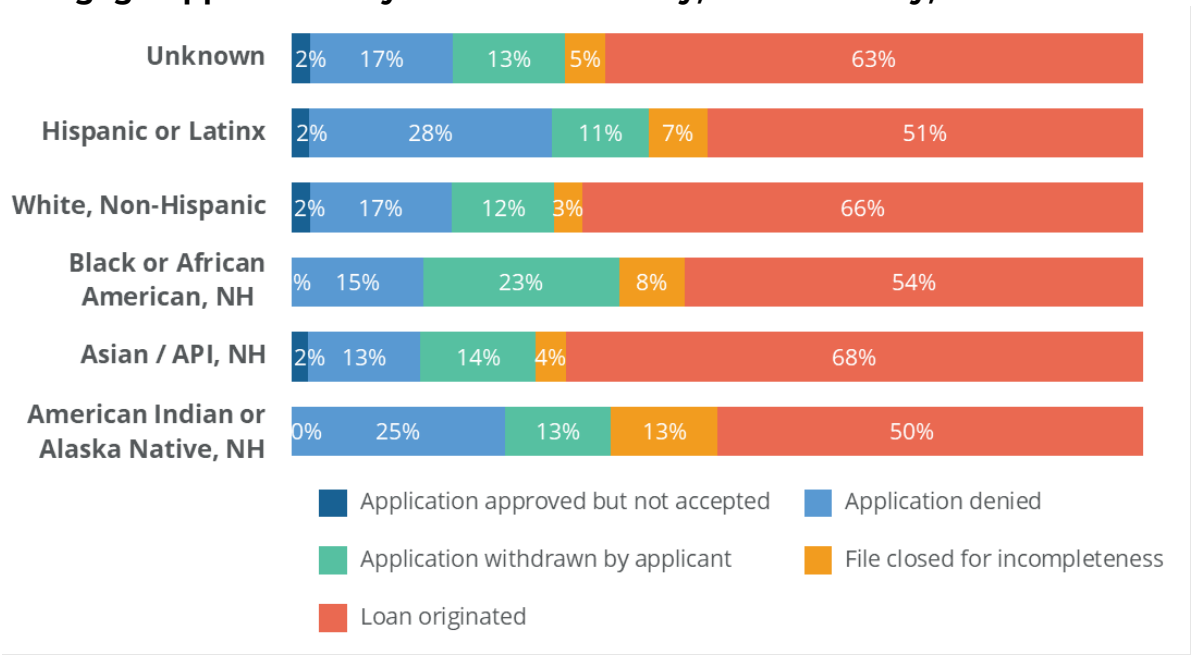
Figure IV-31.
Special Flood Hazard Areas, 2000



Source: California Department of Housing and Community Development AFFH Data Viewer

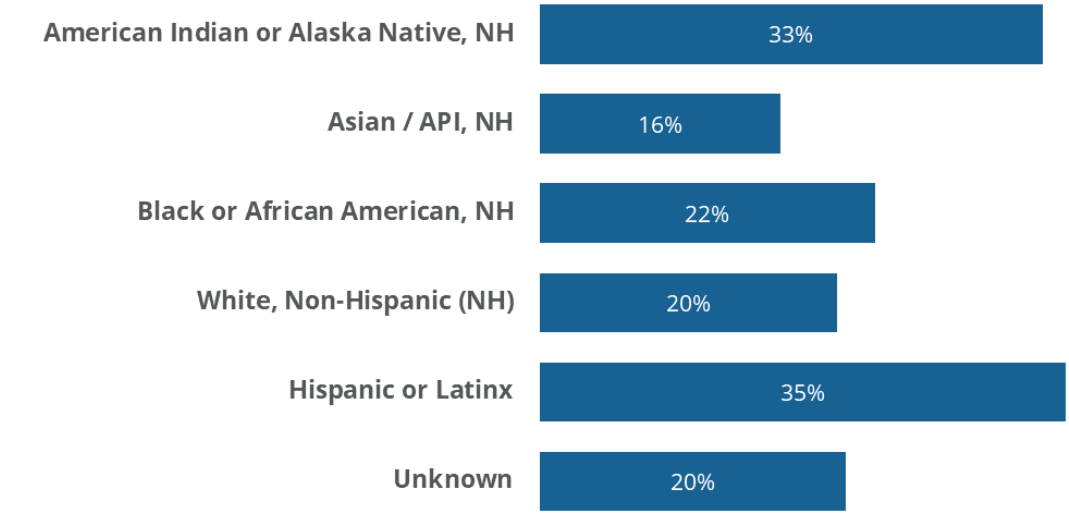
Other considerations.

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.

DRAFT

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
Planning Commission Study Session #3	June 21, 2022	Zoning and Municipal Code changes to implement the updated Housing Goals, Policies, and Programs

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.

DRAFT

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. Specific revisions include:

- Removed sites identified to be unlikely to redevelop and added a new site with good potential for redevelopment. This includes:
  - Removing the Ferrari Pond site located off Seaport Boulevard
  - Adding the site at 1950 El Camino Real in the Mixed Use Corridor – El Camino Real zoning district (near Woodside Road) as a potential housing site.
  - Adding the City-owned 611 Heller site.
- Corrected errors and made minor text edits 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 affordable housing nexus study with considerations for incentivizing ELI units as part of the affordable housing ordinance
  - Prioritizing housing funds for extremely low-income
    - 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
    - Added objectives to programs to:
      - Track and report on the number of new affordable units providing a preference for people with 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

The Draft Element, as revised, ~~will remain~~was submitted to HCD on April 11, 2022 and was made 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,~~During the HCD review period, additional comment letters were received. The following changes were made to the Housing Element in response:

- The Housing Plan was modified to add a review of the Affordable Housing Ordinance and consultation with affordable housing developers to identify potential revisions that would better support development of affordable housing, and especially LIHTC financed housing.
- Adjusted timeframes for additional revisions to parking standards and innovative parking policy.
- Added modular housing to Housing Policy H-4.4 to encourage innovative construction types.

Following HCD's review, the Draft Housing Element was revised to respond to the Department's comments. The revised draft was made available to the public for a 15-day review period on September 9, 2022. During that time, an online comment form allowed community members to easily provide feedback on the Draft Housing Element. The City met with stakeholders and announced the release of the draft Housing Element at the Housing and Human Concerns Committee, Senior Affairs Commission, Planning Commission, and City Council. The City hosted open office hours for in-person and virtual meetings, advertised on social media, and sent emails to interested parties and neighborhood associations citywide. Based on comments from the public, the City considered and incorporated public comments. Key revisions include:

- Reduced Affordable Housing Ordinance (AHO) update timeframe (Program H2-4) from 2030 to 2023 to support development of affordable housing, especially LIHTC financed projects, and a second more comprehensive update scheduled by December 2026 to align with San Mateo Countywide nexus study.
- Included additional market feasibility analysis to support Missing Middle Housing projections.
- Added Policy H5.7 to encourage private developers to hire local labor and support apprenticeship programs.

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.

DRAFT

This page intentionally left blank.

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. The City has also made considerable progress in addressing the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness), guided by the goals, policies, and related actions of the 2015-2022 Housing Element.

During the planning period, a number of affordable housing projects were constructed, approved, or proposed that support special needs populations, including:

- Habitat for Humanity project was constructed, including 20 one, two, and three-bedroom units that are affordable to lower income families, providing new homeownership opportunities for a variety of household types, including large households. The City contributed over $4 million to this project. (**Program H-9: Extremely Low-Income and Special Needs Housing, Program H-16: Affordable Housing Development and Program H-17: First-Time Homebuyer Program)**
- 353 Main Street, currently under construction, will provide 125 affordable housing units, of which more than half are for extremely low income households. The project also has 52 two-bedroom units to serve larger households. The City contributed $3.5 million to this project. **(Program H-9: Extremely Low-Income and Special Needs Housing and Program H-16: Affordable Housing Development)**

- 707 Bradford Street, constructed during the previous Housing Element cycle, is a 117-unit residential development for seniors at the very low income affordability level. More specifically, ten of the units are for senior homeless veterans, ten units are for seniors that are medically frail and part of the Community Care Settings Program and six units are for seniors who are homeless or at-risk of homelessness and have a mental illness. **(Program H-5: Senior Housing Needs and Program H-16: Affordable Housing Development)**

- Shores Landing is a senior supportive housing community at the 95-room former Marriott TownPlace Suites hotel in the Redwood Shores neighborhood. The County acquired the property in December 2020 using Homekey Program funds, which were awarded by the State of California. Shores Landing houses the County's most vulnerable residents, extremely low-income seniors aged 62 and older, some of whom have experienced homelessness, are at risk of homelessness, have lost their homes due to Covid-19, or are medically-frail seniors enrolled in the County's Community Care Settings program. MidPen and the Mental Health Association of San Mateo County (MHA) offer a robust set of supportive services that include, but are not limited to: case management, housing stability support, individual service plans, community-based referrals, health education and wellness programming, life skills development, lease compliance services, and more. **(Program H-5: Senior Housing Needs, Program H-9: Extremely Low-Income and Special Needs Housing, and Program H-16: Affordable Housing Development)**
- The new County Navigation Center, currently under construction, will provide a 240-bed, state-of-the-art shelter east of Highway 101 off of Maple Street. The Navigation Center will provide intensive counseling and other support services. The completed facility will include private sleeping units, shared toilet/showers, dining services, and support modules as well as outdoor areas for activities. **(Program H-9: Extremely Low-Income and Special Needs Housing**

Additionally, the City made significant progress in addressing homelessness under Policy H4-4 and Program H-9 including the following actions:

- The City's Fair Oaks Community Center, a multi-service facility offering a variety of services to the broader Redwood City community, provides critical services to low-income individuals such as the elderly, female-headed households, and persons with disabilities. Services are offered by a combination of City staff and representatives from public and private nonprofit agencies. The following types of services are available: child care and pre-school, crisis intervention, classes (including ESL/citizenship), exercise, art, computers, food programs, shelter referrals, housing assistance, deposit and rental assistance, immigration and citizenship assistance, and legal services. Older adult services include breakfast and lunch programs, classes, and other activities. Community workers are available to talk with persons needing help deciding what services they need and provide information and referrals to a variety of other programs. The site is part of the core network of community service agencies of San Mateo County and administers the Critical Family Needs Housing Assistance Fund for the Redwood City-North Fair Oaks area.

- To support the needs of persons experiencing homelessness, the City worked on researching and putting together the RV Safe Parking program, a two-year temporary program that combines enforcement related to RV residency-related impacts with a safe parking option for RV residents as they transition back into permanent housing. The program provides on and off-street RV

parking permits to accommodate the current population of RV residents in Redwood City. The parking site is located on City-owned property and LifeMoves provides outreach and case management services for participants in both the RV Parking Permit and Safe RV Parking Site Programs, as well as operation of the Safe RV Parking Site. In 2021, the City launched a rapid rehousing program using State Permanent Local Housing Allocation (PLHA) funds specifically for RV Safe Parking Program participants. The program provides a short-term (12 months) rental subsidy, housing search and case management services to help participants transition to permanent housing. Eight households are currently enrolled in the program, of which one has been permanently housed so far.

- The City has also funded the Downtown Streets Team since October 2019. Downtown Streets Team provides volunteer work experience for people experiencing homeless ness (e.g., litter pick up in the Downtown) and Team members are provided with basic needs stipends, case management services, and jobs placement services. A total of 68 participants have participated in the Redwood City program, 20 of which are current team members. This has led to four permanent housing placements, seven jobs obtained, and 102 barriers removed.

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
▪ **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.	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. Continued Appropriateness: 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.
Program H-2: Preservation of At-Risk Rental Housing. ▪ Annually monitor the affordability status of Redwood City Commons. ▪ 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. In the event a project becomes at risk of converting to market-rate housing, work with property owners	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. 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). *Continued Appropriateness:* The retention of existing affordable housing is an important part of the City's

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
or other interested non-profit housing providers to preserve the units as affordable housing.	affordable housing strategy. This program is continued in the updated Housing Element.
▪ **Program H-3: Countywide Nexus Study.** 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.	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. *Continued Appropriateness:* 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.
Program H-4: Adequate Sites to Meet Regional Fair Share of Housing Growth. ▪ Continue to provide appropriate land use designations consistent with regional housing needs for mixed-use and infill development near transit and other amenities. ▪ Maintain an inventory of potential sites to provide to developers in conjunction with information on development incentives for affordable units. ▪ As part of the Housing Element annual reporting process, evaluate project development against the sites inventory to ensure compliance with Government Code Section 65863. ▪ 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. ▪ Continue to pursue implementation of the award-winning General Plan through completion and adoption of implementing zoning regulations and specific plans.	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 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. *Continued Appropriateness:* 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.
Program H-5: Senior Housing Needs. ▪ Continue to support organizations that facilitate shared housing arrangements. ▪ Support senior housing projects that are located near public transit. ▪ Continue to encourage new senior housing options, including assisted living facilities located in close proximity to services and transit.	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

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
▪ 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.	households who are dually eligible for Medicare and Medi-Cal. 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. *Continued Appropriateness:* 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.
Program H-6: Site Improvements and Fees. ▪ Continue to exempt affordable housing projects from the City's park impact fee. ▪ 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. ▪ 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.	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. Continued Appropriateness: 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.
Program H-7: Permit Processing. ▪ Continue to evaluate and improve the streamlined processing system to facilitate residential development. ▪ Establish a protocol that prioritizes affordable and special needs housing for processing. ▪ Utilize CEQA exemptions for infill development sites to shorten entitlement review time.	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/expedited permit processing procedure. As appropriate, CEQA exemptions are utilized for infill development.

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	Continued Appropriateness: This program will remain in the Housing Element as part of a streamlining program.
Program H-8: Residential Care Facilities and Group Homes. ▪ 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. ▪ Facilitate discussions with neighborhoods and adjacent uses so that good neighbor relationships are fostered and impacts to adjacent uses are mitigated. ▪ Seek opportunities to assist nonprofit housing providers to acquire and/or rehabilitate residential housing for group homes.	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. *Continued Appropriateness:* 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.
Program H-9: Extremely Low-Income and Special Needs Housing. ▪ 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. ▪ Prioritize a portion of CDBG and HOME funding to assist in the development of housing affordable to extremely low-income households. ▪ Continue to consult with the San Mateo County Center on Homelessness to further efforts of the Housing Our People Effectively (HOPE) Homelessness Plan. ▪ 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. ▪ Continue to allow the establishment of transitional and supportive housing options that function as residential uses, consistent with similar residential uses.	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. 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. 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. 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: • $150,000 Healthy Streets Initiative • $907,000 Downtown Streets Team • $1,700,000 Temporary RV Safe Parking Program • $800,000 Homelessness Initiatives

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	• $1,300,000 Homelessness Initiatives *Continued Appropriateness:* 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.
Program H-10: Revised Parking Standards. ▪ 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. ▪ Analyze existing parking standards for single-family, duplex, triplex, and second units, including requirements precluding parking from any front or side yard setback area. Based on this analysis, consider modifications to the Zoning Ordinance to better encourage infill development.	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-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. *Continued Appropriateness:* 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.
Program H-11: Small Lot Duplex, Triplex, and Multi-Family Development. ▪ 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. ▪ 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. ▪ Based on the study performed, consider other revisions to zoning standards that would facilitate this type of development while preserving neighborhood character.	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. *Continued Appropriateness:* 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.

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program H-12: Second Units. ▪ 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 encourage development of second units. Adopt modifications as appropriate. ▪ 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. ▪ 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. ▪ 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.	The City has updated ADU standards multiple times to comply with State law, including ~~a revision~~revisions in 2015, 2017, 2019, and 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. The City also contributed funds to an ADU one-stop shop pilot, which provided free project management services to homeowners wanting to building ADUs (https://www.hellobright.org/) In addition, the City partnered with HEART (Housing Endowment and Regional Trust) of San Mateo County to provide free pre-approved plans to residents. Construction plans for the all-electric, detached ADUs can be downloaded by the public at no cost on the City's ADU website along with other informational resources (www.redwoodcity.org/ADU). *Continued Appropriateness:* 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 continue to monitor State laws to ensure compliance~~.~~ with state law and update the City's ordinance as needed.
▪ **Program H-13: Downtown Precise Plan.** 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.	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

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	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. *Continued Appropriateness:* 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.
Program H-14: Community Benefits Ordinance: Partnership RWC. 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.	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. *Continued Appropriateness:* This program has been completed and will not be continued in the updated Housing Element.
Program H-15: Rehabilitation Programs. ▪ Provide loan and grant assistance to facilitate the rehabilitation of 20 owner-occupied units per year. ▪ Continue to provide funding to facilitate home accessibility modifications for disabled persons,	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.

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
with a goal of completing home accessibility modifications for 30 households per year. ▪ Promote the use of energy and water conservation measures as part of this program. ▪ Continue to allocate payments from the rehabilitation loan revolving fund program to assist future rehabilitation projects. ▪ Continue to affirmatively market loan programs using numerous media and outreach techniques to inform residents about the availability of these programs.	*Continued Appropriateness:* 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.
Program H-16: Affordable Housing Development. ▪ Continue to provide subsidies, as funds are available, to assist in the development of affordable housing units. ▪ 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. ▪ Seek opportunities to assist in the acquisition of land for the construction of new affordable rental and ownership housing. ▪ Consider dedicating future "boomerang" redevelopment funds for affordable housing. ▪ 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.	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. *2019 Construction Start:* 707 Bradford (MidPen) - 117 units (Completed May 2021) 1409 El Camino Real (Greystar IV) - 35 units (Completed Winter 2021) *2020 Construction Start:* 612 Jefferson (Habitat for Humanity) - 20 units 353 Main (ROEM) - 125 units *Entitled Units:* 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 *Continued Appropriateness:* 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.
Program H-17: First-Time Homebuyer Program. ▪ Continue to provide homeownership assistance to eligible first-time homebuyers at Wyndham Place. ▪ Explore creating a "Move Up" program that will provide a support structure to first-time homebuyers.	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

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
▪ 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. ▪ 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.	*Continued Appropriateness:* 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.
Program H-18: Alternative Housing Models. ▪ Facilitate the development of alternative housing models suited to the community through the provision of flexible zoning regulations. ▪ Encourage efficiency units in rental housing to accommodate seniors and individuals who work in Redwood City. ▪ 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. ▪ Proactively update the Zoning Ordinance to accommodate emerging housing types as new innovative projects are proposed.	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. *Continued Appropriateness:* 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.
Program H-19: Fair Housing Services. ▪ Continue to assist households with fair housing services through the support of fair housing services. ▪ 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. ▪ 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. ▪ Review the Reasonable Accommodation Ordinance, and adopt amendments as necessary, to ensure compliance with State and federal fair housing laws.	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. *Continued Appropriateness:* Fair housing remains an important goal for the City; this program is continued in the updated Housing Element.
Program H-20: Outreach Plan. ▪ Partner with housing advocates to provide information to the community on housing	Information on affordable housing is on the City's Housing website. City staff also reaches out to neighborhood associations and groups with presentations, workshops,

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
density and affordable housing. Reach out to the community regarding these topics in general, as well as with regard to specific new developments. ▪ 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.	and affordable housing listing handouts, and encourages developers to seek input from local stakeholders relevant to specific projects. *Continued Appropriateness:* Educational outreach is an important component in development of housing. This program will be continued in the updated Housing Element.
▪ **Program H-21: Acquisition and Rehabilitation of Existing Housing.** 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.	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. The City contributed $1.1 million towards the acquisition and rehabilitation of Mosaic Gardens (55 units) at 3752-3770 Rolison Rd. 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. 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. 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. 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. In 2021, the City developed a proposed Anti-Displacement Strategy that includes specific housing preservation policy recommendations. The Anti-

Table H6-1: 2015-2022 Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	Displacement Strategy is expected to be approved by City Council in 2022. *Continued Appropriateness:* 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.
Program H-22: Consult with Public Agencies. ▪ Support regional efforts to address housing issues, including the 21 Elements group and participate in countywide housing studies. ▪ Continue to participate in regional studies and consider policies or programs to address the displacement of lower income residents due to new development. ▪ Support the San Mateo County Housing Authority's outreach efforts to property owners related to acceptance of Housing Choice Vouchers. ▪ 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.	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. *Continued Appropriateness:* This program is continued in the updated Housing Element.

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).

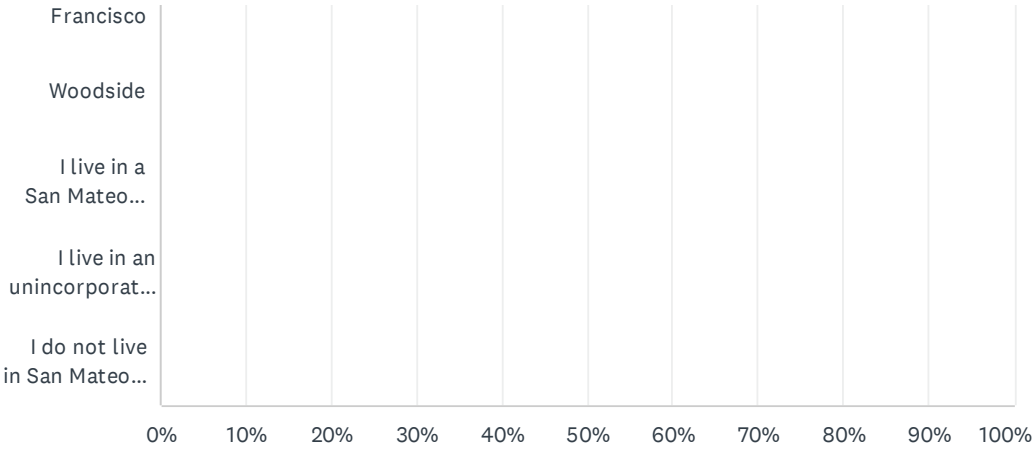
Table H6-2: Summary of 2015-2022 Housing Element Quantified Objectives

Objectives	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Construction Objectives (RHNA)						
Goal	706		429	502	1,152	2,789
Progress (through 2020)	287		291	--	2,357	2,935
Rehabilitation Objectives						
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
At-Risk Housing Units to Preserve						
Goal	58			--	--	58
Progress	58			--	--	58

Appendix A.
San Mateo County Fair Housing Survey

Q1 In what city or town do you live?

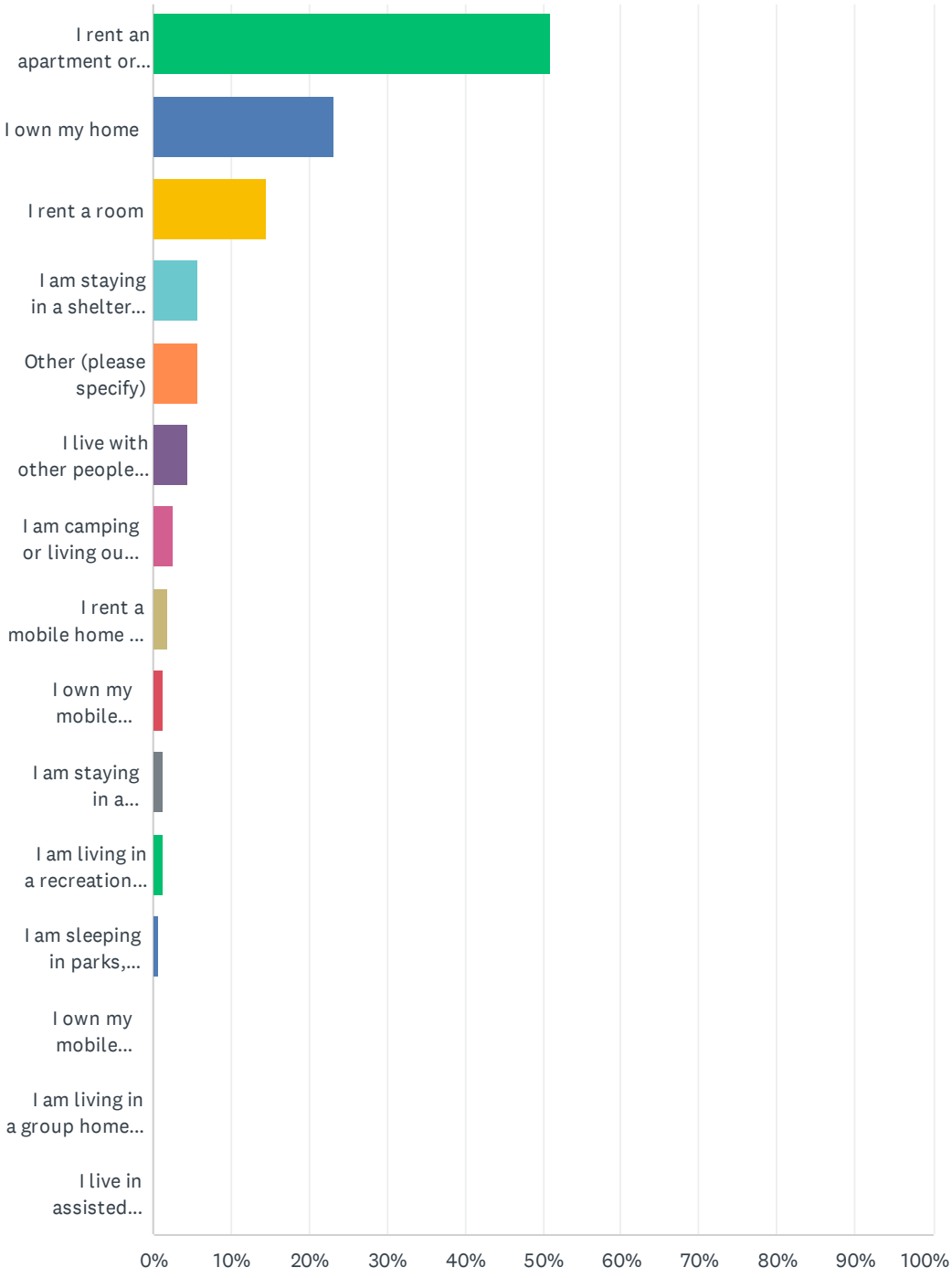
Answered: 163 Skipped: 0


Francisco
Woodside
I live in a San Mateo...
I live in an unincorporat...
I do not live in San Mateo...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
Redwood City	100.00%	163
Atherton	0.00%	0
Belmont	0.00%	0
Brisbane	0.00%	0
Burlingame	0.00%	0
Colma	0.00%	0
Daly City	0.00%	0
East Palo Alto	0.00%	0
Foster City	0.00%	0
Half Moon Bay	0.00%	0
Hillsborough	0.00%	0
Menlo Park	0.00%	0
Millbrae	0.00%	0
Pacifica	0.00%	0
Portola Valley	0.00%	0
San Bruno	0.00%	0
San Carlos	0.00%	0
City of San Mateo	0.00%	0
South San Francisco	0.00%	0
Woodside	0.00%	0
I live in a San Mateo County community not listed	0.00%	0
I live in an unincorporated area in San Mateo County	0.00%	0
I do not live in San Mateo County.	0.00%	0
TOTAL		163

Q2 Which of the following best describes your current housing situation? Check all that apply

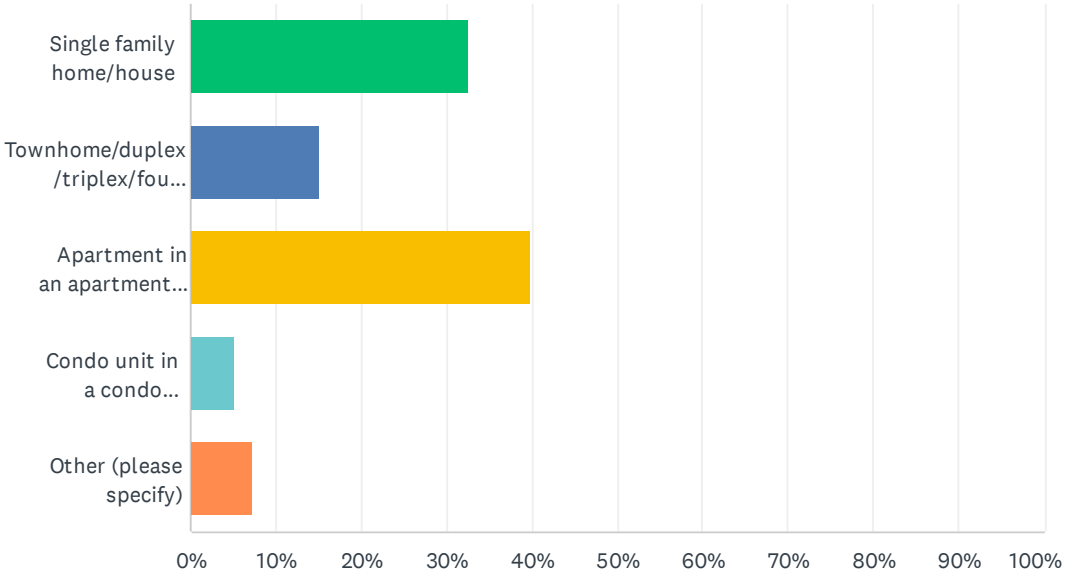
Answered: 159 Skipped: 4



ANSWER CHOICES	RESPONSES	
I rent an apartment or house	50.94%	81
I own my home	23.27%	37
I rent a room	14.47%	23
I am staying in a shelter or transitional housing	5.66%	9
Other (please specify)	5.66%	9
I live with other people and am not on lease or property title	4.40%	7
I am camping or living out of a car	2.52%	4
I rent a mobile home and space in a mobile home park	1.89%	3
I own my mobile home/trailer and rent a space in a mobile home park	1.26%	2
I am staying in a motel/hotel	1.26%	2
I am living in a recreational vehicle	1.26%	2
I am sleeping in parks, sidewalks, parking lots, in vacant buildings	0.63%	1
I own my mobile home/trailer and also own the space in a mobile home park	0.00%	0
I am living in a group home (e.g., sober living environment)	0.00%	0
I live in assisted living/congregate care community	0.00%	0
Total Respondents: 159		

Q3 In what type of housing unit do you currently live?

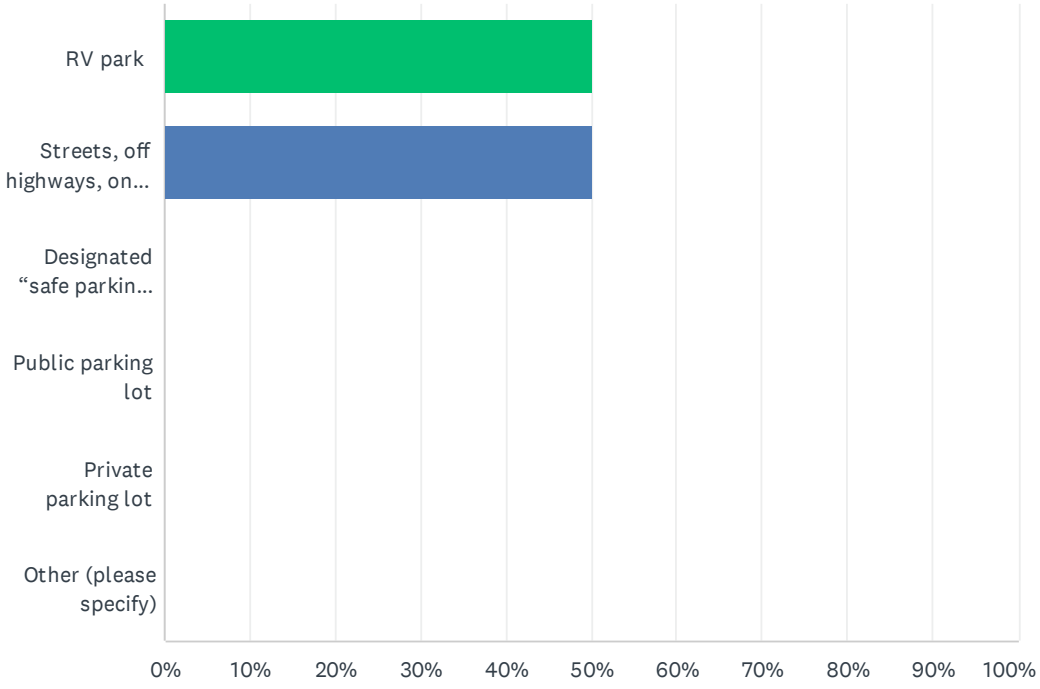
Answered: 138 Skipped: 25



ANSWER CHOICES	RESPONSES	
Single family home/house	32.61%	45
Townhome/duplex/triplex/fourplex	15.22%	21
Apartment in an apartment building	39.86%	55
Condo unit in a condo building	5.07%	7
Other (please specify)	7.25%	10
TOTAL		138

Q4 If RV in previous question: Where do you park your RV most often?

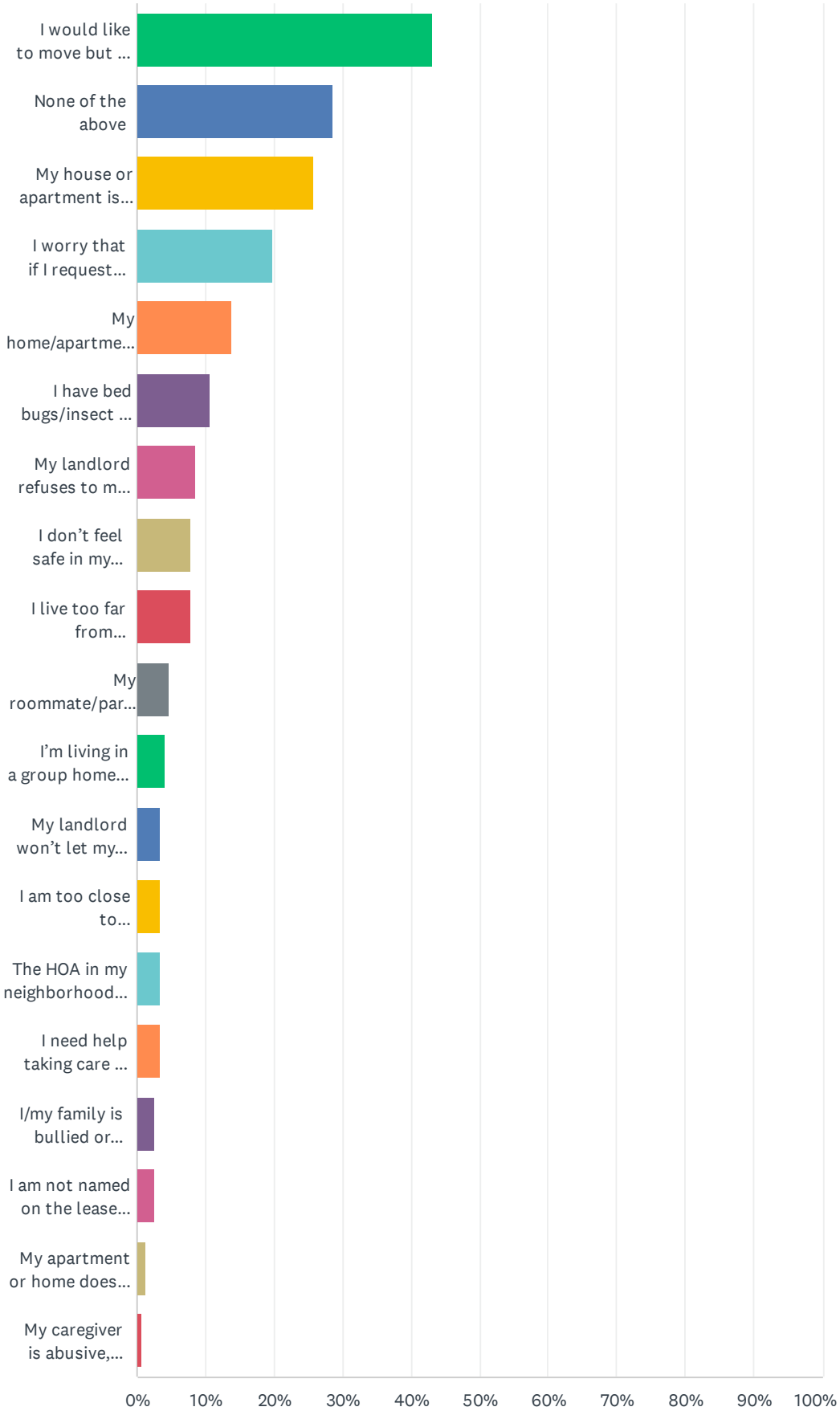
Answered: 2 Skipped: 161



ANSWER CHOICES	RESPONSES	
RV park	50.00%	1
Streets, off highways, on dirt roads	50.00%	1
Designated "safe parking" program spaces/lots	0.00%	0
Public parking lot	0.00%	0
Private parking lot	0.00%	0
Other (please specify)	0.00%	0
TOTAL		2

Q5 Do you face any of these challenges in your housing situation? (Select all that apply)

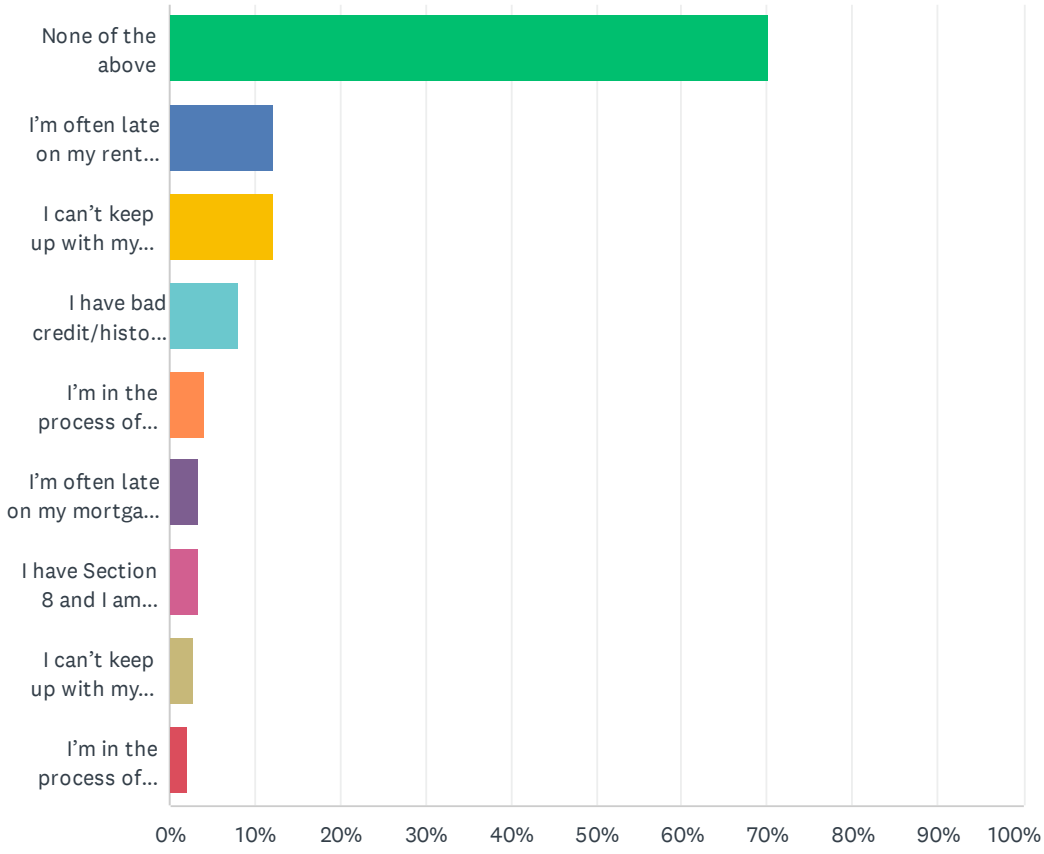
Answered: 151 Skipped: 12


I would like to move but ...
None of the above
My house or apartment is...
I worry that if I request...
My home/apartme...
I have bed bugs/insect ...
My landlord refuses to m...
I don't feel safe in my...
I live too far from...
My roommate/par...
I'm living in a group home...
My landlord won't let my...
I am too close to...
The HOA in my neighborhood...
I need help taking care ...
I/my family is bullied or...
I am not named on the lease...
My apartment or home does...
My caregiver is abusive,...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
I would like to move but I can’t afford anything that is available/My income is too low for me to find anywhere else to rent	43.05%	65
None of the above	28.48%	43
My house or apartment isn’t big enough for my family members	25.83%	39
I worry that if I request a repair it will result in a rent increase or eviction	19.87%	30
My home/apartment is in bad condition	13.91%	21
I have bed bugs/insect or rodent infestation	10.60%	16
My landlord refuses to make repairs despite my requests	8.61%	13
I don’t feel safe in my building/neighborhood	7.95%	12
I live too far from family/friends/my community	7.95%	12
My roommate/partner is abusive, mistreats me	4.64%	7
I’m living in a group home or congregate setting and would rather live independently	3.97%	6
My landlord won’t let my children play outside of my apartment/house/mobile home	3.31%	5
I am too close to environmental hazards (polluting factories, waste treatment)	3.31%	5
The HOA in my neighborhood won’t let me make changes to my house or property	3.31%	5
I need help taking care of myself/my home and can’t find or afford to hire someone	3.31%	5
I/my family is bullied or harassed by my landlord or other tenants	2.65%	4
I am not named on the lease and worry about getting evicted	2.65%	4
My apartment or home doesn’t have what I need for my disability	1.32%	2
My caregiver is abusive, mistreats me	0.66%	1
Total Respondents: 151		

Q6 Do you face any of these challenges paying for housing? (Select all that apply)

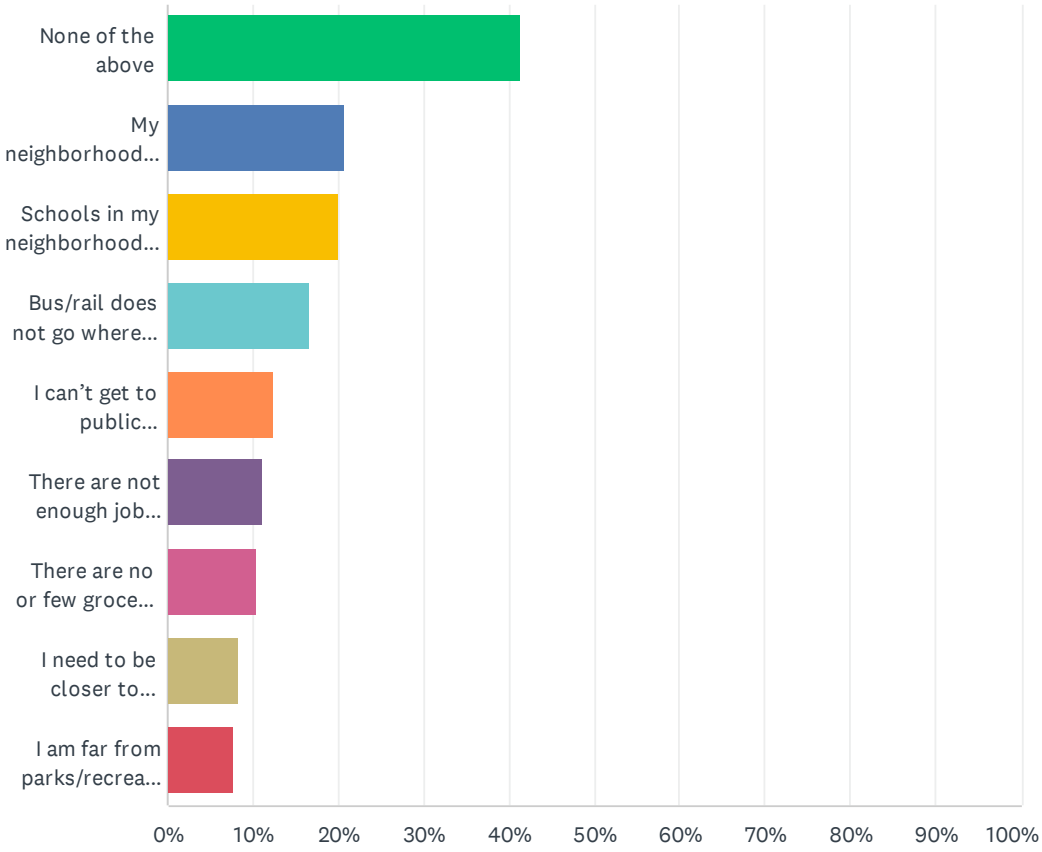
Answered: 147 Skipped: 16



ANSWER CHOICES	RESPONSES	
None of the above	70.07%	103
I'm often late on my rent payments	12.24%	18
I can't keep up with my utilities	12.24%	18
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	8.16%	12
I'm in the process of getting evicted	4.08%	6
I'm often late on my mortgage payments	3.40%	5
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	3.40%	5
I can't keep up with my property taxes	2.72%	4
I'm in the process of foreclosure	2.04%	3
Total Respondents: 147		

Q7 Do you face any of these challenges in your neighborhood? (Select all that apply)

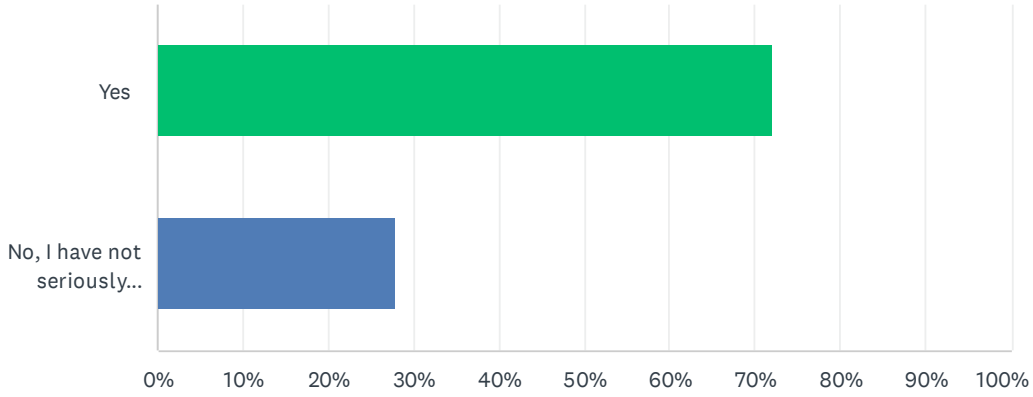
Answered: 145 Skipped: 18



ANSWER CHOICES	RESPONSES	
None of the above	41.38%	60
My neighborhood does not have good sidewalks, walking areas, and/or lighting	20.69%	30
Schools in my neighborhood are poor quality	20.00%	29
Bus/rail does not go where I need to go or does not operate during the times I need	16.55%	24
I can't get to public transit/bus/light rail easily or safely	12.41%	18
There are not enough job opportunities in the area	11.03%	16
There are no or few grocery stores/healthy food stores in the area	10.34%	15
I need to be closer to health care/medical facilities	8.28%	12
I am far from parks/recreation areas	7.59%	11
Total Respondents: 145		

Q8 In the past five years, have you looked seriously for housing to rent or buy in San Mateo County? (“Serious” looking includes touring or searching for homes or apartments, putting in applications or pursuing mortgage financing.)

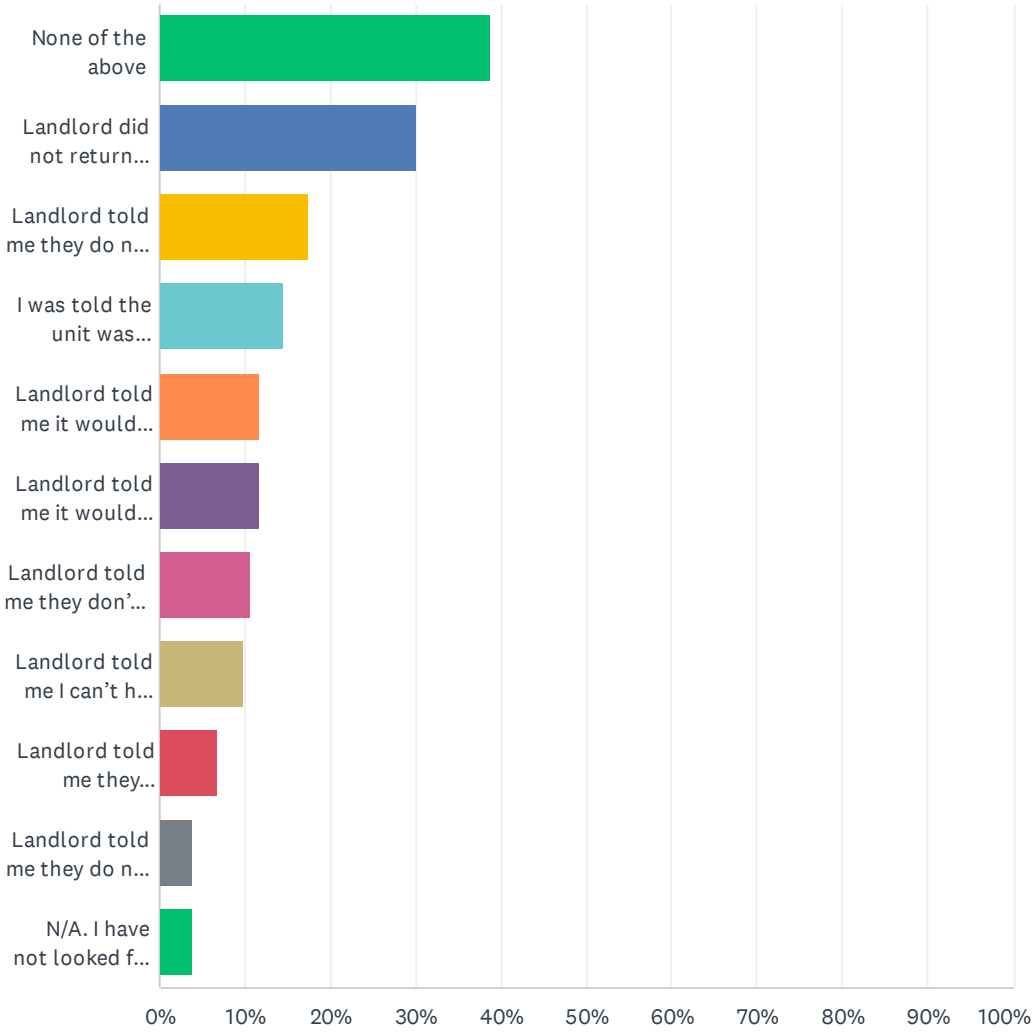
Answered: 147 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	72.11%	106
No, I have not seriously looked for housing in San Mateo County in the past five years	27.89%	41
TOTAL		147

Q9 When you looked for housing to rent, did you experience any of the following? (Select all that apply)

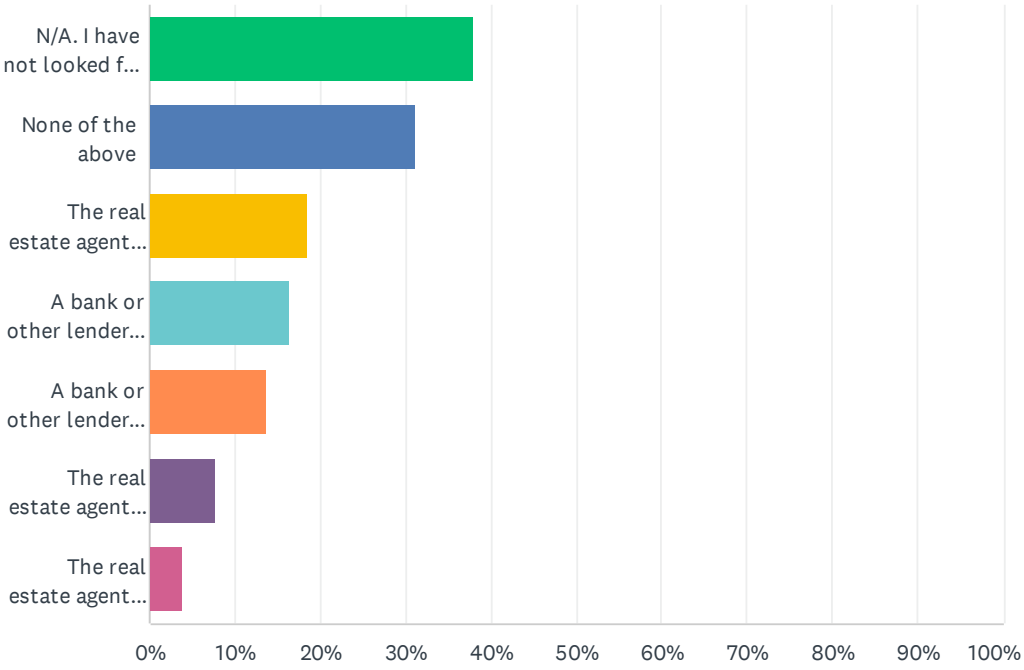
Answered: 103 Skipped: 60



ANSWER CHOICES	RESPONSES	
None of the above	38.83%	40
Landlord did not return calls and/or emails asking about a unit	30.10%	31
Landlord told me they do not accept Section 8 vouchers	17.48%	18
I was told the unit was available over the phone, but when I showed up in person, the landlord told me it was no longer available	14.56%	15
Landlord told me it would cost me more to rent because I have children	11.65%	12
Landlord told me it would cost me more because of my service animal or emotional support animal	11.65%	12
Landlord told me they don’t rent to families with children	10.68%	11
Landlord told me I can’t have a service or emotional support animal	9.71%	10
Landlord told me they couldn’t make changes to the apartment/home for my disability	6.80%	7
Landlord told me they do not rent to persons with a disabilities	3.88%	4
N/A. I have not looked for rental housing.	3.88%	4
Total Respondents: 103		

Q10 When you looked for housing to buy, did you experience any of the following? (Select all that apply)

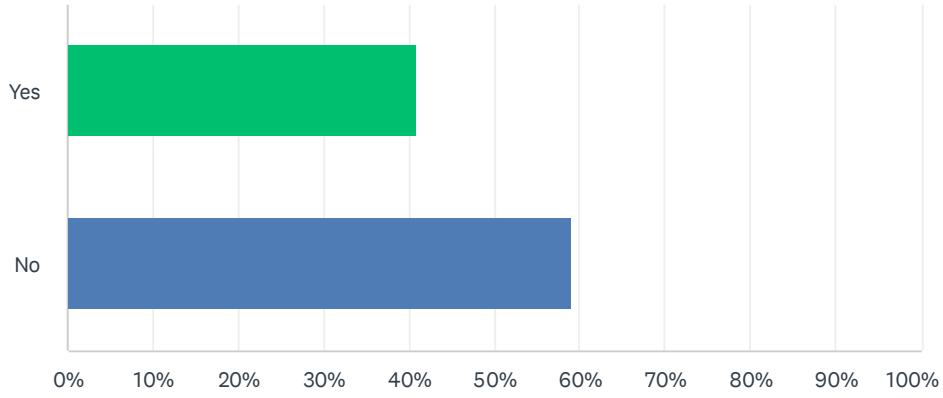
Answered: 103 Skipped: 60



ANSWER CHOICES	RESPONSES	
N/A. I have not looked for housing to buy.	37.86%	39
None of the above	31.07%	32
The real estate agent told me I would need to show I was prequalified with a bank before I could see properties	18.45%	19
A bank or other lender charged me a high interest rate on my home loan	16.50%	17
A bank or other lender would not give me a loan to buy a home	13.59%	14
The real estate agent only showed me or only suggested homes in neighborhoods where most people were of my same race or ethnicity	7.77%	8
The real estate agent would not make a disability accommodation when I asked	3.88%	4
Total Respondents: 103		

Q11 When you looked for housing in San Mateo County in the past five years, were you ever denied housing to rent or buy?

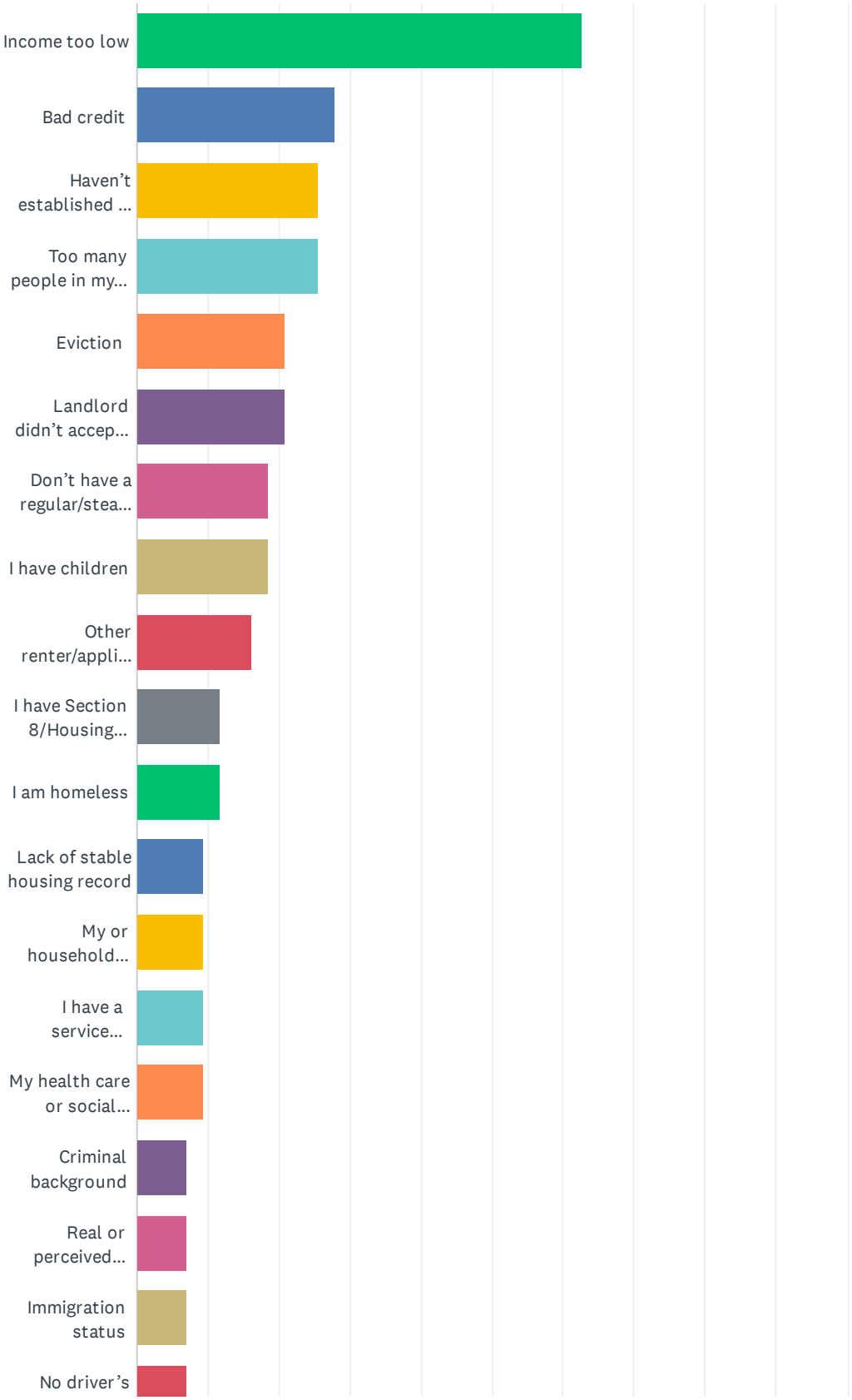
Answered: 105 Skipped: 58

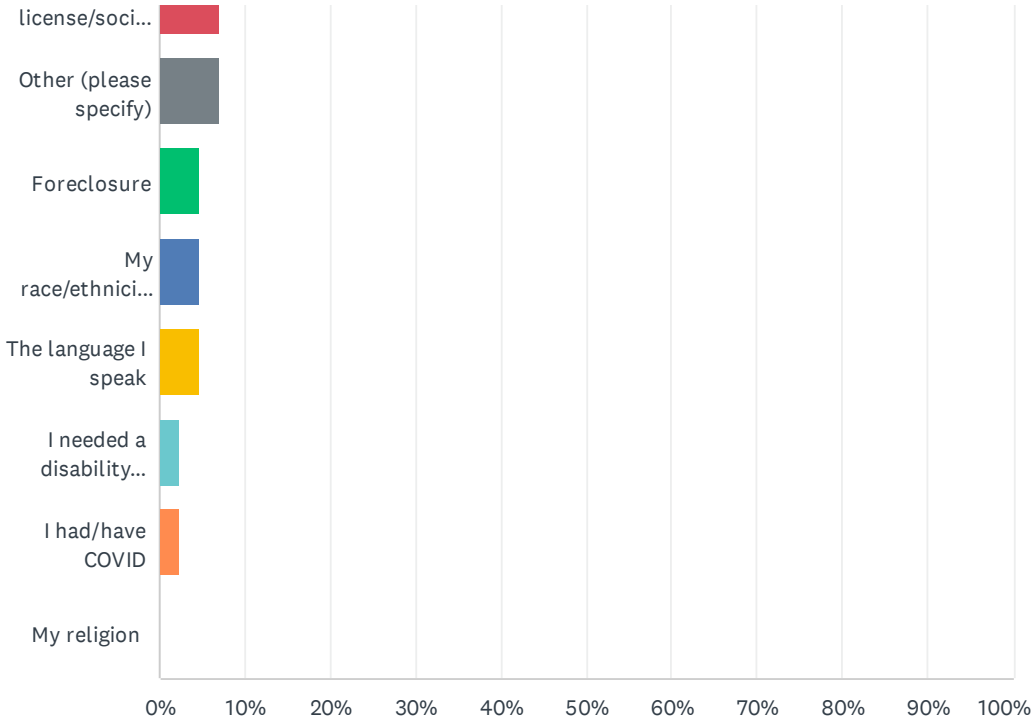


ANSWER CHOICES	RESPONSES	
Yes	40.95%	43
No	59.05%	62
TOTAL		105

Q12 If yes, why were you denied? Check all that apply.

Answered: 43 Skipped: 120

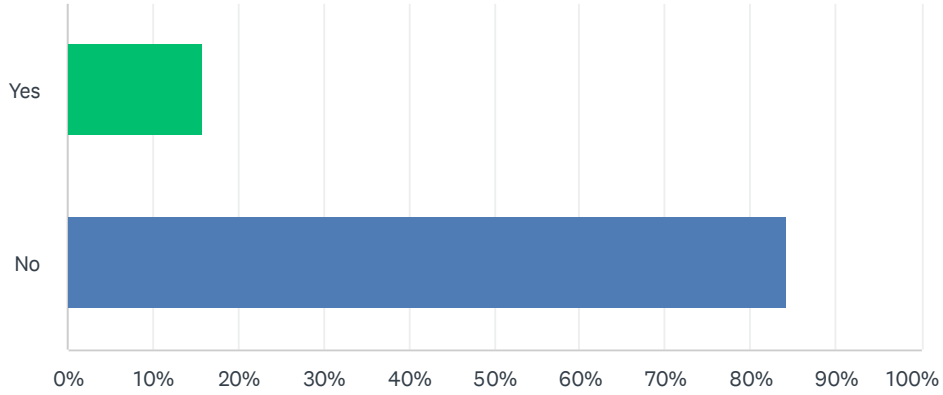



license/soci...
Other (please specify)
Foreclosure
My race/ethnici...
The language I speak
I needed a disability...
I had/have COVID
My religion
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
Income too low	62.79%	27
Bad credit	27.91%	12
Haven’t established a credit history/no credit history	25.58%	11
Too many people in my household	25.58%	11
Eviction	20.93%	9
Landlord didn’t accept the type of income I earn (social security or disability benefit or child support)	20.93%	9
Don’t have a regular/steady job/consistent work history	18.60%	8
I have children	18.60%	8
Other renter/applicant willing to pay more for rent	16.28%	7
I have Section 8/Housing Choice voucher	11.63%	5
I am homeless	11.63%	5
Lack of stable housing record	9.30%	4
My or household member's disability	9.30%	4
I have a service animal/emotional support animal	9.30%	4
My health care or social service needs	9.30%	4
Criminal background	6.98%	3
Real or perceived sexual orientation or gender identity	6.98%	3
Immigration status	6.98%	3
No driver’s license/social security number	6.98%	3
Other (please specify)	6.98%	3
Foreclosure	4.65%	2
My race/ethnicity or household member race/ethnicity	4.65%	2
The language I speak	4.65%	2
I needed a disability accommodation	2.33%	1
I had/have COVID	2.33%	1
My religion	0.00%	0
Total Respondents: 43		

Q13 Do you or someone in your household have a Section 8 voucher?

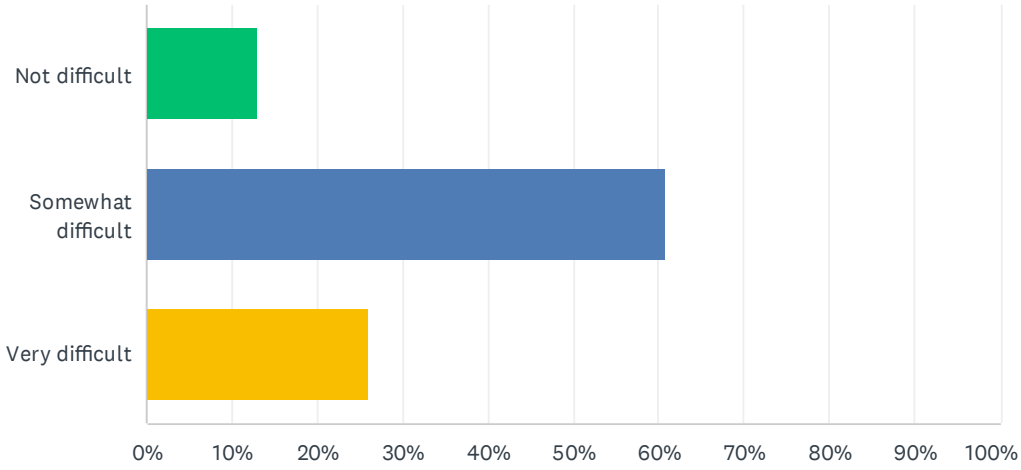
Answered: 146 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	15.75%	23
No	84.25%	123
TOTAL		146

Q14 In your experience, how difficult is it to find a unit that is affordable even with your Section 8/Housing Choice voucher?

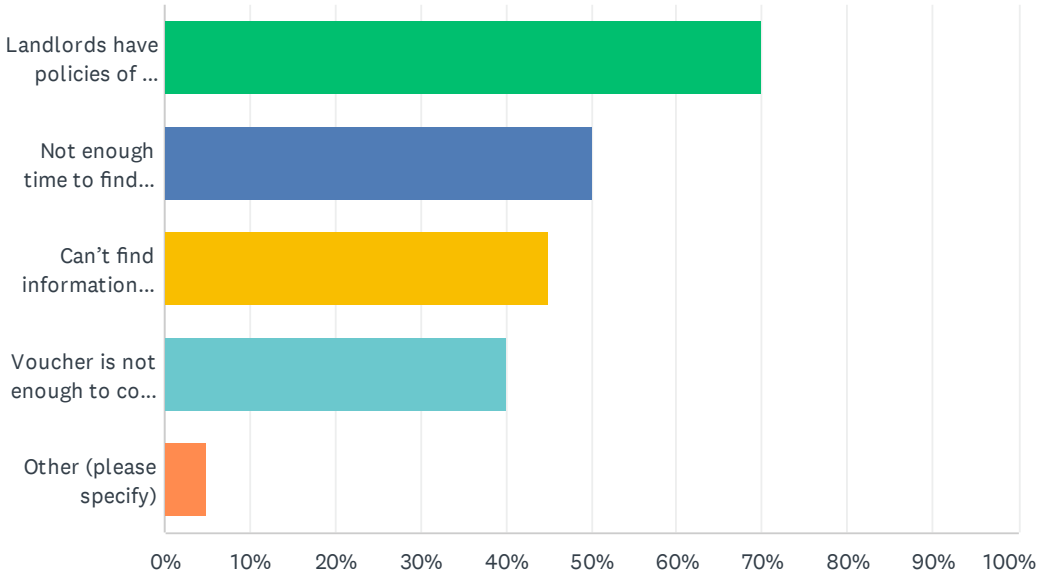
Answered: 23 Skipped: 140



ANSWER CHOICES	RESPONSES	
Not difficult	13.04%	3
Somewhat difficult	60.87%	14
Very difficult	26.09%	6
TOTAL		23

Q15 If somewhat or very difficult, why is it difficult to use a Section 8 voucher? (Select all that apply)

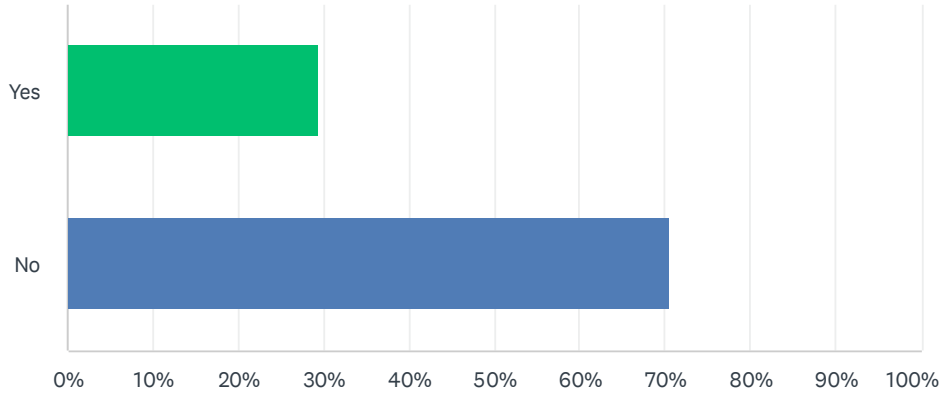
Answered: 20 Skipped: 143



ANSWER CHOICES	RESPONSES	
Landlords have policies of not renting to voucher holders	70.00%	14
Not enough time to find a place to live before the voucher expires	50.00%	10
Can't find information about landlords that accept Section 8	45.00%	9
Voucher is not enough to cover the rent for places I want to live	40.00%	8
Other (please specify)	5.00%	1
Total Respondents: 20		

Q16 In the past five years, have you had to move out of a home or apartment in San Mateo County when you did not want to move?

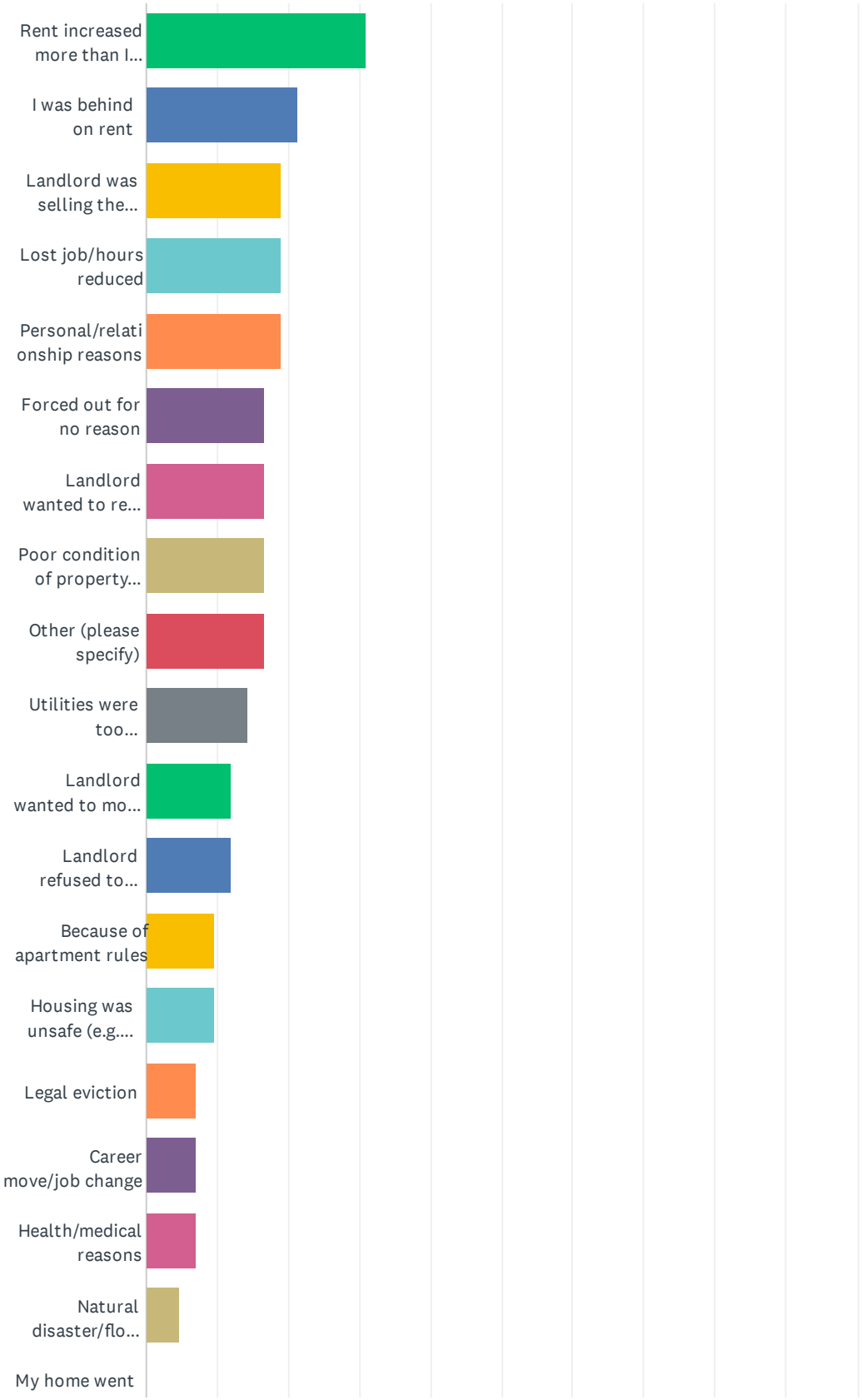
Answered: 146 Skipped: 17

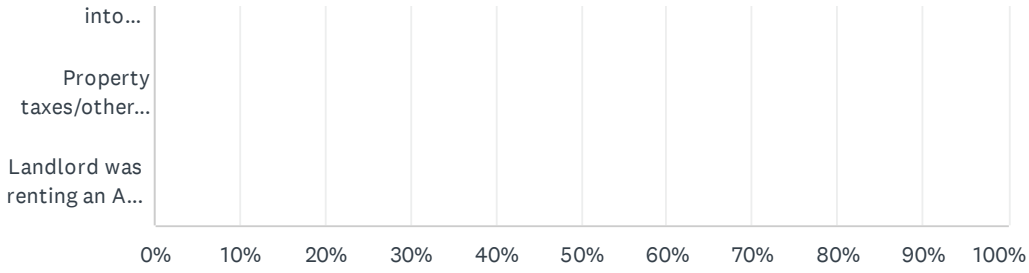


ANSWER CHOICES	RESPONSES	
Yes	29.45%	43
No	70.55%	103
TOTAL		146

Q17 If yes, what were the reasons you had to move? (check all that apply)

Answered: 42 Skipped: 121





ANSWER CHOICES	RESPONSES	
Rent increased more than I could pay	30.95%	13
I was behind on rent	21.43%	9
Landlord was selling the home/apartment	19.05%	8
Lost job/hours reduced	19.05%	8
Personal/relationship reasons	19.05%	8
Forced out for no reason	16.67%	7
Landlord wanted to rent to someone else	16.67%	7
Poor condition of property (mold, bugs, etc.)	16.67%	7
Other (please specify)	16.67%	7
Utilities were too expensive/shut off	14.29%	6
Landlord wanted to move back in/move in family	11.90%	5
Landlord refused to renew my lease	11.90%	5
Because of apartment rules	9.52%	4
Housing was unsafe (e.g., domestic assault, harassment)	9.52%	4
Legal eviction	7.14%	3
Career move/job change	7.14%	3
Health/medical reasons	7.14%	3
Natural disaster/flooding/fire	4.76%	2
My home went into foreclosure	0.00%	0
Property taxes/other costs of homeownership became unaffordable	0.00%	0
Landlord was renting an ADU unit without a permit, without my knowledge	0.00%	0
Total Respondents: 42		

Q18 What city did you move from?

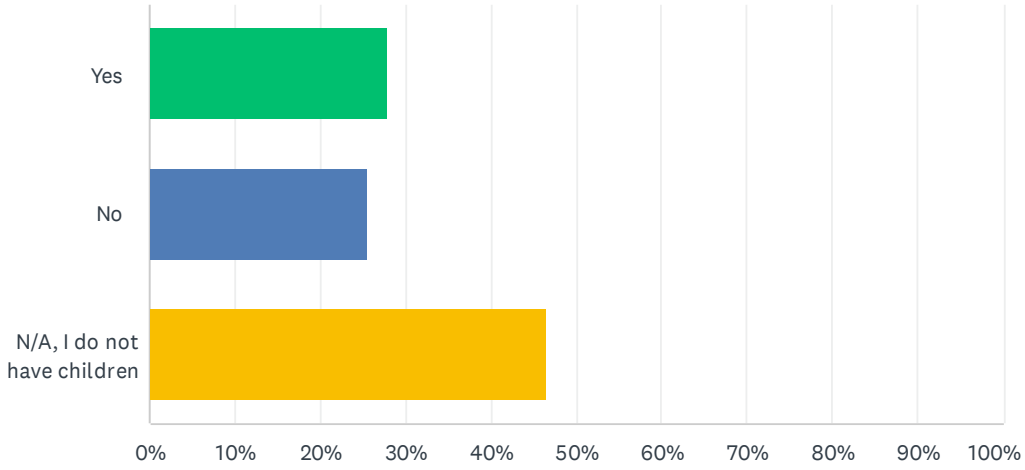
Answered: 35 Skipped: 128

Q19 What city did you move into?

Answered: 34 Skipped: 129

Q20 If you have children, did your children have to change schools as a result of the move?

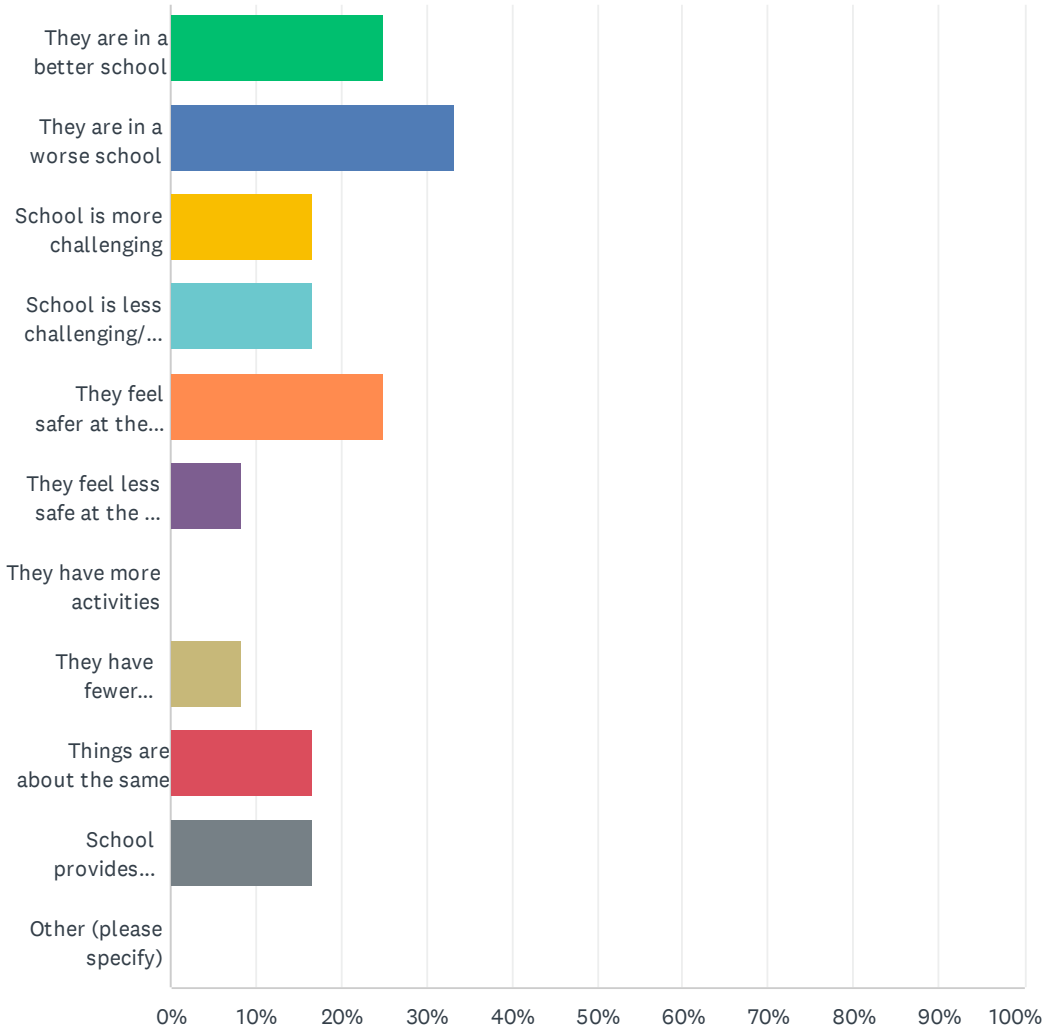
Answered: 43 Skipped: 120



ANSWER CHOICES	RESPONSES	
Yes	27.91%	12
No	25.58%	11
N/A, I do not have children	46.51%	20
TOTAL		43

Q21 How did the school change work out for you and your children? (check all that apply)

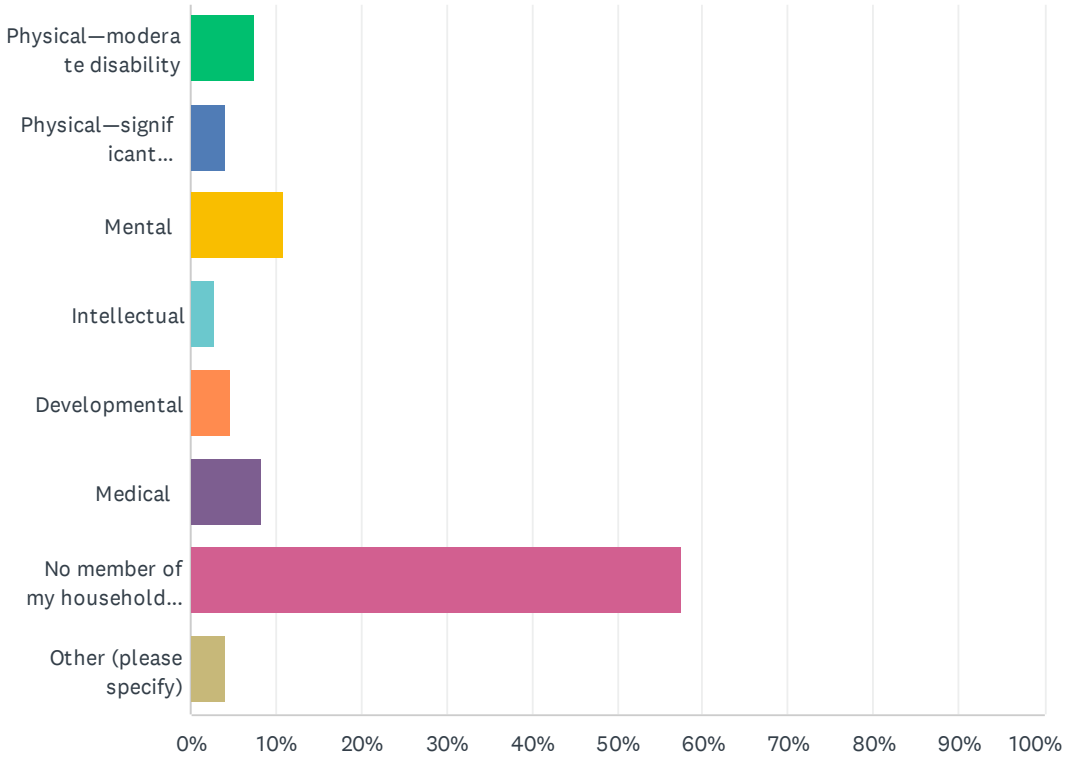
Answered: 12 Skipped: 151



ANSWER CHOICES	RESPONSES	
They are in a better school	25.00%	3
They are in a worse school	33.33%	4
School is more challenging	16.67%	2
School is less challenging/they are bored	16.67%	2
They feel safer at the new school	25.00%	3
They feel less safe at the new school	8.33%	1
They have more activities	0.00%	0
They have fewer activities	8.33%	1
Things are about the same	16.67%	2
School provides more/less support for students with disabilities, IEP, and/or 504 plan	16.67%	2
Other (please specify)	0.00%	0
Total Respondents: 12		

Q22 Do you or any member of your household have a disability of any type —physical, mental, intellectual, developmental?

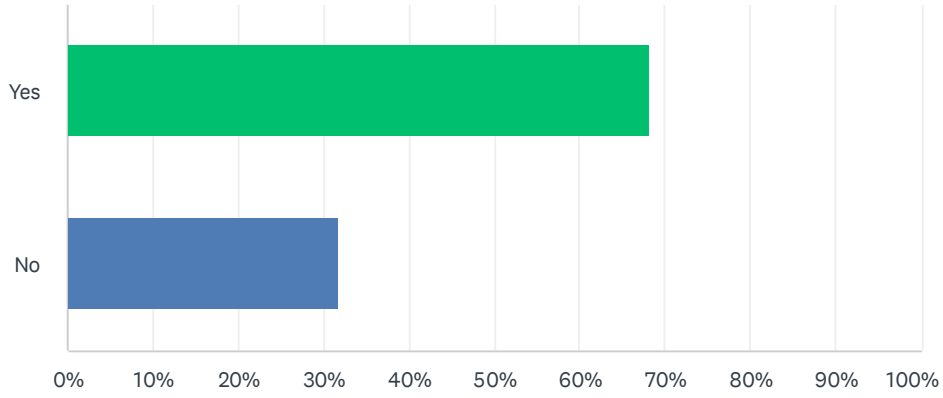
Answered: 146 Skipped: 17



ANSWER CHOICES	RESPONSES	
Physical—moderate disability	7.53%	11
Physical—significant disability	4.11%	6
Mental	10.96%	16
Intellectual	2.74%	4
Developmental	4.79%	7
Medical	8.22%	12
No member of my household has a disability	57.53%	84
Other (please specify)	4.11%	6
TOTAL		146

Q23 Does the place you live in meet the needs of your household member with a disability?

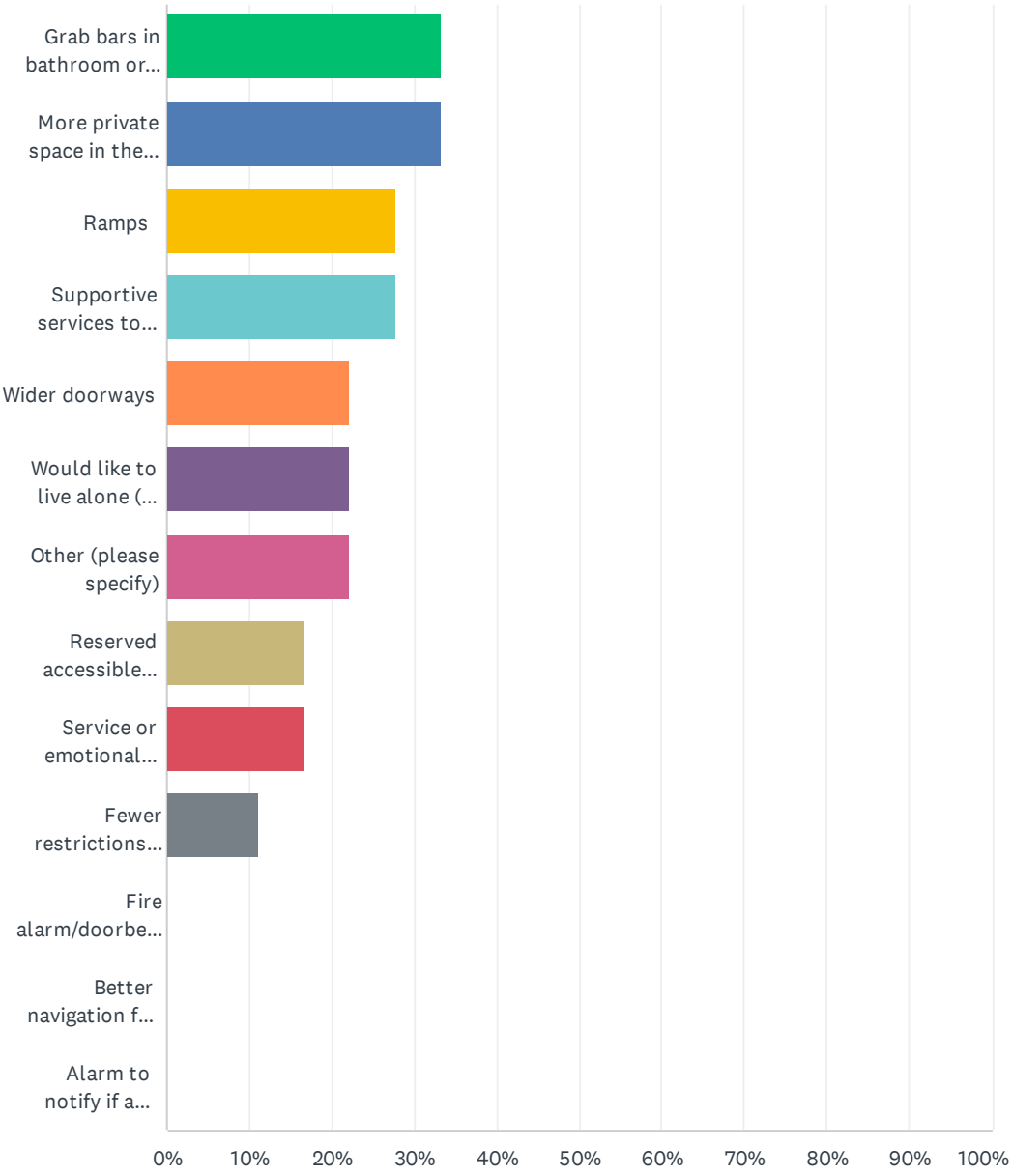
Answered: 63 Skipped: 100



ANSWER CHOICES	RESPONSES	
Yes	68.25%	43
No	31.75%	20
TOTAL		63

Q24 If no, what improvements or modifications do you need to better meet your or your family's needs?

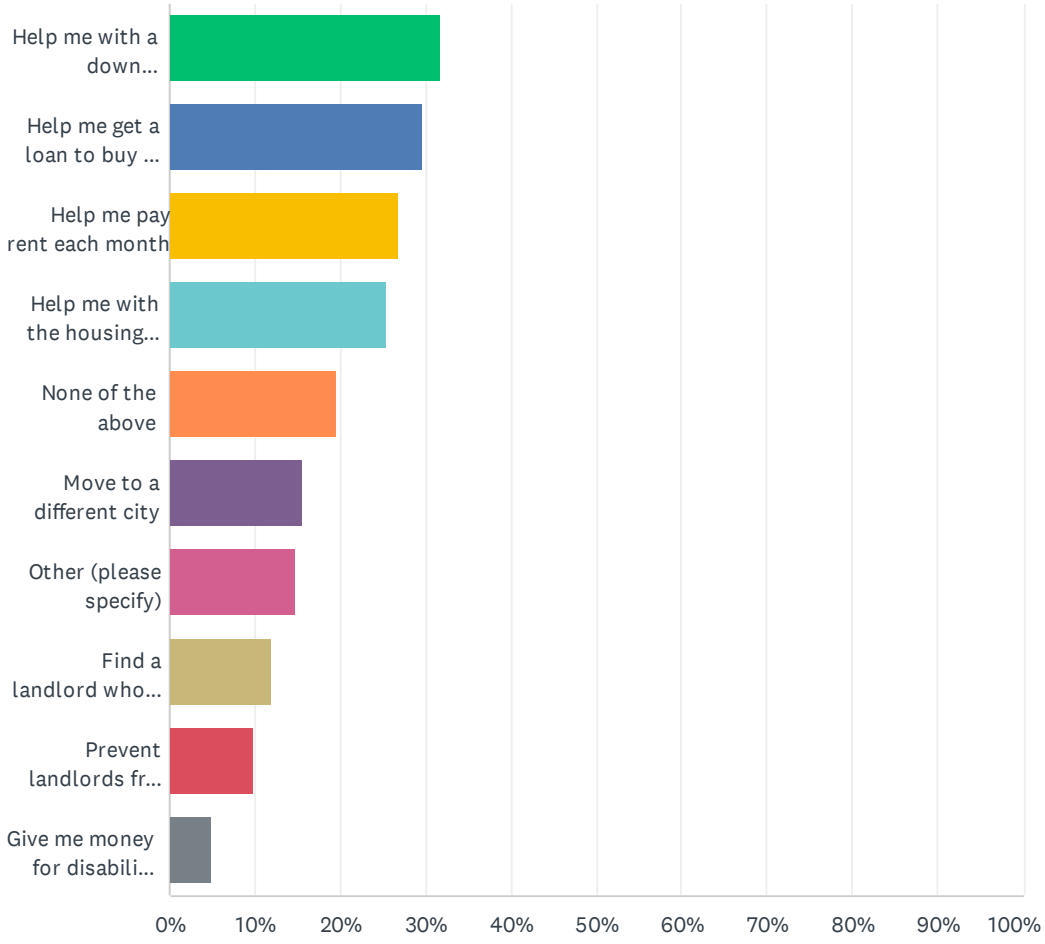
Answered: 18 Skipped: 145



ANSWER CHOICES	RESPONSES	
Grab bars in bathroom or bench in shower	33.33%	6
More private space in the facility in which I live	33.33%	6
Ramps	27.78%	5
Supportive services to help maintain housing (paying rent on time, completing paperwork, submitting documents, finding and applying for resources, etc.)	27.78%	5
Wider doorways	22.22%	4
Would like to live alone (not with a roommate)	22.22%	4
Other (please specify)	22.22%	4
Reserved accessible parking spot by entrance	16.67%	3
Service or emotional support animal allowed in apartment/home	16.67%	3
Fewer restrictions/more freedom	11.11%	2
Fire alarm/doorbell made accessible for person with hearing disability/deaf	0.00%	0
Better navigation for person who is blind	0.00%	0
Alarm to notify if a non-verbal child leaves the home	0.00%	0
Total Respondents: 18		

Q25 Improve your housing security?

Answered: 142 Skipped: 21



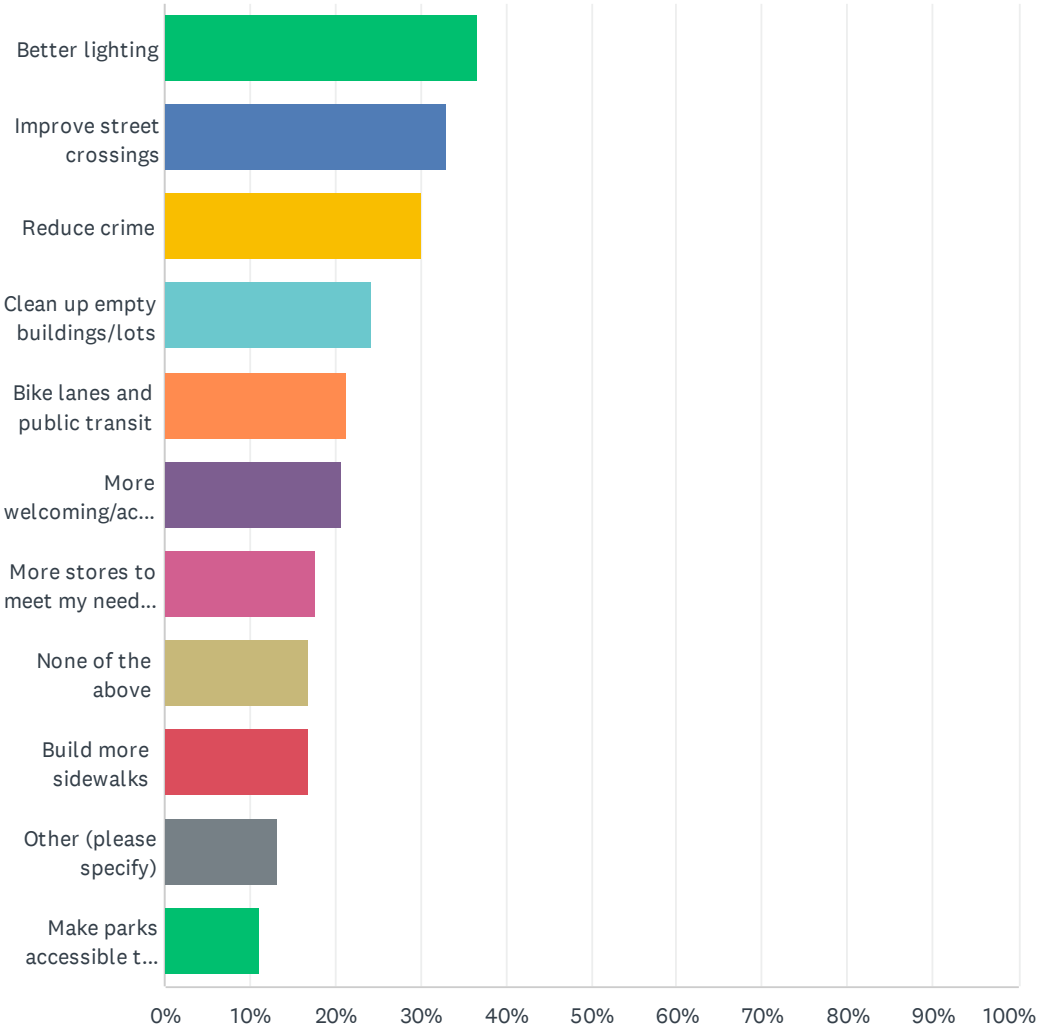
ANSWER CHOICES	RESPONSES	
Help me with a down payment/purchase	31.69%	45
Help me get a loan to buy a house	29.58%	42
Help me pay rent each month	26.76%	38
Help me with the housing search	25.35%	36
None of the above	19.72%	28
Move to a different city	15.49%	22
Other (please specify)	14.79%	21
Find a landlord who accepts Section 8	11.97%	17
Prevent landlords from evicting me for no reason	9.86%	14
Give me money for disability accommodation	4.93%	7
Total Respondents: 142		

Q26 If move to a different city, please specify:

Answered: 26 Skipped: 137

Q27 Improve your neighborhood

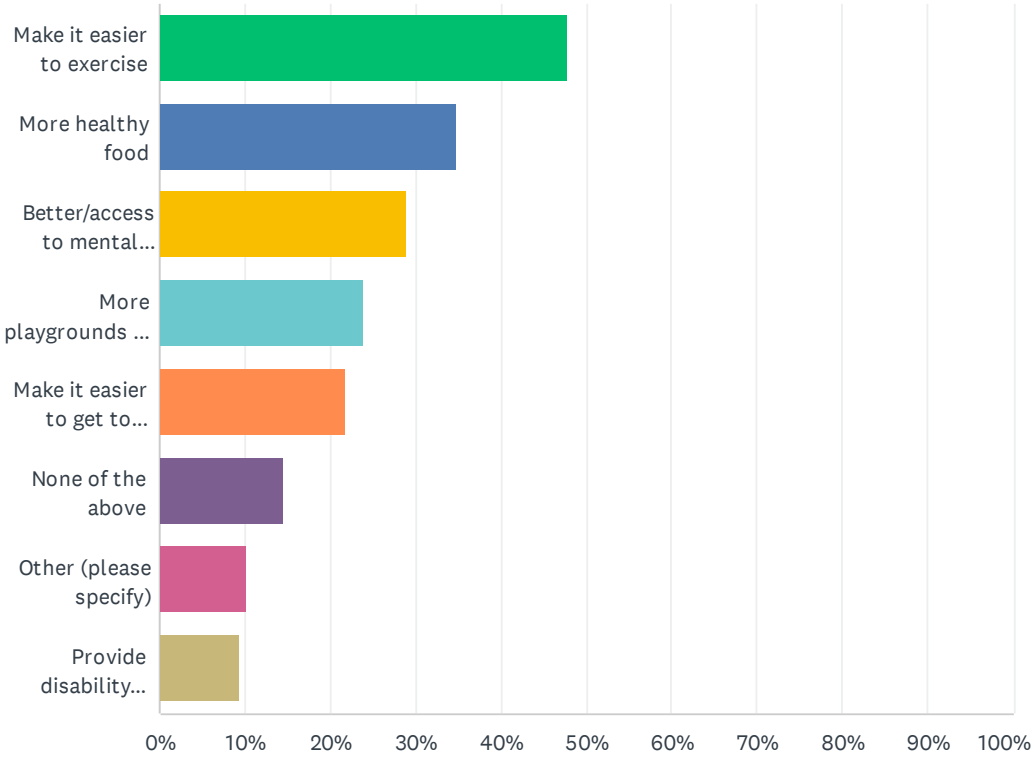
Answered: 136 Skipped: 27



ANSWER CHOICES	RESPONSES	
Better lighting	36.76%	50
Improve street crossings	33.09%	45
Reduce crime	30.15%	41
Clean up empty buildings/lots	24.26%	33
Bike lanes and public transit	21.32%	29
More welcoming/accepting neighbors	20.59%	28
More stores to meet my needs (grocery, pharmacy, etc.)	17.65%	24
None of the above	16.91%	23
Build more sidewalks	16.91%	23
Other (please specify)	13.24%	18
Make parks accessible to disabled residents	11.03%	15
Total Respondents: 136		

Q28 Improve your health

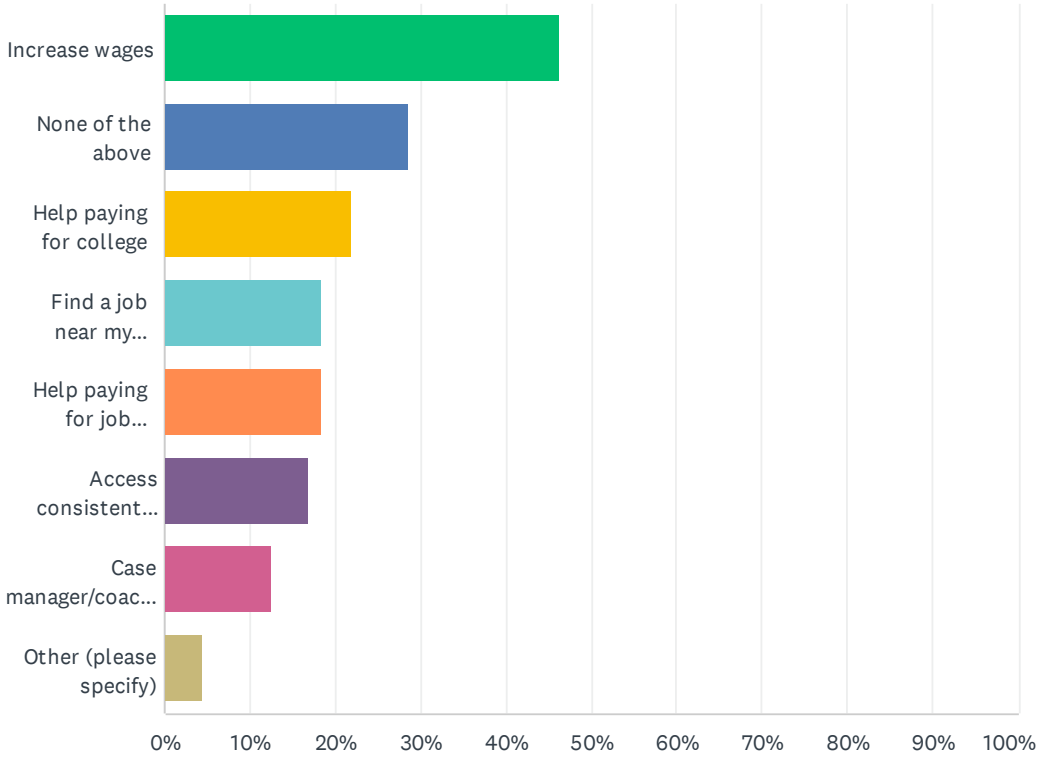
Answered: 138 Skipped: 25



ANSWER CHOICES	RESPONSES	
Make it easier to exercise	47.83%	66
More healthy food	34.78%	48
Better/access to mental health care	28.99%	40
More playgrounds for children	23.91%	33
Make it easier to get to health clinics	21.74%	30
None of the above	14.49%	20
Other (please specify)	10.14%	14
Provide disability access to parks/outdoors	9.42%	13
Total Respondents: 138		

Q29 Improve your job situation

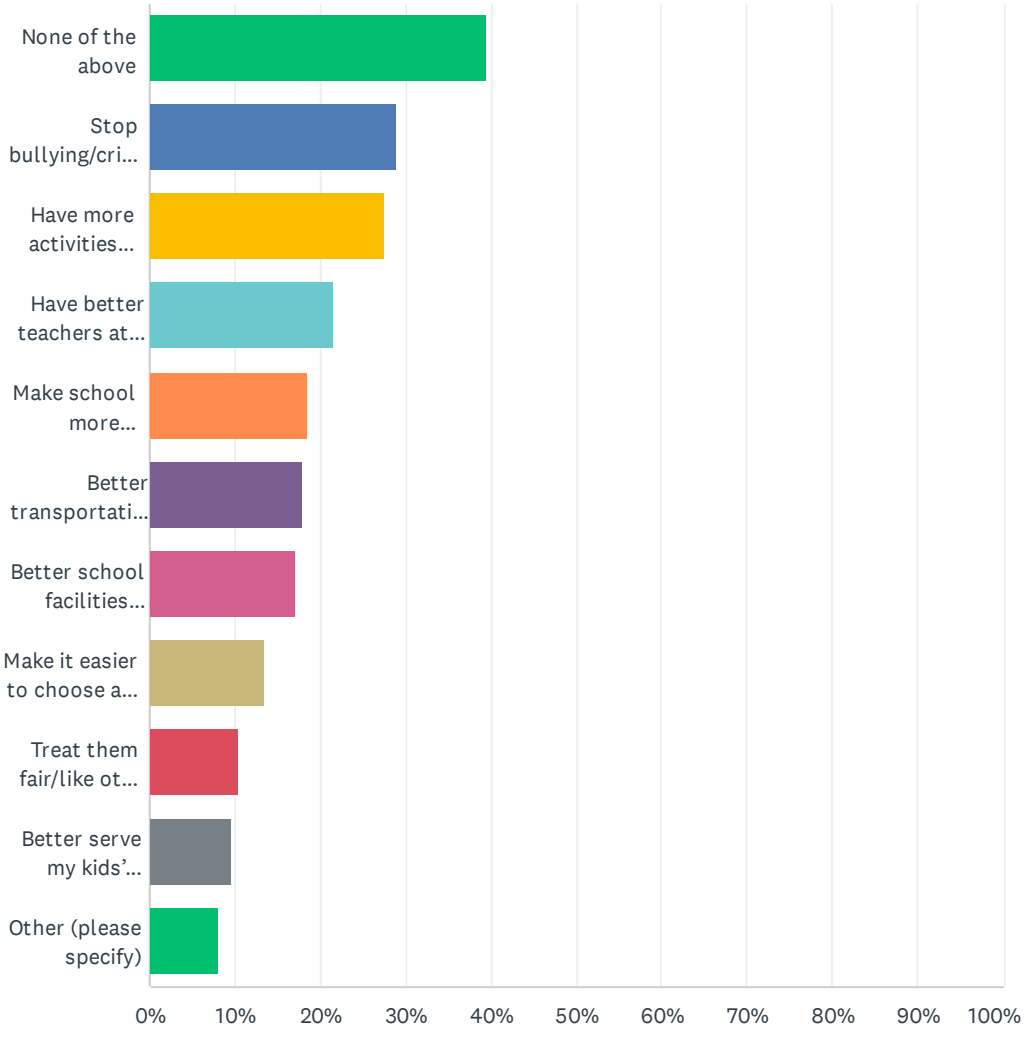
Answered: 136 Skipped: 27



ANSWER CHOICES	RESPONSES	
Increase wages	46.32%	63
None of the above	28.68%	39
Help paying for college	22.06%	30
Find a job near my apartment/house	18.38%	25
Help paying for job training	18.38%	25
Access consistent childcare	16.91%	23
Case manager/coach to help me find the right the job	12.50%	17
Other (please specify)	4.41%	6
Total Respondents: 136		

Q30 Improve your children's education

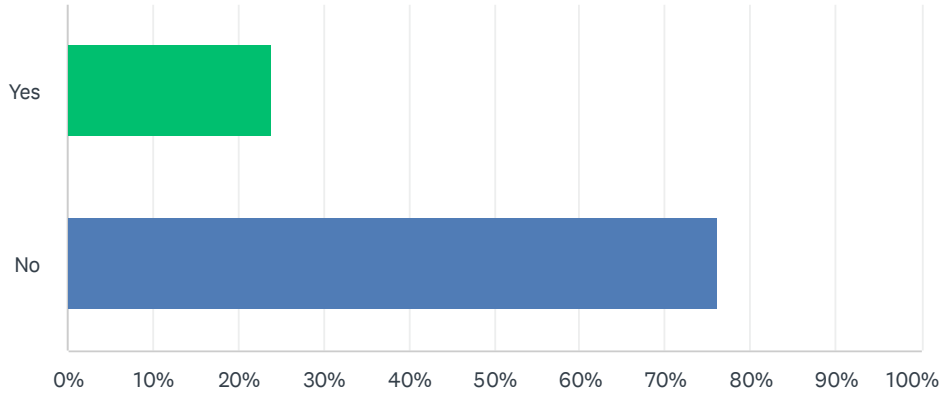
Answered: 134 Skipped: 29



ANSWER CHOICES	RESPONSES	
None of the above	39.55%	53
Stop bullying/crime/drug use at school;	29.10%	39
Have more activities afterschool;	27.61%	37
Have better teachers at their school;	21.64%	29
Make school more challenging;	18.66%	25
Better transportation to school;	17.91%	24
Better school facilities (building quality, playgrounds, etc.)	17.16%	23
Make it easier to choose a different school;	13.43%	18
Treat them fair/like other kids;	10.45%	14
Better serve my kids' special needs;	9.70%	13
Other (please specify)	8.21%	11
Total Respondents: 134		

Q31 Have you or anyone you know been discriminated against when you looking for housing in San Mateo County?

Answered: 142 Skipped: 21



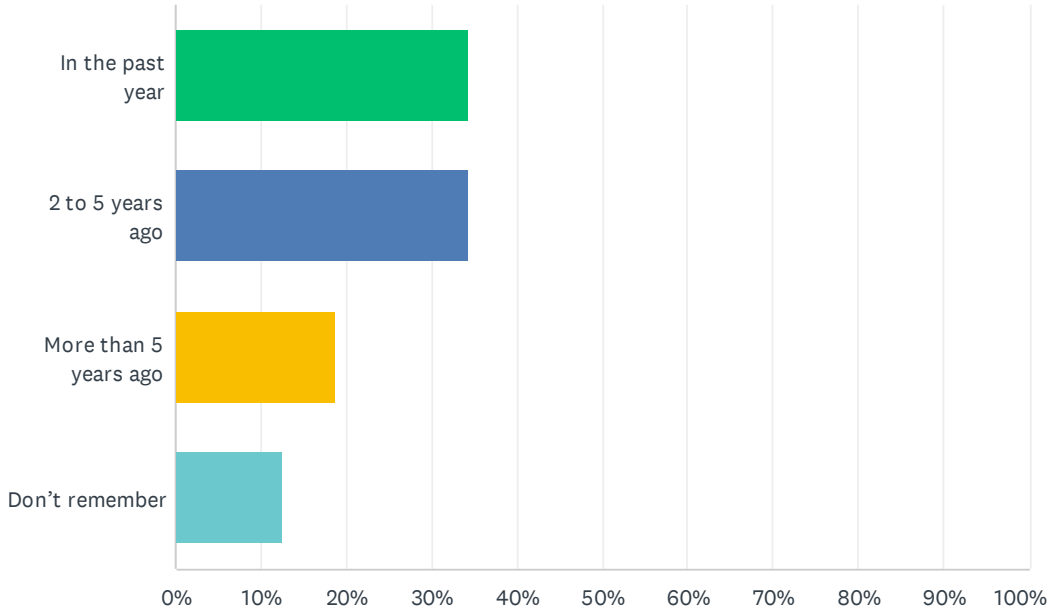
ANSWER CHOICES	RESPONSES	
Yes	23.94%	34
No	76.06%	108
TOTAL		142

Q32 If yes, what was the reason you/they felt discriminated against?

Answered: 30 Skipped: 133

Q33 If yes, when did the most recent instance of housing discrimination occur?

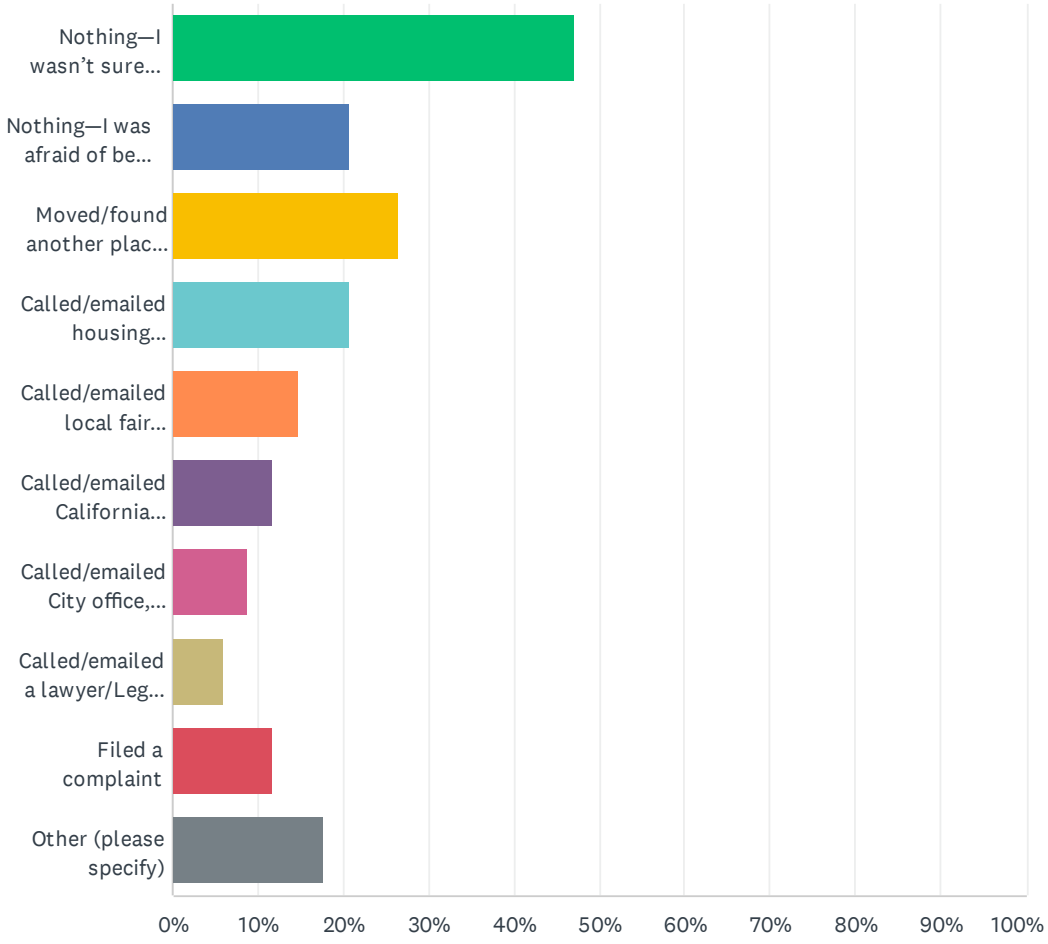
Answered: 32 Skipped: 131



ANSWER CHOICES	RESPONSES	
In the past year	34.38%	11
2 to 5 years ago	34.38%	11
More than 5 years ago	18.75%	6
Don't remember	12.50%	4
TOTAL		32

Q34 What did you/they do about the discrimination? Check all that apply

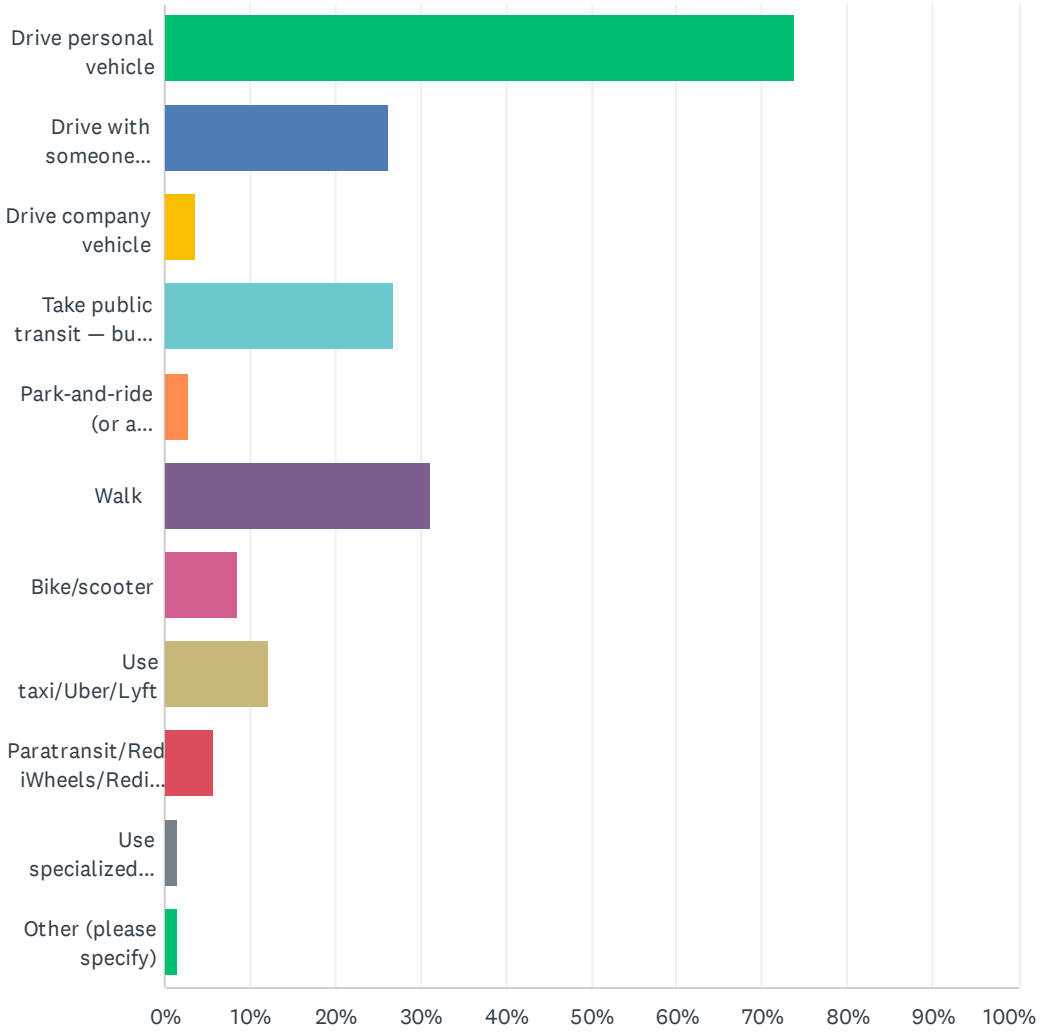
Answered: 34 Skipped: 129



ANSWER CHOICES	RESPONSES	
Nothing—I wasn't sure what to do	47.06%	16
Nothing—I was afraid of being evicted/harassed	20.59%	7
Moved/found another place to live	26.47%	9
Called/emailed housing authority	20.59%	7
Called/emailed local fair housing organization	14.71%	5
Called/emailed California Department of Housing/Civil Rights	11.76%	4
Called/emailed City office, County office, or human rights department/agency	8.82%	3
Called/emailed a lawyer/Legal Aid/ACLU	5.88%	2
Filed a complaint	11.76%	4
Other (please specify)	17.65%	6
Total Respondents: 34		

Q35 Which type(s) of transportation do you use most often? Select up to three.

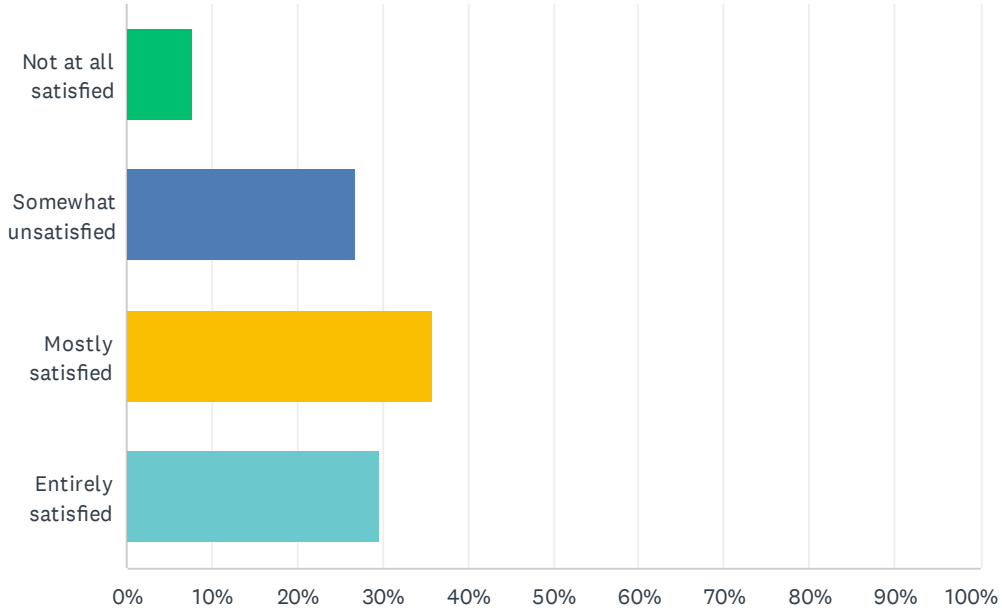
Answered: 141 Skipped: 22



ANSWER CHOICES	RESPONSES	
Drive personal vehicle	73.76%	104
Drive with someone else/get a ride with someone else	26.24%	37
Drive company vehicle	3.55%	5
Take public transit — bus, light rail	26.95%	38
Park-and-ride (or a combination of personal vehicle and public transit)	2.84%	4
Walk	31.21%	44
Bike/scooter	8.51%	12
Use taxi/Uber/Lyft	12.06%	17
Paratransit/RediWheels/RediCoast	5.67%	8
Use specialized transportation service from the senior center	1.42%	2
Other (please specify)	1.42%	2
Total Respondents: 141		

Q36 Are you satisfied with your current transportation options?

Answered: 142 Skipped: 21



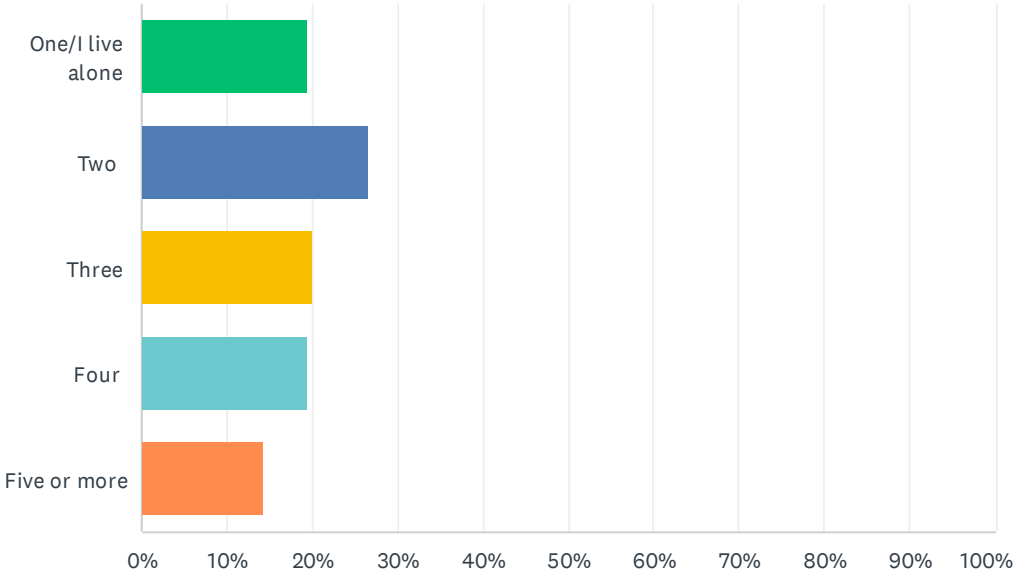
ANSWER CHOICES	RESPONSES	
Not at all satisfied	7.75%	11
Somewhat unsatisfied	26.76%	38
Mostly satisfied	35.92%	51
Entirely satisfied	29.58%	42
TOTAL		142

Q37 If unsatisfied, what could be done to improve transportation options?

Answered: 36 Skipped: 127

Q38 How many people, including you, currently live in the household?

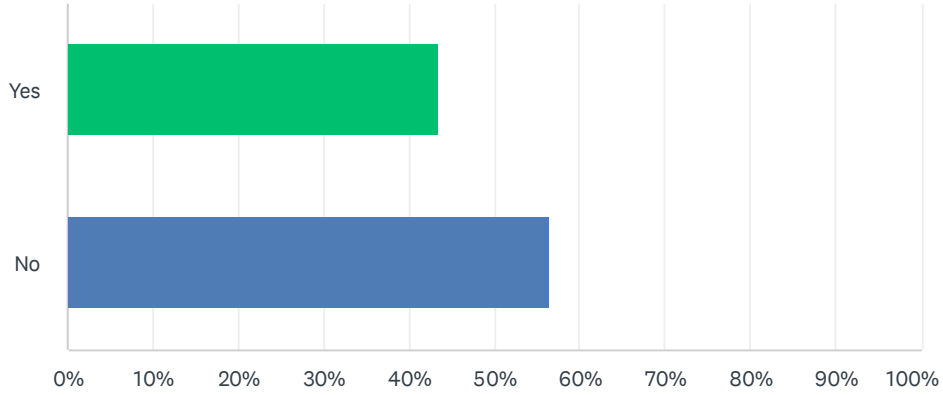
Answered: 139 Skipped: 24



ANSWER CHOICES	RESPONSES	
One/I live alone	19.42%	27
Two	26.62%	37
Three	20.14%	28
Four	19.42%	27
Five or more	14.39%	20
TOTAL		139

Q39 Do you have any children under age 18 currently living in your home?

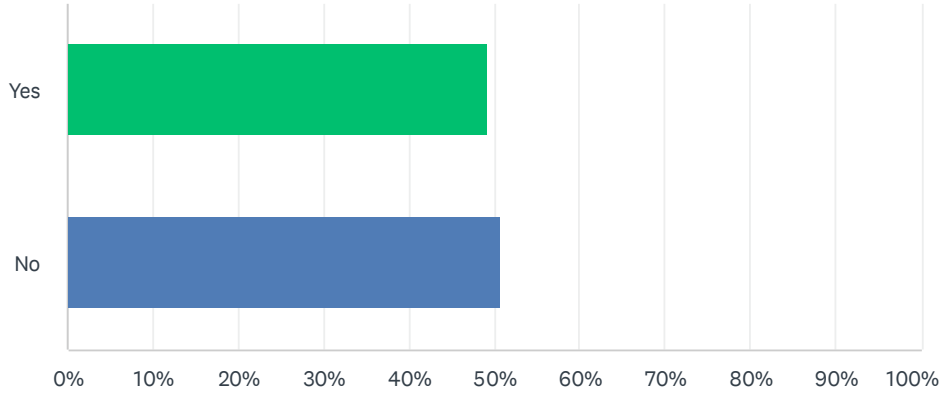
Answered: 140 Skipped: 23



ANSWER CHOICES	RESPONSES	
Yes	43.57%	61
No	56.43%	79
TOTAL		140

Q40 Are you a single parent?

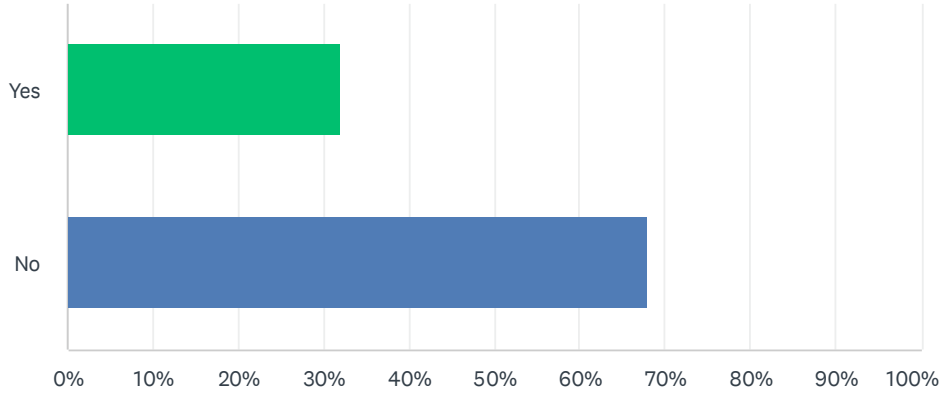
Answered: 61 Skipped: 102



ANSWER CHOICES	RESPONSES	
Yes	49.18%	30
No	50.82%	31
TOTAL		61

Q41 Are you or anyone in your household over age 65?

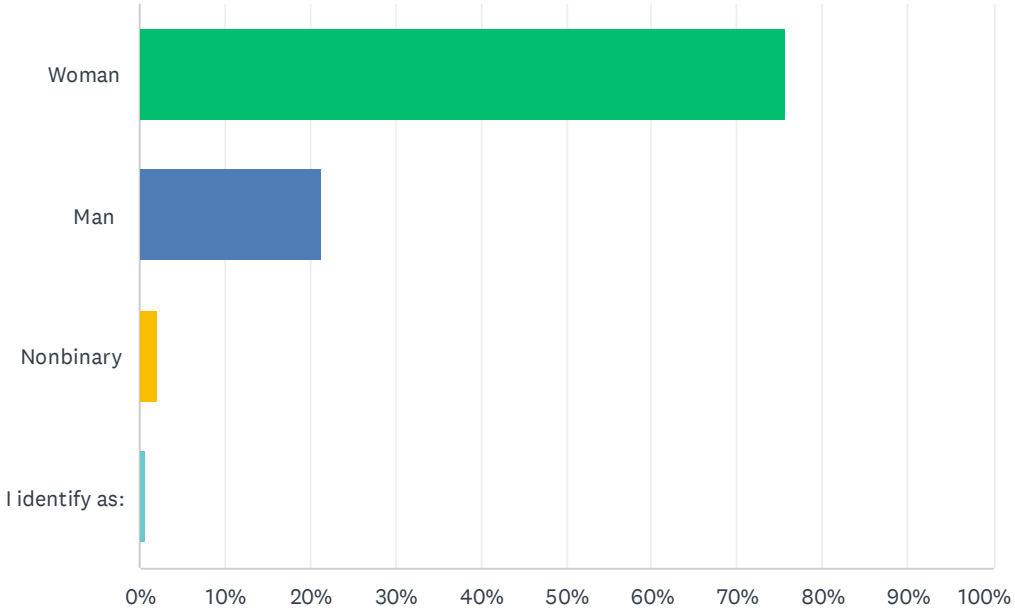
Answered: 138 Skipped: 25



ANSWER CHOICES	RESPONSES	
Yes	31.88%	44
No	68.12%	94
TOTAL		138

Q42 What is your gender?

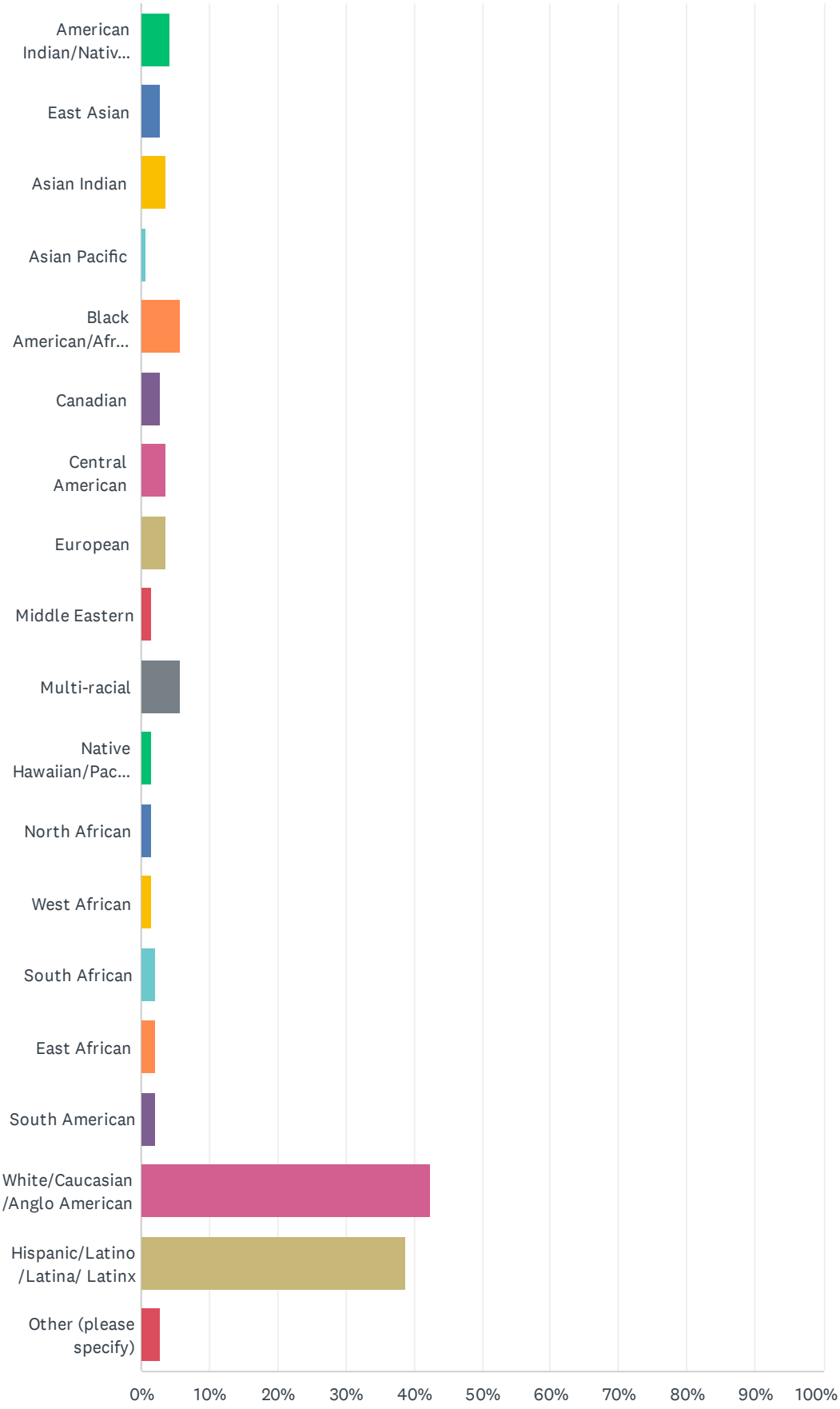
Answered: 140 Skipped: 23



ANSWER CHOICES	RESPONSES	
Woman	75.71%	106
Man	21.43%	30
Nonbinary	2.14%	3
I identify as:	0.71%	1
TOTAL		140

Q43 Of which racial, ethnic or cultural group do you consider yourself a member? Check all that apply.

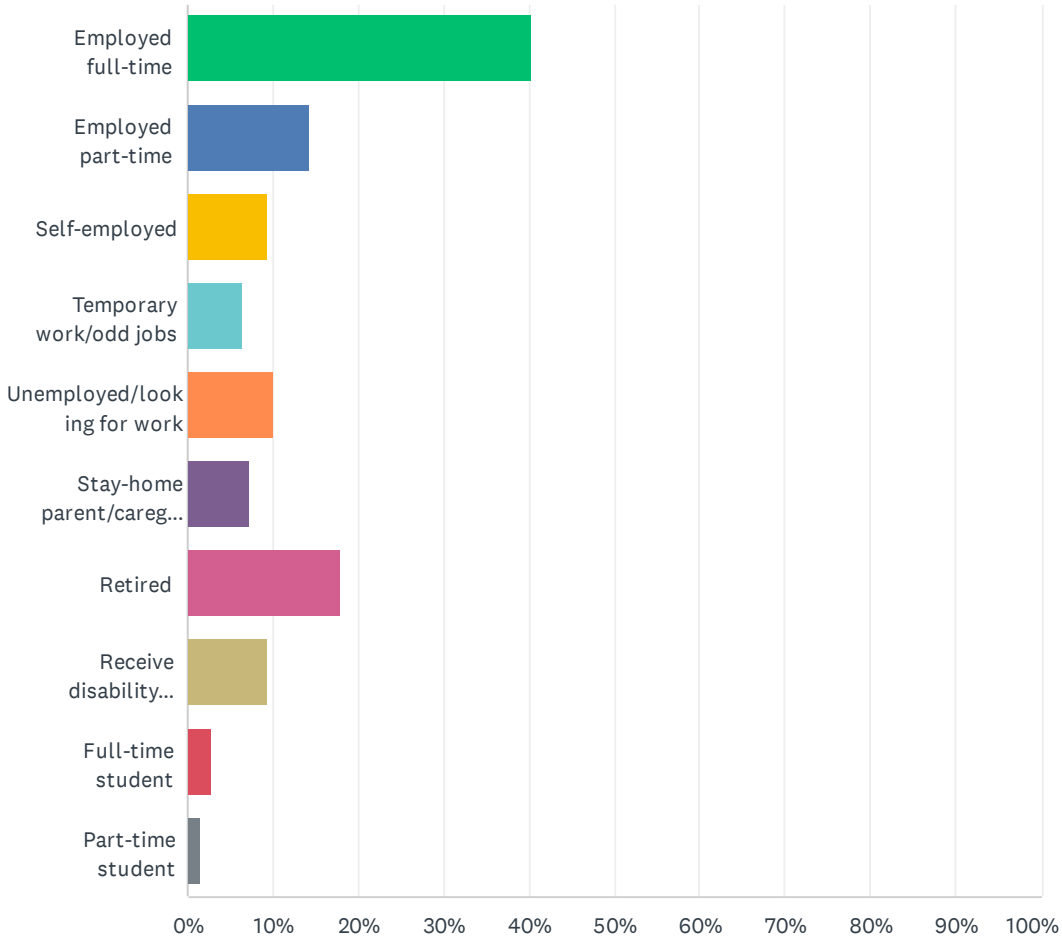
Answered: 139 Skipped: 24


American Indian/Nativ...
East Asian
Asian Indian
Asian Pacific
Black American/Afr...
Canadian
Central American
European
Middle Eastern
Multi-racial
Native Hawaiian/Pac...
North African
West African
South African
East African
South American
White/Caucasian /Anglo American
Hispanic/Latino /Latina/ Latinx
Other (please specify)
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
American Indian/Native American	4.32%	6
East Asian	2.88%	4
Asian Indian	3.60%	5
Asian Pacific	0.72%	1
Black American/African American	5.76%	8
Canadian	2.88%	4
Central American	3.60%	5
European	3.60%	5
Middle Eastern	1.44%	2
Multi-racial	5.76%	8
Native Hawaiian/Pacific Islander	1.44%	2
North African	1.44%	2
West African	1.44%	2
South African	2.16%	3
East African	2.16%	3
South American	2.16%	3
White/Caucasian/Anglo American	42.45%	59
Hispanic/Latino/Latina/ Latinx	38.85%	54
Other (please specify)	2.88%	4
Total Respondents: 139		

Q44 Which of the following best describes your current employment status?

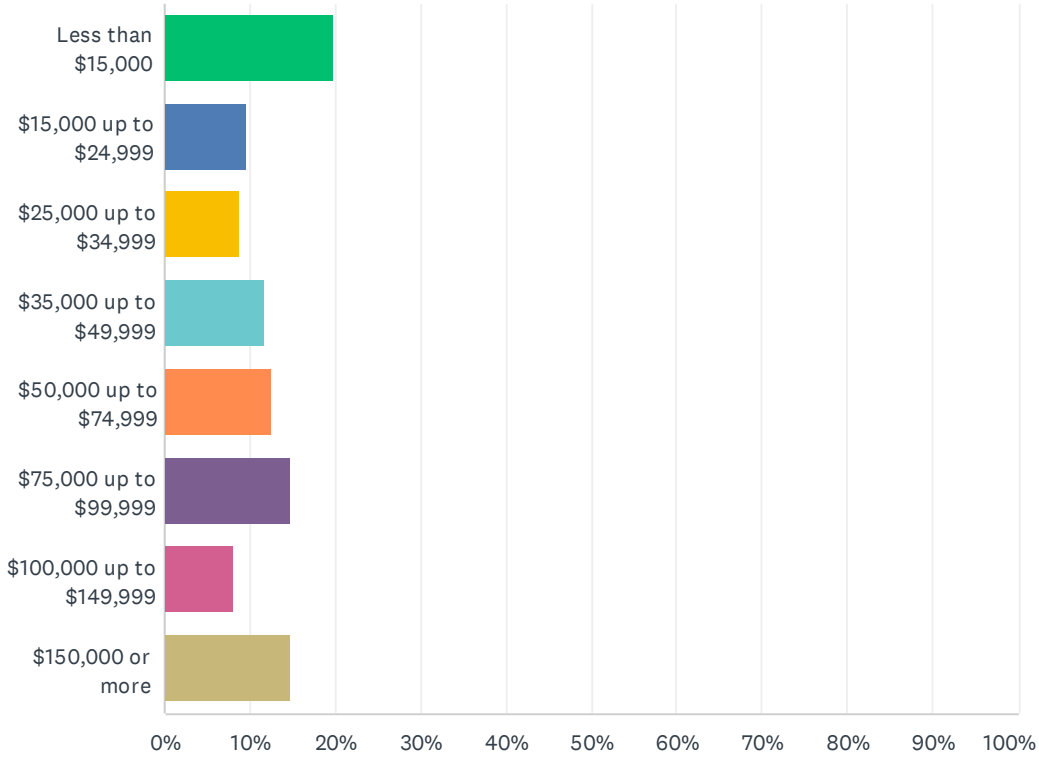
Answered: 139 Skipped: 24



ANSWER CHOICES	RESPONSES	
Employed full-time	40.29%	56
Employed part-time	14.39%	20
Self-employed	9.35%	13
Temporary work/odd jobs	6.47%	9
Unemployed/looking for work	10.07%	14
Stay-home parent/caregiver	7.19%	10
Retired	17.99%	25
Receive disability benefits	9.35%	13
Full-time student	2.88%	4
Part-time student	1.44%	2
Total Respondents: 139		

Q45 Into what category does your total household income fall?

Answered: 136 Skipped: 27



ANSWER CHOICES	RESPONSES	
Less than $15,000	19.85%	27
$15,000 up to $24,999	9.56%	13
$25,000 up to $34,999	8.82%	12
$35,000 up to $49,999	11.76%	16
$50,000 up to $74,999	12.50%	17
$75,000 up to $99,999	14.71%	20
$100,000 up to $149,999	8.09%	11
$150,000 or more	14.71%	20
TOTAL		136

Q46 If you would like to be entered to win the $100 Visa gift card, please provide your first name and phone and/or email address. Your contact information will be kept strictly confidential and will not be added to any list for marketing or other purposes.

Answered: 105 Skipped: 58

ANSWER CHOICES	RESPONSES	
First name:	100.00%	105
Phone:	85.71%	90
Email:	100.00%	105

Appendix B. Disparate Access to Educational Opportunities

This section examines the extent to which members of protected classes and those in poverty experience disparities in access to opportunity as measured by access to education. This section draws from data provided by the San Mateo Office of Education, the California Department of Education, and U.S. Census American Community Surveys (ACS). This section discusses the following topics:

- Changes in school enrollment during COVID-19 by race and ethnicity, and by groups with extenuating circumstances;[1]
- Achievement gaps by race and ethnicity and for groups with extenuating circumstances as measured by test scores, California State University or University of California admissions standards, and college-going rates;
- Barriers to success measured by chronic absenteeism, dropout rates, and suspension rates.

After describing this section's primary findings, we describe the county's school districts before launching into data measuring achievement gaps and barriers to success.

Primary Findings

Student racial and ethnic diversity is modestly increasing. Student bodies in San Mateo County have become increasingly racially and ethnically diverse.

- Hispanic students make up the largest ethnic group in the county's schools, representing 38% of students in the 2020-2021 academic school year. This a slight increase from the 2010-2011 school year, where Hispanic students made up 37% of the population.
- There has been a large increase in Asian students, with 17% identifying as such in 2020-2021, an increase of 5 percentage points from 2010-2011.
- Students identifying as White (26%) have decreased by 3 percentage points since 2010-2011.

[1] The term "extenuating circumstances" is used in this section to capture students whose socioeconomic situations and/or disability may make standard educational environments challenging.

Free and reduced lunch-qualifying students and English language learners are concentrated in a handful of schools. Overall, 29% of public school students in San Mateo County qualify for reduced or free lunch.

- The rate of reduced lunch qualification was highest in Ravenswood City Elementary School District, where 83% of students qualify for reduced lunch. Also in Ravenswood City Elementary, 30% of students are experiencing homelessness. This is a large outlier in the county, where overall just 2% are experiencing homelessness.
- Countywide, 20% of public school students are English learners. Again, this rate is highest at Ravenswood City Elementary, where 53% of students are English learners. La Honda-Pescadero Unified School District, Jefferson Union High School, and Redwood City Elementary also have high rates of English learners, representing more than a third of students.

Enrollment is dropping. Public school enrollment reduced substantially in some areas during the pandemic. Total enrollment decreased by 3% between 2019-2020 and 2020-2021 in San Mateo County, which was the largest decrease of the decade.

- Portola Valley and La Honda-Pescadero school districts had the largest enrollment decreases during COVID-19, with a 11% and 10% decline in enrollments, respectively.
- Decreased enrollment was especially common among Pacific Islander students. Between 2019-2021, enrollment among Pacific Islander students decreased by 6% (from 1,581 students in 2019-20 to 1,484 students in 2020-21), substantially higher than the 3% countywide average.
- Enrollment among migrant students decreased drastically by 16% over the same period (from 332 students to 279 students).

Learning proficiency is improving yet disparities exist. Across all racial and ethnic groups, the rate at which students met or exceeded English and mathematics testing standards has increased since the 2014-2015 school year. Students with extenuating circumstances (i.e., disability, facing homelessness, learning English) tend to score lower on English and mathematics tests than the overall student body.

- Proficiency gaps are especially pronounced among English learning students in Portola Valley Elementary, Woodside Elementary, Menlo Park City Elementary, and Brisbane Elementary, where students with extenuating circumstances met or exceeded mathematics test standards at a rate at least 50 percentage points below the overall test rate in each district.
- Students with disabilities in San Carlos Elementary and Las Lomitas Elementary school districts scored far below the overall student body: In these districts, students with disabilities met or exceeded mathematics test standards at 54 percentage points below the overall test rate.

Many students meet admissions standards for CSU or UC schools.

- Among the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards, at 69%. On the other end of the spectrum, Cabrillo Unified and South San Francisco Unified had the lowest rates at 41%.
- Jefferson Union High School District had the most drastic increase in the share of graduates meeting CSU or UC standards: just 21% of students met these standards in 2016-2017 compared to 48% of students in 2019-2020. La Honda-Pescadero Unified School District experienced a 10 percentage point increase in this success rate over the same period.

Most school districts in the county have a college-going rate at 70% or higher—yet there are wide gaps by race and ethnicity.

- In every district, White students have a higher college-going rate than Hispanic students, but the largest gaps are in South San Francisco United, where 91% of White students go to college compared to just 68% of Hispanic students—a 23 percentage point gap.

Students with extenuating circumstances are highly concentrated in a few schools and move schools often due to housing instability.

- Students with extenuating circumstances may need additional resources—e.g., onsite health care, free meals, tutoring—to be successful in school. When these students are concentrated into a few schools, the schools bear an unequal responsibility for providing needed resources. K-12 school funding in California has long been inadequate, and, although policymakers have recently allocated additional resources to schools with high proportions of low income children under a "concentration grant" system, funding gaps remain.
- The highest concentration of high needs students is found in Ravenswood City Elementary, where 30% of all students are experiencing homelessness and 83% qualify for free and reduced lunch.
- Currently, students whose families have been evicted do not have protections allowing them to remain in their current school district. This can result in frequent changes in schools for low income children, raising their vulnerability to falling behind in school.

Absenteeism, dropout rates, and discipline rates are highest for students of color, students with disabilities, and students with other extenuating circumstances. While 10% of students were chronically absent during the 2018-2019 school year, chronic absenteeism rates were higher in districts with a large number of students experiencing economic and housing precarity.

- For instance, Ravenswood Elementary, which has a 30% rate of homelessness among students, had one of the higher rates of chronic absenteeism at 16%.

- Pacific Islander students (26%), Black/African American students (18%), and Hispanic students (15%) had notably higher rates of chronic absenteeism than the overall student population (10%).
- In most districts, chronic absenteeism is higher among students with disabilities. In fact, only Bayshore Elementary's students with disabilities had a lower rate of chronic absenteeism than the overall student body.

Dropout rates vary across the county:

- Dropout rates were highest in Sequoia Union High School District (10%) and South San Francisco Unified (9%).
- In all school districts in the county, dropout rates are higher for boys than for girls.
- Pacific Islander, Black/African American, and Hispanic students in the county often had higher dropout rates than those in other racial and ethnic groups
- Students with disabilities, students experiencing homelessness, foster youth, and students learning English had higher dropout rates than the overall population.

Discipline rates also vary by area and race and ethnicity.

- In many school districts across San Mateo County, Hispanic students are disciplined at disproportionately higher rates compared to their peers.
- In most districts, Black/African American and Pacific Islander students are also overrepresented in terms of suspension rates, but these rates are slight compared to those of Hispanic students.
- Asian and Filipino students were underrepresented in terms of suspension rates. White students were also underrepresented in discipline rates in most districts except for La Honda-Pescadero.

The demographics of faculty and staff are fairly similar to that of students.

- There is a slightly larger share of White and Black/African American staff than students, meaning that Black/African American and White student groups are more likely to interact with same-race staff and faculty than other racial groups.
- Asian students are less likely to interact with a same-race staff of faculty member: 17% of the student body is Asian compared to just 8% of staff and faculty.

Background

This section describes the school districts in San Mateo County, including their geographic boundaries and a brief history of the school districts' formation. This section also includes details on how districts' enrollments and student demographic have changed over time.

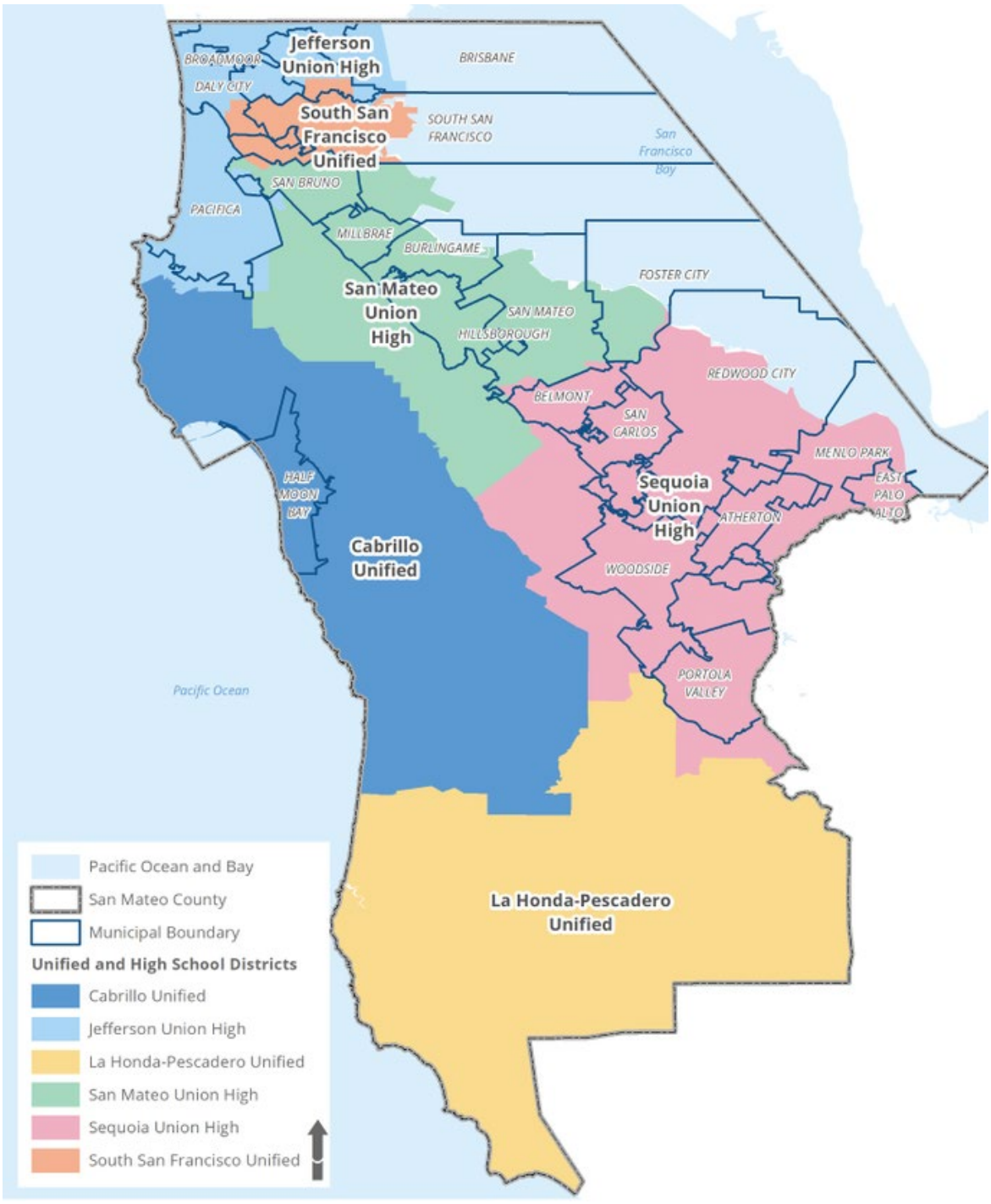
San Mateo County School Districts. There are three unified school districts in San Mateo County which include both elementary and high schools. These are **Cabrillo Unified School District, La Honda-Pescadero Unified School District**, and **South San Francisco Unified School District**.

In addition to the unified school districts, there are three high school districts, which include: **Jefferson Union High School District**, **San Mateo Union High School District**, and **Sequoia Union High School District**. The elementary schools covering these high schools' district boundaries areas are described below:

- In the **Jefferson Union High School District** geographic boundary, elementary school districts are the Bayshore Elementary School District, Brisbane School District, Jefferson Elementary School District, and Pacifica School District.
- Within the **San Mateo Union High School District** geographic boundary**,** elementary school districts include San Mateo-Foster City School District, Hillsborough City School District, Burlingame School District, San Bruno Park School District, and Millbrae School District.
- Within the **Sequoia Union High School District** geographic boundary, the elementary schools include Belmont-Redwood Shores School District, San Carlos School District, Redwood City School District, Ravenswood City School District, Menlo Park City School District, Woodside Elementary School District, Las Lomitas Elementary School District, and Portola Valley School District.

Geographic boundaries of school districts. Figure V-1 illustrates the geographic boundaries of the unified school districts as well as the three high school districts. Municipal boundaries are overlayed on the map.

Figure V-1.
Unified School Districts and High School Districts in San Mateo County



Source: San Mateo County Office of Education.

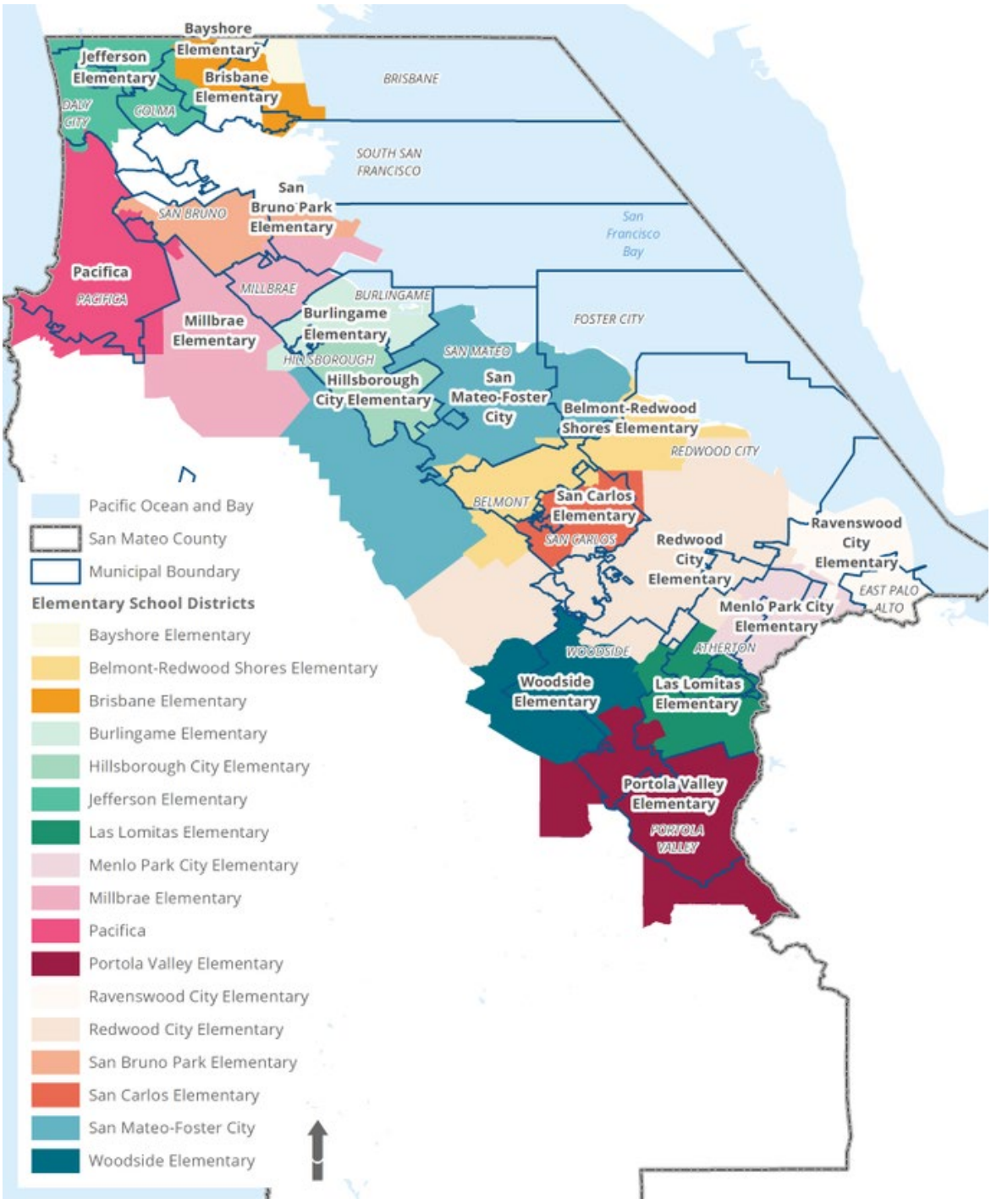
As illustrated in the map, Cabrillo Unified School District covers Half Moon Bay and some unincorporated areas of San Mateo County. South San Francisco Unified covers South San

Francisco and a small portion of Daly City. La Honda-Pescadero Unified School District covers unincorporated areas of San Mateo County.

The other high school districts, Jefferson Union, San Mateo Union, and Sequoia Union, cover the remaining jurisdictions. Jefferson Union covers Brisbane, Colma, Daly City, and Pacifica. San Mateo Union covers Burlingame, Hillsborough, Millbrae, San Bruno, San Mateo City, and Foster City. Sequoia Union covers Atherton, Belmont, Redwood City, East Palo Alto, Menlo Park, San Carlos, Portola Valley, and Woodside.

The county's elementary school districts cover the same areas as the three high school districts. Their geographic boundaries are illustrated in the map below.

Figure V-2.
Elementary School Districts in San Mateo County



Source: San Mateo County Office of Education.

Because the elementary school districts are much smaller, many jurisdictions have several elementary schools. The table blow shows each jurisdiction and their associated elementary school.

Figure V-3.
School Districts in San Mateo County's Jurisdictions

Jurisdiction	Unified or High School District	Elementary School District(s)
Atherton	Sequoia Union	Menlo Park City ; Las Lomitas Elementary; Redwood City
Belmont	Sequoia Union	Belmont-Redwood Shores
Brisbane	Jefferson Union	Brisbane; Bayshore Elementary
Burlingame	San Mateo Union	Burlingame
Colma	Jefferson Union	Jefferson Elementary
Daly City	Jefferson Union; South San Francisco Unifie	Jefferson Elementary
East Palo Alto	Sequoia Union	Ravenswood City
Foster City	San Mateo Union	San Mateo-Foster City
Half Moon Bay	Cabrillo Unified	(none, included in Cabrillo Unified)
Hillsborough	San Mateo Union	Hillsborough City
Menlo Park	Sequoia Union	Menlo Park City; Las Lomitas Elementary; Ravenswood City
Millbrae	San Mateo Union	Millbrae
Pacifica	Jefferson Union	Pacifica
Portola Valley	Sequoia Union	Portola Valley
Redwood City	Sequoia Union	Redwood City
San Bruno	San Mateo Union	San Bruno Park
San Carlos	Sequoia Union	San Carlos; Redwood City
San Mateo	San Mateo Union	San Mateo-Foster City
South San Francisco	South San Francisco Unified	(none, included in South San Francisco Unified)
Woodside	Sequoia Union	Woodside Elementary; Portola Valley; Las Lomitas; Redwood City

Source: San Mateo County Office of Education.

A brief history of district formation. San Mateo County's numerous school districts were formed over a century ago, when the county was more rural and scattered: communities needed elementary schools close to home, and only a few students were attending high school. As young people began going to high school, individual districts often found they had too few students and resources to support their own high schools, so

separate high school districts, covering the territories of two or more elementary districts, were established to meet the communities' needs.[2]

Once California's population grew and San Mateo County became more urbanized, "a jigsaw puzzle of overlapping districts evolved haphazardly." Since 1920, the state has been pushing elementary districts to unify with the high school districts that serve their communities, citing improved educational quality and equity of opportunity. However, there has been limited success and local voters in San Mateo County have consistently resisted unification.[3]

Early efforts at unification were more successful in the rural communities along the coast—for example, voters approved the new Cabrillo Unified district for the area around Half Moon Bay and the La Honda-Pescadero Unified district in a 1964 election. Unification was not supported by many suburban communities edging the Bay. The county's school district committee proposed to split each of the three high school districts and feeder schools into two or three smaller unified districts, but the State Board of Education rejected variations of those plans three times. The Board argued that the county committee's proposals would create districts with widely varying property tax bases and could contribute to racial segregation. The State Board instead devised a plan that would create a single unified district within each of the existing high school district boundaries. Voters turned down the state plans in all three districts in June 1966, and rejected a similar proposal again in 1972. In 1973, the Mid-Peninsula Task Force for Integrated Education petitioned the county committees to unify the elementary districts of Menlo Park, Las Lomitas, Portola Valley, Ravenswood and a portion of Sequoia Union High School District across county lines with Palo Alto Unified. Their goal was racial integration, but the county committee did not support the effort.[4]

Efforts against unification have persisted, leaving the county with several elementary school districts which feed into a high school, rather than a unified district. As a result, some elementary school districts have faced waning budgets and administrative hurtles. For instance, Brisbane and Bayshore elementary school districts, at the northern end of the county, serve a little more than 1,000 students and long have struggled with tight budgets. To rectify their budgetary concerns, the districts now share both a superintendent and a chief business officer. They also participate in a special education collaborative with the Jefferson elementary and high school districts.

According to the county's superintendent of schools Anne Campbell, other districts may find themselves pooling their resources in the future: local identification may be strong,

---

[2] Watson, Aleta. "How Did We End Up With 54 School Districts in San Mateo and Santa Clara Counties?" Silicon Valley Community Foundation, 2012. https://www.siliconvalleycf.org/sites/default/files/report-edu.pdf

[3] Ibid.

[4] Ibid.

she says, but financial reality is hard to ignore: "As we move forward in time, I think it's going to be interesting to see what school districts are going to do, especially as budgets get more bleak."[5]

Enrollment changes. Total public school enrollment in the county has decreased slightly, by just 1%, from the 2010-2011 academic year to 2020-2021. Figure V-4 illustrates enrollment changes by district.

Bayshore Elementary, Ravenswood City, and Portola Valley school districts experienced the largest enrollment decreases (by at least 30%) between 2010-11 and 2020-21. School districts with the largest increases in enrollments were Burlingame (22%) and Belmont-Redwood Shores (30%).

[5] Ibid.

Figure V-4.
Enrollment changes by district, 2010-11 to 2020-2021

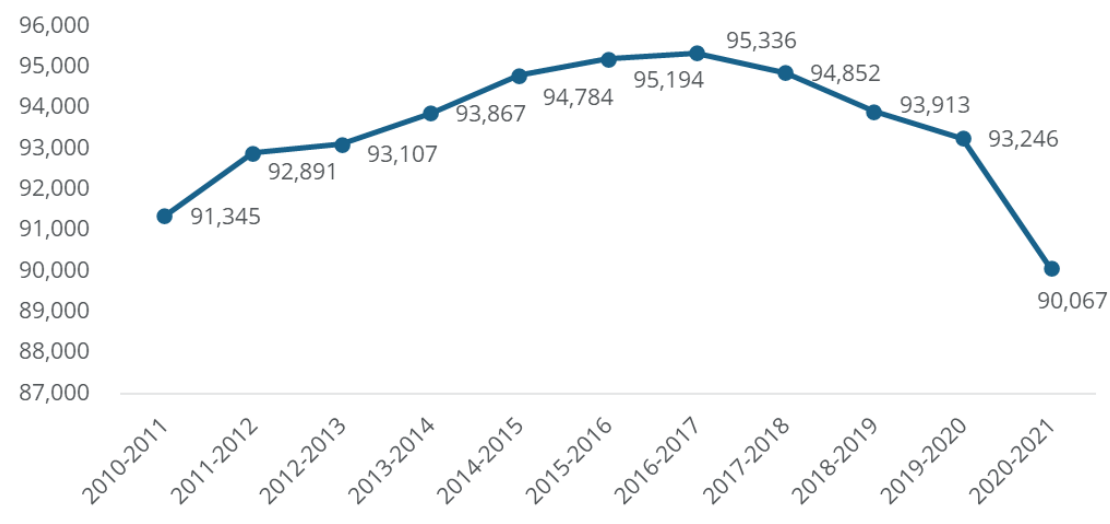
School District	2010-2011 Enrollment	2020-2021 Enrollment	Percent Change
Unified School Districts			
Cabrillo Unified	3,352	2,934	-12%
La Honda-Pescadero	341	275	-19%
South San Francisco	9,312	8,182	-12%
High & Elementary School Districts			
Jefferson Union High School	4,960	4,705	-5%
Bayshore Elementary	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 Lomitas 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%
Total Enrollment	91,345	90,067	-1%

Source: California Department of Education and Root Policy Research

However, it is important to note that many of these enrollment decreases were driven by the pandemic. In fact, total enrollment in these public schools decreased by 3% between

2019-2020 and 2020-2021 in San Mateo County: the largest decrease of the decade. As shown in Figure V-5, enrollments actually increased steadily from 2010-2011 to 2017-2018, then began decreasing afterwards.

Figure V-5.
Public School Enrollment Changes, 2010-2011 to 2020-2021



Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

Source: California Department of Education and Root Policy Research

Portola Valley and La Honda-Pescadero school districts had the largest enrollment decreases during COVID-19, with a 11% and 10% decline in enrollments, respectively. The only school district with increasing enrollments between the 2019-2020 to 2020-2021 school years was Sequoia Union High School District, with a modest 1% increase in enrollments.

Figure V-6.
Enrollment changes by district during COVID-19, 2019-20 to 2020-21

School District	2019-2020 Enrollment	2020-2021 Enrollment	Percent Change
Unified School Districts			
Cabrillo Unified	3,136	2,934	-6%
La Honda-Pescadero	306	275	-10%
South San Francisco	8,438	8,182	-3%
High & Elementary School Districts			
Jefferson Union High School	4,811	4,705	-2%
Bayshore Elementary	381	361	-5%
Brisbane Elementary	476	474	0%
Jefferson Elementary	6,687	6,653	-1%
Pacifica	3,110	3,006	-3%
San Mateo Union High School	9,885	9,760	-1%
Burlingame Elementary	3,534	3,387	-4%
Hillsborough City Elementary	1,290	1,268	-2%
Millbrae Elementary	2,349	2,238	-5%
San Bruno Park Elementary	2,454	2,275	-7%
San Mateo-Foster City	11,576	10,969	-5%
Sequoia Union High School	10,238	10,327	1%
Belmont-Redwood Shores	4,314	4,152	-4%
Las Lomitas Elementary	1,208	1,116	-8%
Menlo Park City Elementary	2,922	2,781	-5%
Portola Valley Elementary	551	491	-11%
Ravenswood City Elementary	3,269	2,993	-8%
Redwood City Elementary	8,530	8,086	-5%
San Carlos Elementary	3,405	3,265	-4%
Woodside Elementary	376	369	-2%
Total Enrollment	93,246	90,067	-3%

Source: California Department of Education and Root Policy Research.

Declining enrollments in public schools have been common across the state and country during the COVID-19 pandemic, and enrollment declines in San Mateo County are on par

with those across the state. According to a study conducted by the Public Policy Institute of California, public K–12 enrollment declined by 3% in California from the 2019-2020 school year to the 2020-2021 school year. [6]

As funding is tied directly to the number of enrolled pupils, schools in San Mateo County could suffer fiscal consequences with continued declines. By law, districts are "held harmless" for declines for one year—that is, school budgets for 2020–2021 were unaffected, but continued enrollment declines could mean cuts in future years.[7] Reductions in enrollments, and consequently funding, could also worsen economic inequality in the long-term by reducing students' resources and access to opportunities.

Demographics: race & ethnicity. Over the last decade, San Mateo County's school districts have diversified in terms of students' race and ethnicity. Hispanic students make up the largest ethnic group in the county's schools: 38% of students identified as Hispanic in the 2020-2021 academic school year. This is just a one percentage point increase from 2010-2011. Many other students are White (26%), though this has decreased by 3 percentage points since 2010-2011, The largest increase was in Asian students, with 17% identifying as such in 2020-2021, an increase of 5 percentage points from 2010-2011. Other students identify as Filipino (8%), or bi- or multi-racial (8%). A small and decreasing percentage of students identify as Black/African American (1%) and Pacific Islander (2%).

[6] Lafortune, Julien & Prunty, Emmanuel. "Digging into Enrollment Drops at California Public Schools." Public Policy Institute of California. May 14, 2021. https://www.ppic.org/blog/digging-into-enrollment-drops-at-california-public-schools/

[7] Ibid.

Figure V-7.
Changes in Race and Ethnicity, 2010-2011 to 2020-2021

Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

Source: California Department of Education and Root Policy Research

:

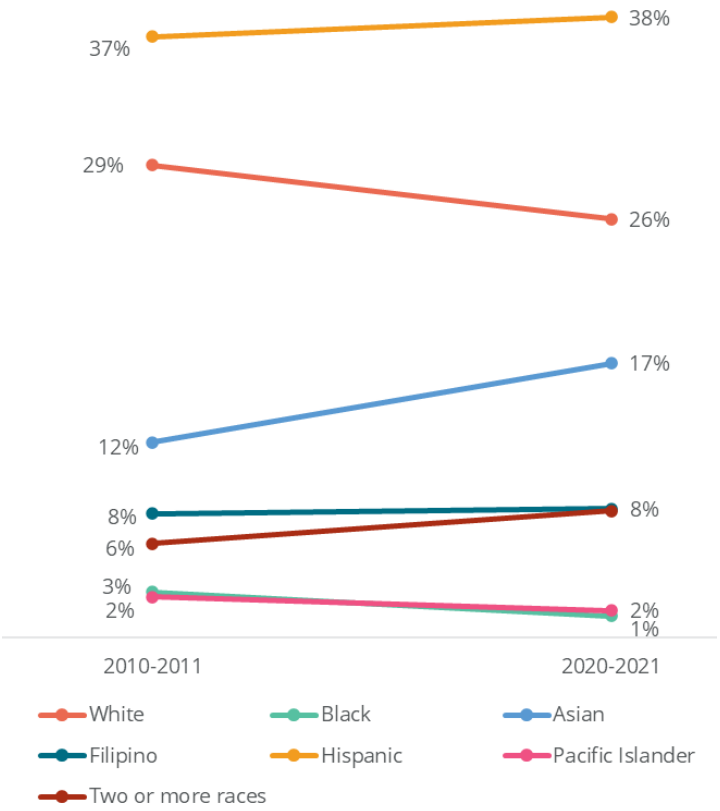


Figure V-8 shows the racial and ethnic distribution of students enrolled in public schools by jurisdiction in 2020-2021.

- Portola Valley Elementary School District (66%) and Woodside Elementary School District (64%) had the highest share of White students, making them among the least racially and ethnically diverse districts in the county.
- Ravenswood City Elementary School District and Redwood City Elementary School District had the highest share of Hispanic students, at 84% and 70%, respectively.
- Ravenswood City also had the highest proportion of Pacific Islander students (7%) and Black/African American students (5%) compared to other districts.
- Millbrae Elementary (46%), Hillsborough Elementary (32%), and Belmont-Redwood Shores Elementary (32%) had the highest share of Asian students.
- Jefferson Elementary School District and Jefferson Union High School District had the highest portion of Filipino students, at 25% and 29% respectively.

Figure V-8.
Student body by Race and Ethnicity, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White	Two or more races
Unified School Districts							
Cabrillo Unified	1%	0%	1%	52%	0%	40%	5%
La Honda-Pescadero	0%	0%	1%	63%	0%	35%	1%
South San Francisco	14%	1%	23%	48%	2%	6%	6%
High & Elementary School Districts							
Jefferson Union High School	15%	1%	29%	31%	1%	14%	7%
Bayshore Elementary	19%	3%	21%	41%	4%	3%	8%
Brisbane Elementary	20%	1%	12%	28%	0%	24%	11%
Jefferson Elementary	19%	2%	25%	36%	1%	11%	5%
Pacifica	8%	1%	9%	26%	0%	39%	16%
San Mateo Union High School	23%	1%	5%	32%	2%	28%	10%
Burlingame Elementary	27%	0%	3%	16%	0%	41%	9%
Hillsborough Elementary	32%	0%	2%	5%	0%	48%	12%
Millbrae Elementary	46%	1%	6%	20%	2%	16%	8%
San Bruno Park Elementary	16%	1%	10%	41%	5%	15%	1%
San Mateo-Foster City	26%	1%	3%	37%	2%	21%	9%
Sequoia Union High School	9%	2%	1%	45%	2%	35%	5%
Belmont-Redwood Shores	32%	1%	3%	12%	1%	34%	14%
Las Lomitas Elementary	18%	1%	1%	13%	0%	53%	14%
Menlo Park City Elementary	13%	1%	1%	17%	1%	55%	11%
Portola Valley Elementary	6%	0%	0%	14%	0%	66%	13%
Ravenswood City Elementary	0%	5%	0%	84%	7%	1%	2%
Redwood City Elementary	4%	1%	1%	70%	1%	19%	4%
San Carlos Elementary	18%	1%	1%	14%	0%	49%	13%
Woodside Elementary	4%	2%	0%	16%	1%	64%	11%
Total	17%	1%	8%	38%	2%	26%	8%

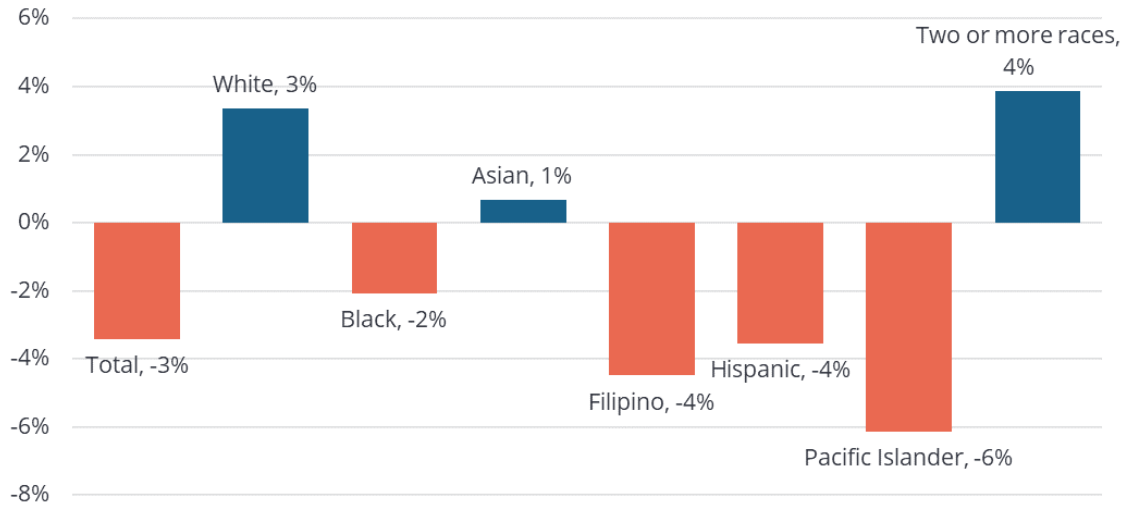
Note: In almost all school districts, less than 1% of students were Native American, so they are not included in this table.

Source: California Department of Education and Root Policy Research

Enrollment changes due to COVID-19 varied by race and ethnicity. For instance, between 2019-2021, enrollment among Pacific Islander students decreased by 6% (from 1,581 students in 2019-20 to 1,484 students in 2020-21). This is substantially higher than the 3% countywide average. Enrollments among Filipino and Hispanic students decreased by 4% while enrollment among Black/African American students decreased by 2%. On the other

end of the spectrum, there was a 3% increase in enrollment among White students (from 22,308 students to 23,055 students) between 2019-20 and 2020-21. Similarly, there was a 1% increase in enrollment among Asian students and a 4% increase among students of two or more races.

Figure V-9.
Enrollment Changes by Race and Ethnicity, San Mateo County, 2019-20 to 2020-21



Source: California Department of Education and Root Policy Research

While many of their families may have simply moved out of San Mateo County during the pandemic, it is possible that Black/African American, Filipino, Hispanic, and Pacific Islander students are otherwise slipping through the cracks of the education system during this period.

Demographics: students with extenuating circumstances. Several students in the county's public schools are facing additional hurtles to educational ease. Many are English learners, qualify for reduced lunch, are foster children, are experiencing homelessness, have a disability, or are migrants. Students in these groups often have hindrances to excelling in school because of detrimental circumstances beyond their control. These include financial and social hardships as well as problems within students' families.

Qualification for free and reduced lunch is often used as a proxy for extenuating circumstances. Qualifications are determined based on household size and income. For instance, in the 2020-2021 academic year, students from a household of three making less

than $40,182 annually qualified for reduced price meals, and those making less than $28,236 in a household of three qualified for free meals.[8]

Free and reduced lunch disparities. Overall, 29% of public school students in San Mateo County qualify for reduced or free lunch. This rate was substantially lower in districts like Hillsborough Elementary, San Carlos Elementary, Portola Valley Elementary, Las Lomitas Elementary, Belmont-Redwood Shores, and Menlo Park City Elementary, where each had less than 10% of students qualify for free or reduced lunch.

The rate of reduced lunch qualification was far higher in Ravenswood City Elementary School District, where 83% of students qualify for reduced lunch.

Disparities in homelessness. In Ravenswood City Elementary, 30% of students are experiencing homelessness. This is an outlier in the county, where overall just 2% are experiencing homelessness. The school district has received media attention due to its astronomically high rate of students experiencing homelessness. Some have noted that rates of homelessness have increased due to escalating costs of living in an area surrounded by affluence.[9] Others have highlighted that ”Having a roof over your head, having a safe place to sleep and study, is fundamental to absolutely everything," and have noted that students who experience homelessness have higher dropout rates and are more likely to experience homelessness as adults.[10]

School moves related to evictions. Currently, students whose families have been evicted do not have protections allowing them to remain in their current school district. This means that precarious housing also means precarious schooling for many of the county’s students. Frequent moves by students are closely related to lower educational proficiency.

In the City of San Francisco, a 2010 ordinance protects some students from being evicted during the school year; however, it only relates to owner/relative move-in evictions.[11] Children in families who are evicted for other reasons may need to move schools or districts when their housing is lost.

English language learners. Countywide, 20% of public school students are English learners. Again, this rate is highest at Ravenswood City Elementary, where 53% of students are English learners. La Honda-Pescadero Unified School District, Jefferson Union High

---

[8] “Income Eligibility Scales for School Year 2020-2021.” California Department of Education.

[9] Bartley, Kaitlyn. “Homelessness: The shadow that hangs over students in this Bay Area school district.” The Mercury News. December 2018.

[10] Jones, Carolyn. “California schools see big jump in homeless students.” Palo Alto Online. October 2020.

[11] https://sfrb.org/new-amendment-prohibiting-owner-move-evictions-minor-children-during-school-year

School, and Redwood City Elementary also have high rates of English learners, representing more than a third of students.

Less than one percent of students in San Mateo County public school districts are foster youth or migrants. Cabrillo Unified School District had the highest rate of migrant students at 3%. La Honda-Pescadero had the highest rate of foster children at 2%.

School districts without large low income populations also tend to serve very few English language learners. For instance, in Hillsborough Elementary where 0% of students qualify for reduced lunch, only 1% of students are English language learners.

Figure V-10.
Students with Extenuating Circumstances, 2020-2021

School District	English Learners	Reduced Lunch	Foster Children	Homeless	Migrant
Unified School Districts					
Cabrillo Unified	20%	37%	0%	2%	3%
La Honda-Pescadero	38%	38%	2%	1%	1%
South San Francisco	21%	34%	0%	1%	1%
High & Elementary School Districts					
Jefferson Union High School	36%	44%	0%	0%	0%
Bayshore Elementary	30%	57%	0%	0%	0%
Brisbane Elementary	16%	19%	0%	0%	0%
Jefferson Elementary	14%	27%	0%	1%	0%
Pacifica	9%	18%	0%	1%	0%
San Mateo Union High School	10%	21%	0%	0%	0%
Burlingame Elementary	13%	11%	0%	0%	0%
Hillsborough Elementary	1%	0%	0%	0%	0%
Millbrae Elementary	19%	25%	0%	0%	0%
San Bruno Park Elementary	29%	18%	0%	0%	0%
San Mateo-Foster City	26%	28%	0%	2%	0%
Sequoia Union High School	15%	30%	0%	0%	0%
Belmont-Redwood Shores	10%	7%	0%	0%	0%
Las Lomitas Elementary	7%	6%	0%	0%	0%
Menlo Park City Elementary	6%	7%	0%	0%	0%
Portola Valley Elementary	4%	5%	0%	0%	0%
Ravenswood City Elementary	53%	83%	0%	30%	0%
Redwood City Elementary	38%	56%	0%	2%	1%
San Carlos Elementary	5%	6%	0%	0%	0%
Woodside Elementary	8%	10%	0%	0%	0%
Total	20%	29%	<1%	2%	<1%

Source: California Department of Education and Root Policy Research

The overall share of students in these groups has not changed drastically over time. As shown in Figure V-11, there have been slight decreases in the share of students who are English learners and the share of students who qualify for reduced lunch from 2016-2017

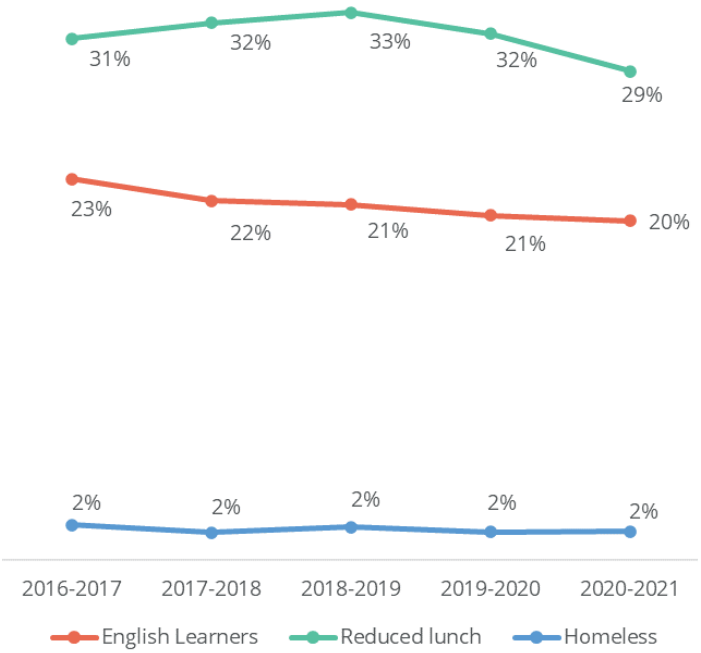
to 2020-2021. Around 2% of students in the county are homeless and this has not changed between 2016-2017 and 2020-2021. Foster youth and migrant students are not shown in the figure, as both have hovered at less than 1% from year to year.

Figure V-11.
Changes in rates of English Leaners, Reduced Lunch, and Homelessness, 2016-2017 to 2020-2021

Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

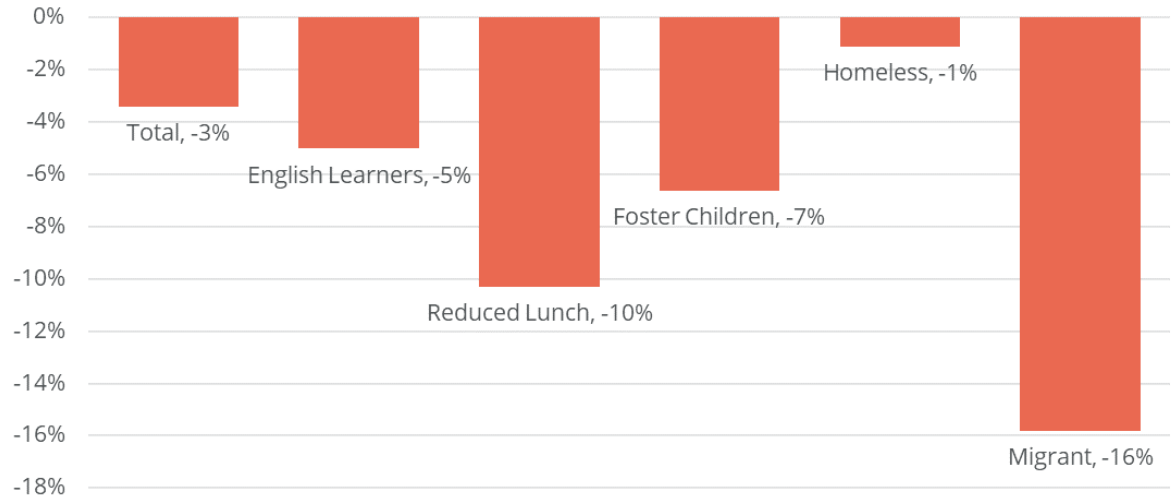
Source: California Department of Education and Root Policy Research

:



During COVID-19, enrollments decreased by 3% between 2019-2020 and 2020-2021 school years, as families withdrew or did not reenroll their children from public schools. Enrollment among migrant students decreased much more drastically, by 16% (from 332 students to 279 students). Similarly, enrollment among students who qualify for reduced lunch declined at a higher rate (10%) than the overall student population. Foster children and English learners also experienced enrollment decreases at a rate higher than the total population, with 7% and 10% decreases in enrollment, respectively.

Figure V-12.
Enrollment Changes by Extenuating Circumstance, San Mateo County, 2019-2020 to 2020-2021



Source: California Department of Education and Root Policy Research

Achievement Gaps

This section details achievement gaps within school districts. Gaps are measured by test scores, meeting California State University or University of California admissions standards, and college-going rates.

Test scores. Figure V-13 indicates the percent of students who met or exceeded English and mathematics testing standards set by the California State Assessment of Student Performance and Progress. Overall, 62% of students in the county met or exceeded English testing standards and 52% met or exceeded mathematics testing standards.

Of all the districts with high schools, San Mateo Union High School District had the highest student pass rates: 70% of their students met or exceeded standards in English testing and 50% met or exceeded standards in mathematics testing.

Among elementary school districts, Portola Valley Elementary School District and Woodside Elementary School District had the highest rates of success in English, with 87% and 88% of students meeting or exceeding English testing standards, respectively. Woodside Elementary School District and Hillsborough Elementary School District had the highest rates of success in mathematics, with 84% and 85% meeting math testing standards, respectively.

In every school district, girls scored higher on English tests than boys. Overall, girls met or exceeded English testing at a rate of 67% while boys met or exceeded English testing at a rate of 57%. The largest gender gap was in Brisbane Elementary School District, where 72%

of girls met or exceeded English testing standards and just 56% of boys did: a gap of 16 percentage points.

Gender gaps in mathematics were less pronounced, but largest gender gaps were in Cabrillo Unified School District and in La Honda Pescadero Unified School District. In Cabrillo Unified, girls passed mathematics at a rate 7% higher than boys, while in La Honda-Pescadero, boys passed at a rate 6% higher than girls.

Figure V-14.
Students who Met or Exceeded Testing Standards, by Gender and District, 2018-2019

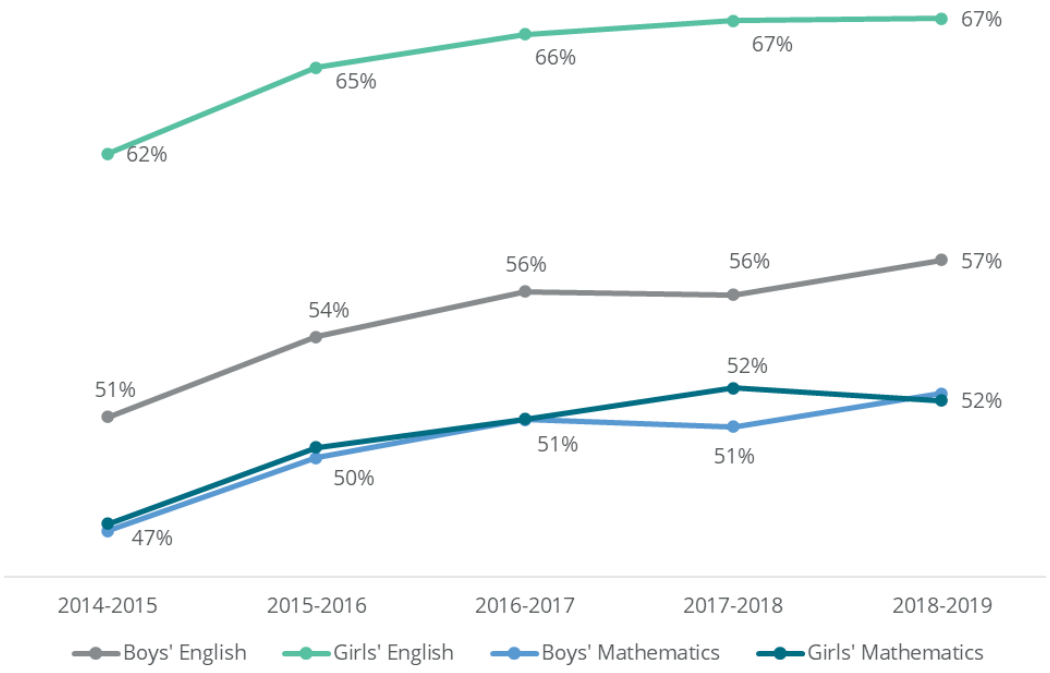
	English Language Arts/Literacy			Mathematics		
District	Total	Boys	Girls	Total	Boys	Girls
Unified School Districts						
Cabrillo Unified	48%	41%	55%	34%	31%	38%
La Honda-Pescadero	43%	36%	49%	31%	34%	28%
South San Francisco	52%	45%	60%	44%	42%	45%
High & Elementary School Districts						
Jefferson Union High School	57%	52%	63%	37%	38%	35%
Bayshore Elementary	27%	24%	31%	27%	27%	28%
Brisbane Elementary	64%	56%	72%	54%	56%	53%
Jefferson Elementary	48%	43%	54%	37%	39%	35%
Pacifica	60%	55%	65%	57%	57%	57%
San Mateo Union High School	70%	66%	76%	50%	50%	50%
Burlingame Elementary	80%	75%	84%	78%	78%	78%
Hillsborough Elementary	85%	81%	89%	85%	86%	84%
Millbrae Elementary	63%	57%	70%	58%	58%	58%
San Bruno Park Elementary	50%	47%	53%	41%	43%	38%
San Mateo-Foster City	62%	58%	67%	56%	56%	56%
Sequoia Union High School	68%	64%	72%	50%	50%	50%
Belmont-Redwood Shores	82%	78%	86%	79%	78%	80%
Las Lomitas Elementary	86%	84%	88%	82%	84%	80%
Menlo Park City Elementary	84%	81%	87%	83%	82%	83%
Portola Valley Elementary	87%	83%	91%	83%	84%	82%
Ravenswood City Elementary	22%	20%	23%	15%	16%	13%
Redwood City Elementary	54%	49%	59%	46%	46%	46%
San Carlos Elementary	80%	77%	83%	75%	76%	74%
Woodside Elementary	88%	85%	91%	84%	85%	83%
Total	62%	57%	67%	52%	52%	52%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

The gender gap in test scores has started to close in recent years, as indicated in Figure V-15. In 2014-2015 there was a 11 percentage point gap in girls' and boys' English testing pass

rates, and by 2018-2019 this was just a 10 percentage point gap. The figure also indicates that there have been steady gains in the share of students meeting or exceeding testing standards in the county.

Figure V-15.
Students who Met or Exceeded Testing Standards, by Gender, 2014-2015 to 2018-2019



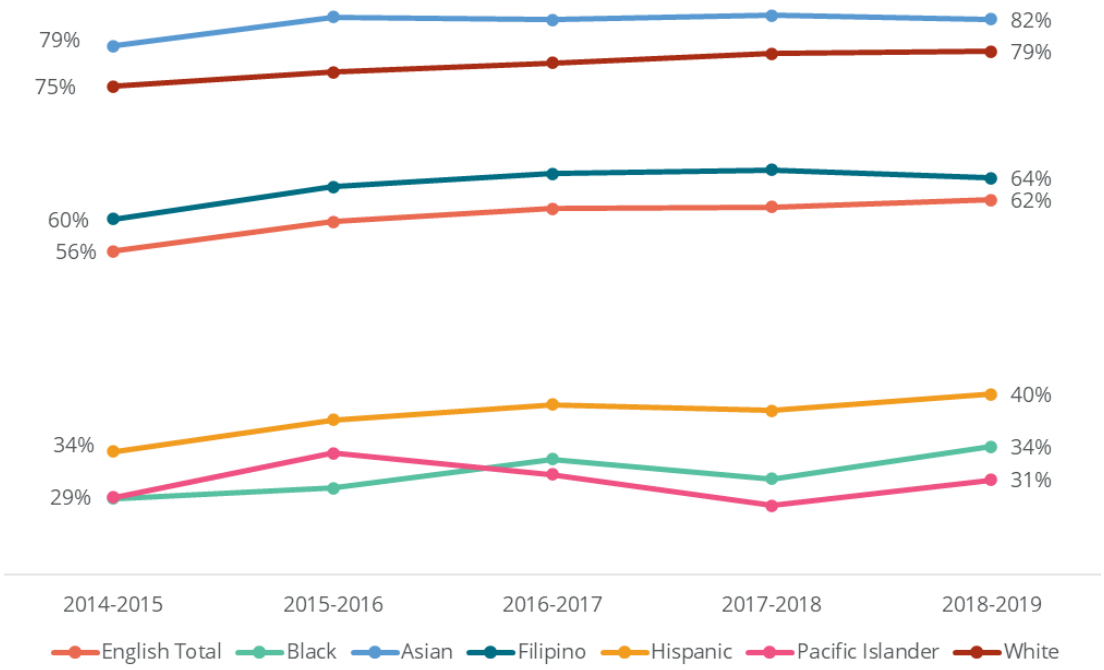
Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Very large gaps in test scores by race and ethnicity exist among students in some areas. Figure V-16 illustrates the rate at which students of various racial and ethnic groups met or exceeded English testing standards.

For the past five years in San Mateo County, Asian, White, and Filipino students have met or exceeded English testing standards at rates higher than the overall student population. Hispanic, Black/African American, and Pacific Islander students, on the other hand, have been underserved in this realm and have consistently scored lower than the overall student body.

However, across all groups, the rate at which students met or exceed English testing standards has increased since the 2014-2015 school year. Hispanic students have made the largest percentage point gain: 34% met standards in 2014-2015 and 40% met standards in 2019-19, an increase of six percentage points.

Figure V-16.
Students who Met or Exceeded English Testing Standards, by Race and Ethnicity, 2014-2015 to 2018-2019

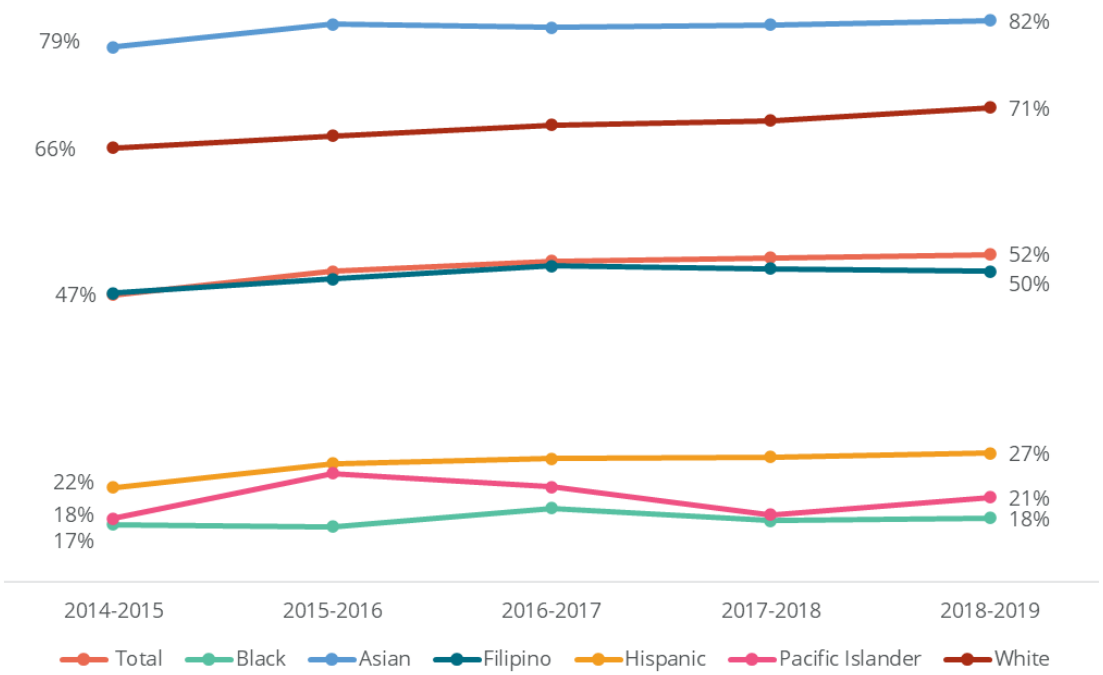


Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

A similar narrative holds in Math testing standards, where scores have improved among each racial and ethnic group from 2014-2015 to 2018-2019. Again, White and Asian students meet or exceed math testing standards at rates higher than the overall population while Hispanic, Pacific Islander, and Black/African American students scored lower.

White and Hispanic students have seen the biggest increases in rates of mathematics success: both have experienced a five percentage point increase in the percent of students who met or exceeded math testing standards.

Figure V-17.
Students who Met or Exceeded mathematics testing standards, by Race and Ethnicity, 2014-2015 to 2018-2019



Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Figure V-18 illustrates the rates at which students of various racial and ethnic groups met or exceeded mathematics testing standards by district.

There were several districts in which the gaps between the overall test pass rates and a specific racial groups' pass rates were especially wide. For instance, in San Carlos Elementary School District, 75% of the total student body met or exceeded math testing standards, but only 11% of Black/African American students met or exceeded math testing standards— a gap of 64 percentage points.

Other school districts with wide gaps between Black/African American and overall math testing success were Las Lomitas Elementary (46 percentage point gap), Menlo Park City Elementary (43 percentage point gap), and Belmont-Redwood Shores (42 percentage point gap).

Some school districts also had similar gaps in Pacific Islander students' math passing rates and overall passing rates. For instance, in Menlo Park City Elementary School District, 83% of the student body met or exceeded mathematics testing standards but just 35% of Pacific Islander students passed or exceeded mathematics testing standards—a gap of 48

percentage points. Millbrae Elementary School District also had a 47 percentage point gap between Pacific Islander students' and total students' math test rates.

Figure V-18.
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
Unified School Districts							
Cabrillo Unified	34%	65%	(no data)	38%	16%	(no data)	54%
La Honda-Pescadero	31%	(no data)	(no data)	(no data)	20%	(no data)	46%
South San Francisco	44%	75%	19%	60%	29%	33%	46%
High & Elementary School Districts							
Jefferson Union High School	37%	75%	(no data)	36%	17%	(no data)	42%
Bayshore Elementary	27%	44%	(no data)	38%	17%	14%	(no data)
Brisbane Elementary	54%	67%	(no data)	65%	38%	(no data)	60%
Jefferson Elementary	37%	61%	15%	42%	23%	20%	30%
Pacifica	57%	74%	38%	48%	38%	(no data)	66%
San Mateo Union High School	50%	84%	(no data)	46%	22%	20%	63%
Burlingame Elementary	78%	92%	53%	66%	50%	(no data)	81%
Hillsborough Elementary	85%	92%	(no data)	(no data)	76%	(no data)	82%
Millbrae Elementary	58%	75%	31%	63%	27%	11%	51%
San Bruno Park Elementary	41%	69%	23%	64%	25%	27%	50%
San Mateo-Foster City	56%	87%	30%	61%	23%	27%	69%
Sequoia Union High School	50%	81%	18%	53%	22%	11%	76%
Belmont-Redwood Shores	79%	92%	37%	77%	52%	43%	79%
Las Lomitas Elementary	82%	93%	36%	(no data)	44%	(no data)	87%
Menlo Park City Elementary	83%	94%	40%	(no data)	55%	35%	88%
Portola Valley Elementary	83%	89%	(no data)	(no data)	56%	(no data)	89%
Ravenswood City Elementary	15%	(no data)	9%	(no data)	15%	11%	(no data)
Redwood City Elementary	46%	92%	22%	76%	34%	44%	75%
San Carlos Elementary	75%	91%	11%	85%	51%	(no data)	78%
Woodside Elementary	84%	92%	(no data)	(no data)	52%	(no data)	89%
Total	52%	82%	18%	50%	27%	21%	71%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Although racial gaps in English testing were less pronounced, San Carlos Elementary School District also had a wide gap between the total student body and Black/African American

students. Namely, 80% of the student body met or exceeded English testing standards, but only 19% of Black/African American students met or exceeded testing standards—a 61 percentage point gap. Las Lomitas Elementary had a 41 percentage point gap between overall English testing success and Black/African American English testing success.

Other districts had large gaps between the total student body's English test scores and Pacific Islander students' test scores. Namely, in Menlo Park City Elementary School District 84% of students met or exceeded English testing standards, but only 40% of Pacific Islander students—a 44 percentage point gap.

Figure V-19.
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
Unified School Districts							
Cabrillo Unified	48%	78%	(no data)	54%	28%	(no data)	71%
La Honda-Pescadero	43%	(no data)	(no data)	(no data)	27%	(no data)	61%
South San Francisco	52%	76%	36%	66%	38%	44%	56%
High & Elementary School Districts							
Jefferson Union High School	57%	81%	(no data)	60%	43%	(no data)	59%
Bayshore Elementary	27%	49%	(no data)	33%	20%	14%	(no data)
Brisbane Elementary	64%	63%	(no data)	75%	51%	(no data)	79%
Jefferson Elementary	48%	62%	28%	59%	34%	33%	43%
Pacifica	60%	65%	32%	52%	45%	(no data)	68%
San Mateo Union High School	70%	88%	55%	79%	50%	34%	81%
Burlingame Elementary	80%	88%	61%	73%	55%	(no data)	83%
Hillsborough Elementary	85%	89%	(no data)	(no data)	77%	(no data)	83%
Millbrae Elementary	63%	74%	46%	68%	42%	23%	61%
San Bruno Park Elementary	50%	72%	39%	76%	36%	31%	56%
San Mateo-Foster City	62%	85%	41%	68%	34%	37%	77%
Sequoia Union High School	68%	87%	44%	92%	47%	31%	88%
Belmont-Redwood Shores	82%	91%	44%	81%	64%	61%	83%
Las Lomitas Elementary	86%	91%	45%	(no data)	65%	(no data)	89%
Menlo Park City Elementary	84%	92%	60%	(no data)	62%	40%	88%
Portola Valley Elementary	87%	92%	(no data)	(no data)	58%	(no data)	93%
Ravenswood City Elementary	22%	(no data)	24%	(no data)	21%	18%	(no data)
Redwood City Elementary	54%	91%	35%	73%	43%	47%	83%
San Carlos Elementary	80%	90%	19%	76%	60%	(no data)	83%
Woodside Elementary	88%	92%	(no data)	(no data)	58%	(no data)	92%
Total	62%	82%	34%	64%	40%	31%	79%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students with extenuating circumstances across all districts met or exceeded testing standards at lower rates. However, some districts had especially wide disparities between overall test scores and test scores of students with extenuating circumstances.

For example, English learning students in Portola Valley Elementary, Woodside Elementary, Menlo Park City Elementary, and Brisbane Elementary each met or exceeded mathematics test standards at a rate at least 50 percentage points below the overall test rate in each district. English learning students in Las Lomitas Elementary (54%) had the highest mathematics pass rates, followed by those in Belmont-Redwood Shores (42%) and Burlingame Elementary (40%).

Students with disabilities scored especially high on mathematics tests in Hillsborough Elementary, where 48% met or exceeded standards. Others in Belmont-Redwood Shores (43%) and Woodside Elementary (41%) had high pass rates as well. Students with disabilities in San Carlos Elementary and Las Lomitas Elementary school districts scored far below the overall student body: in these districts, students with disabilities met or exceeded mathematics test standards at 54 percentage points below the overall test rate.

In Jefferson Elementary and Ravenswood Elementary students experiencing homelessness passed math tests at a rate similar to their housed peers. In other districts, however, students experiencing homelessness often scored substantially lower. School districts with the widest math testing gaps between the overall student body and students experiencing homelessness were San Mateo-Foster City and Millbrae Elementary, with a 41 percentage point gap and 42 percentage point gap, respectively.

Figure V-20.
Students who Met or Exceeded Math Testing Standards, by Special Case and District, 2018-2019

School District	Overall	English Learners	Experiencing homelessness	Migrant	With Disabilities
Unified School Districts					
Cabrillo Unified	34%	4%	5%	4%	9%
La Honda-Pescadero	31%	4%	(no data)	(no data)	2%
South San Francisco	44%	20%	25%	4%	18%
High & Elementary School Districts					
Jefferson Union High School	37%	5%	(no data)	(no data)	6%
Bayshore Elementary	27%	11%	(no data)	(no data)	9%
Brisbane Elementary	54%	4%	(no data)	(no data)	12%
Jefferson Elementary	37%	15%	36%	(no data)	11%
Pacifica	57%	22%	(no data)	(no data)	17%
San Mateo Union High School	50%	10%	(no data)	(no data)	13%
Burlingame Elementary	78%	40%	(no data)	(no data)	29%
Hillsborough Elementary	85%	(no data)	(no data)	(no data)	48%
Millbrae Elementary	58%	26%	16%	(no data)	25%
San Bruno Park Elementary	41%	12%	(no data)	(no data)	9%
San Mateo-Foster City	56%	11%	15%	(no data)	14%
Sequoia Union High School	50%	3%	33%	(no data)	9%
Belmont-Redwood Shores	79%	42%	(no data)	(no data)	43%
Las Lomitas Elementary	82%	54%	(no data)	(no data)	28%
Menlo Park City Elementary	83%	31%	(no data)	(no data)	38%
Portola Valley Elementary	83%	14%	(no data)	(no data)	39%
Ravenswood City Elementary	15%	5%	11%	(no data)	2%
Redwood City Elementary	46%	14%	(no data)	29%	14%
San Carlos Elementary	75%	24%	(no data)	(no data)	21%
Woodside Elementary	84%	27%	(no data)	(no data)	41%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students with extenuating circumstances also consistently scored lower in English testing than the overall student body.

For instance, English learning students in San Mateo Union High School District, Hillsborough Elementary School District, Sequoia Union High School District, Menlo Park City Elementary School District, and Portola Valley Elementary School District met or exceeded English test standards at a rate at least 60 percentage points below the overall test rate in each district. Hillsborough Elementary had the largest gap at 85 percentage points. Las Lomitas Elementary had the highest success rate among English learners, where 50% met or exceeded English testing standards.

However, students with disabilities in Las Lomitas Elementary and San Carlos Elementary school districts met or exceeded English test standards at rate 55 and 51 percentage points below the overall test rate, respectively. These were the largest gaps in the county. Students with disabilities at Woodside Elementary did the best on English testing, where 56% passed or exceeded standards.

Among students experiencing homelessness, those at Sequoia Union High School were most likely to meet English testing standards, with 42% meeting or exceeding standards. The school district with the widest gap between overall English test scores and scores among students experiencing homelessness was Cabrillo Unified with a 34 percentage point gap.

Just three districts reported English testing scores among migrant students. Redwood City Elementary had the highest pass rate at 34% and Cabrillo Unified had the lowest at 16%.

Figure V-21.
Students who Met or Exceeded English Testing Standards, by Special Case and District, 2018-2019

School District	Overall	English Learners	Experiencing homelessness	Migrant	With Disabilities
Unified School Districts					
Cabrillo Unified	48%	9%	14%	16%	12%
La Honda-Pescadero	43%	9%	(no data)	(no data)	9%
South San Francisco	52%	21%	35%	20%	18%
High & Elementary School Districts					
Jefferson Union High School	57%	3%	(no data)	(no data)	19%
Bayshore Elementary	27%	3%	(no data)	(no data)	4%
Brisbane Elementary	64%	21%	(no data)	(no data)	16%
Jefferson Elementary	48%	16%	30%	(no data)	15%
Pacifica	60%	12%	(no data)	(no data)	15%
San Mateo Union High School	70%	11%	(no data)	(no data)	27%
Burlingame Elementary	80%	33%	(no data)	(no data)	33%
Hillsborough Elementary	85%	(no data)	(no data)	(no data)	47%
Millbrae Elementary	63%	19%	34%	(no data)	23%
San Bruno Park Elementary	50%	14%	(no data)	(no data)	12%
San Mateo-Foster City	62%	9%	33%	(no data)	15%
Sequoia Union High School	68%	8%	42%	(no data)	27%
Belmont-Redwood Shores	82%	31%	(no data)	(no data)	45%
Las Lomitas Elementary	86%	51%	(no data)	(no data)	31%
Menlo Park City Elementary	84%	21%	(no data)	(no data)	42%
Portola Valley Elementary	87%	17%	(no data)	(no data)	37%
Ravenswood City Elementary	22%	6%	16%	(no data)	5%
Redwood City Elementary	54%	13%	(no data)	34%	16%
San Carlos Elementary	80%	29%	(no data)	(no data)	28%
Woodside Elementary	88%	18%	(no data)	(no data)	56%

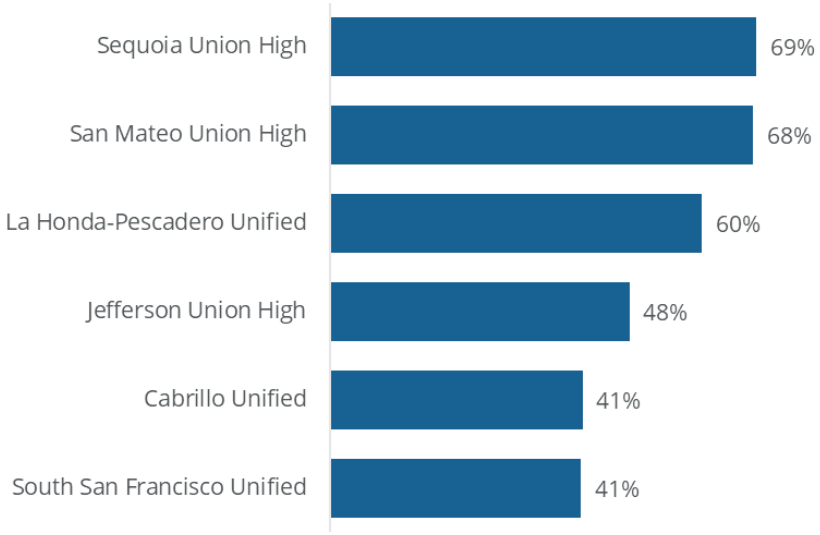
Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students who met university requirements. Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. Figure V-22 illustrates the percentage of cohort graduates who met admission requirements for a CSU or UC school according to California Department of Education data.

Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards, at 69%. On the other end of the spectrum, Cabrillo Unified and South San Francisco Unified had the lowest rates at 41%.

Figure V-22. Students Meeting California University Admission Standards, 2019-2020

Source:
California Department of Education and Root Policy Research.



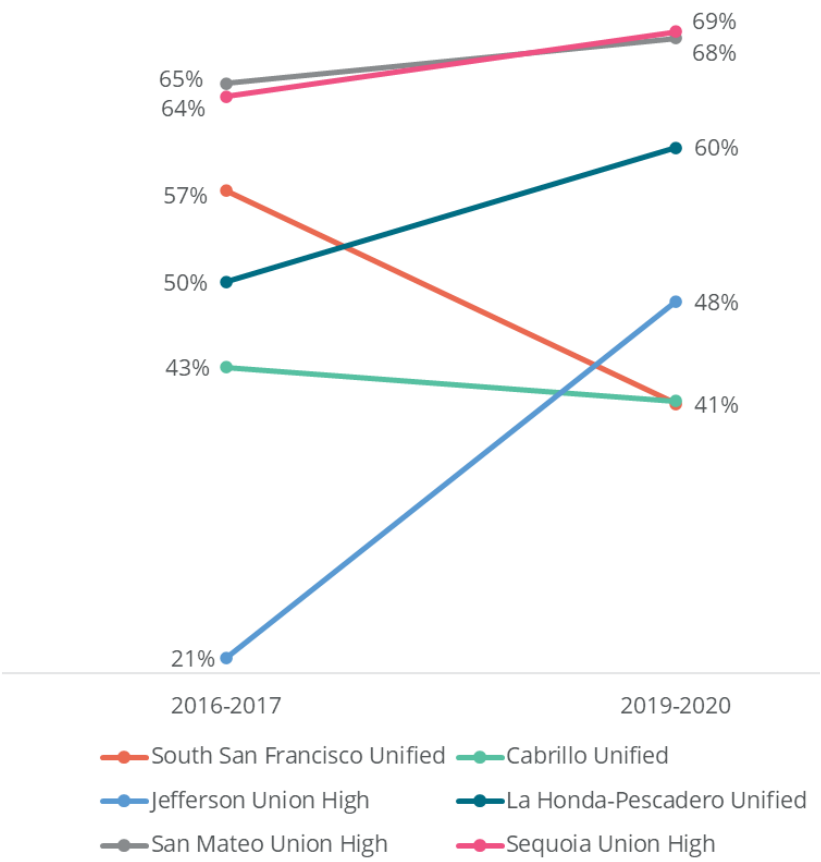
Cabrillo Unified and South San Francisco Unified have experienced a decrease in the share of graduates meeting CSU or UC admission standards in recent years. For instance, in 2016-2017, 57% of South San Francisco Unified graduates met these standards, but this decreased by 16 percentage points by 2019-2020. Cabrillo Unified experienced a less drastic decrease over the same period, but the rate still shrunk by two percentage points.

Jefferson Union High School District had the most drastic increase in the share of graduates meeting CSU or UC standards: just 21% of students met these standards in 2016-2017 compared to 48% of students in 2019-2020. La Honda-Pescadero Unified School District experienced a 10 percentage point increase in this success rate over the same period.

Sequoia Union and San Mateo Union experienced more modest increases, but remain the districts with the highest rates of students meeting CSU and UC standards.

Figure V-23. Students Meeting University Admission Standards, 2016-2017 and 2019-2020

Source:
California Department of Education and Root Policy Research.



Rates at which students met CSU or UC admissions standards varied substantially by race and ethnicity in 2019-2020. In all high school districts in San Mateo County, White and Asian students meet CSU and UC admissions standards at higher rates than the overall student population.

The largest gap is in South San Francisco Unified, where just 41% of students meet CSU or UC admissions standards, but 73% of Asian students meet those standards—a 32 percentage point gap.

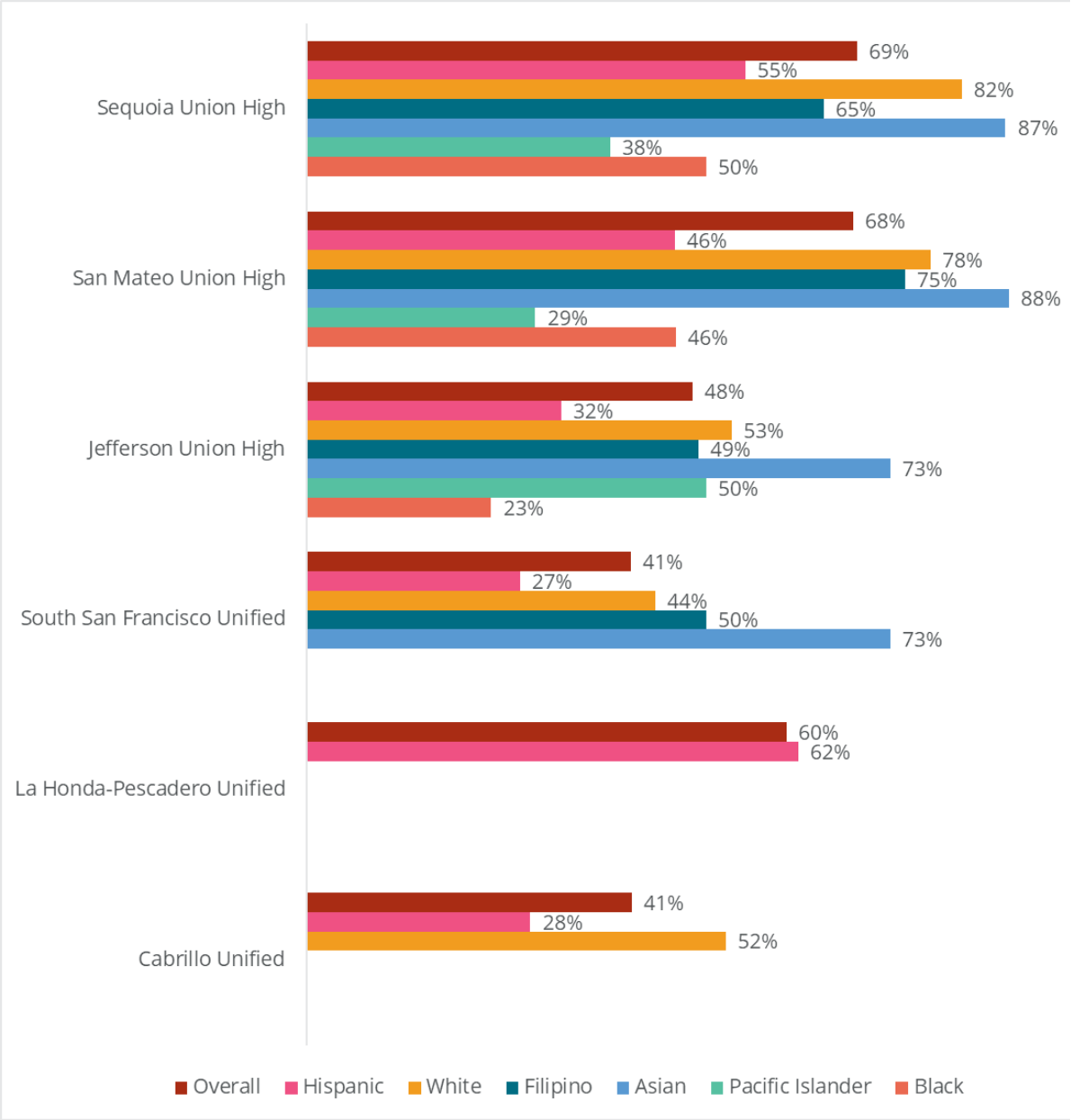
On the other end of the spectrum, Black/African American students typically met CSU or UC admissions standards at lower-than-average rates. The largest gap was in San Mateo Union, where just 29% of Black/African American students met CSU or UC standards compared to 68% of students in the district overall.

Filipino students typically met admissions standards at rates similar to the overall student body. For instance, in Jefferson Union, San Mateo Union, and South San Francisco Unified, Filipino students are slightly more likely to have meet CSU and UC standards than the overall student population. In Sequoia Union, they are slightly less likely to have met admission standards than the overall student population.

In La Honda-Pescadero, Hispanic students are slightly more likely to have met CSU or UC standards than the overall student body. However, in all other school districts, Hispanic students are less likely to have met CSU and UC standards than the overall student body. The largest disparity is in San Mateo Union, where just 46% of Hispanic students meet the university admissions standards compared to 68% of students overall.

Finally, Pacific Islander students in Jefferson Union were slightly more likely to have met California university admissions standards compared to the overall student body, but in Sequoia Union and San Mateo Union they were substantially less likely.

Figure V-24.
Students Meeting University Admission Standards, by Race and Ethnicity, 2019-2020



Source: California Department of Education and Root Policy Research

As expected, students with extenuating circumstances were less likely to meet CSU or UC admissions standards than students in the county overall. In all school districts where data are available, students with disabilities, students experiencing homelessness, English learners, foster youth, and migrant students met CSU or UC admission standards at lower rates than the overall student population.

English learners in Sequoia Union and San Mateo Regional met CSU or UC admission standards at higher rates than their peers in other school districts. However, compared to the overall student body within their own school districts, they had a larger gap than other districts. Namely, in Sequoia Union, 69% of students met admissions standards compared to just 32% of students learning English— a 37 percentage point gap.

Similarly, students with disabilities in Sequoia Union had the highest rate of meeting admissions standards (31%) compared to peers with disabilities in other districts, but also had the largest gap (38 percentage points) compared to the district's overall student body.

Migrant students met admission standards at the lowest rate in South San Francisco Unified (27%) and at the highest rate in Sequoia Union (45%). However, in Cabrillo Unified, their rates were only eight percentage points lower than that of the overall student body, the smallest gap in the county.

Approximately 36% of students experiencing homelessness in Sequoia Union met CSU or UC admission standards, which was higher than rates in San Mateo Union (21%) and Jefferson Union (21%).

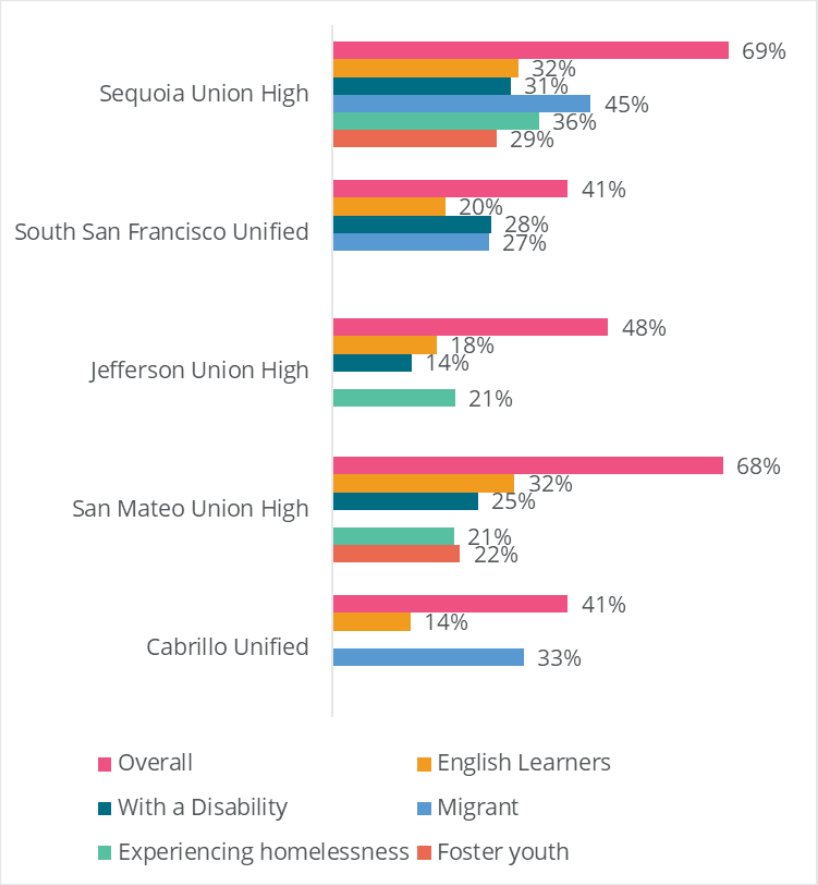
Just San Mateo Union and Sequoia Union had enough foster youth to report their rate of meeting CSU or UC admission standards. In Sequoia Union, 29% met admissions standards and 22% in San Mateo Union met admissions standards.

Figure V-25. Students Meeting University Admission Standards, 2019-2020

Source:

California Department of Education and Root Policy Research.

Notes; La-Honda Pescadero Unified is excluded from these data as they do not report admission standards data for these special groups, likely due to small sample size.

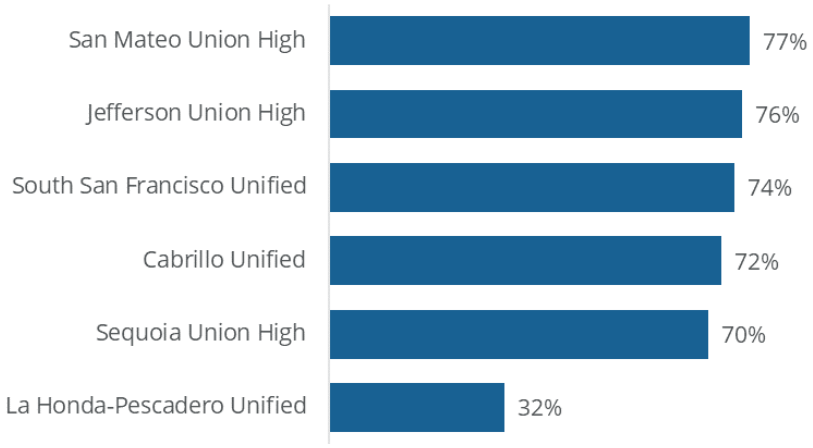


College-going rates. The college-going rate is defined as the percentage of public high school students who completed high school in a given year and subsequently enrolled in any public or private postsecondary institution (in-state or out-of-state) in the United States within 12 or 16 months of completing high school.

Most school districts in the county have a college-going rate at 70% or higher. San Mateo Union had the highest college-going rate at 77%. La Honda-Pescadero School District is the notable exception, with just 32% of graduates attending college within 12 or 16 months.

Figure V-26. College-Going Rates, 2017-2018

Source:
California Department of Education and Root Policy Research.

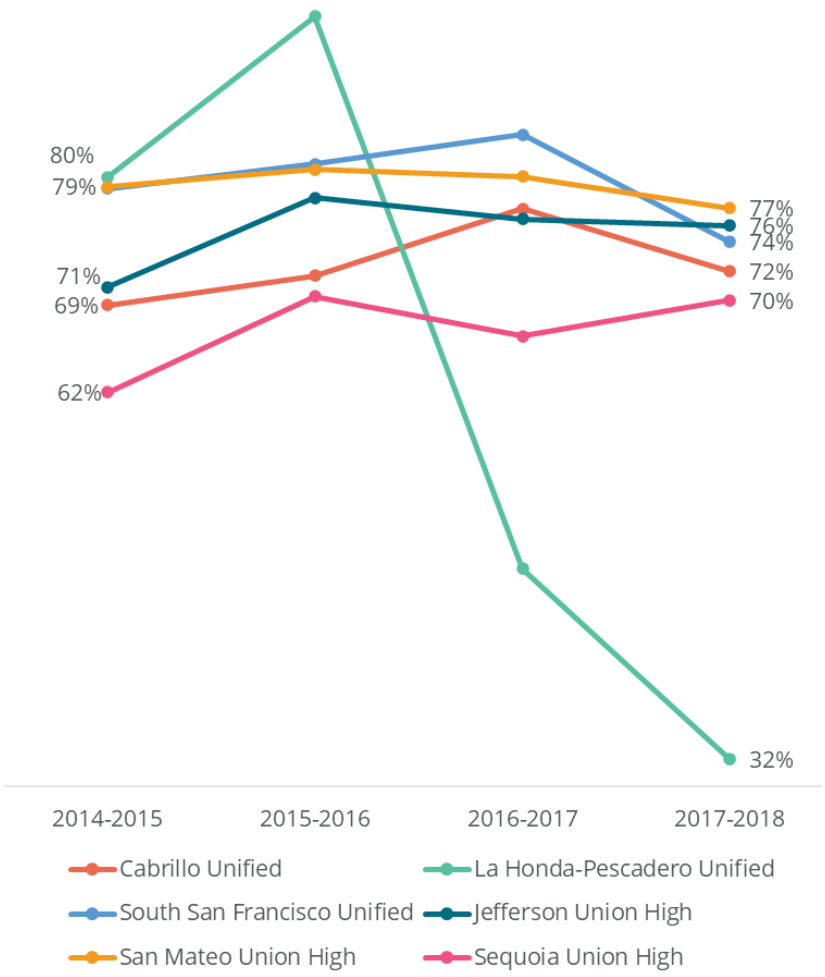


As shown in Figure V-27, La Honda-Pescadero School District previously had the highest college-going rate of all the county's high school districts, with an 80% college-going rate in 2014-2015 and a 93% college-going rate in 2015-2016. The district experienced a rapid decline in college-going rates, starting in 2016-2017. However, La Honda-Pescadero has especially small sample sizes. For instance, the district had just 26 twelfth-graders in the 2017-2018 school year, meaning that just a couple students going to college (or not) drastically alters the college-going rate in La Honda-Pescadero. All other high school districts in the county have maintained relatively consistent college-going rates.

Figure V-27. College-Going Rates, 2014-2015 to 2017-2018

Source:

California Department of Education and Root Policy Research.



Within each of the high school districts, college-going rates vary by race and ethnicity.

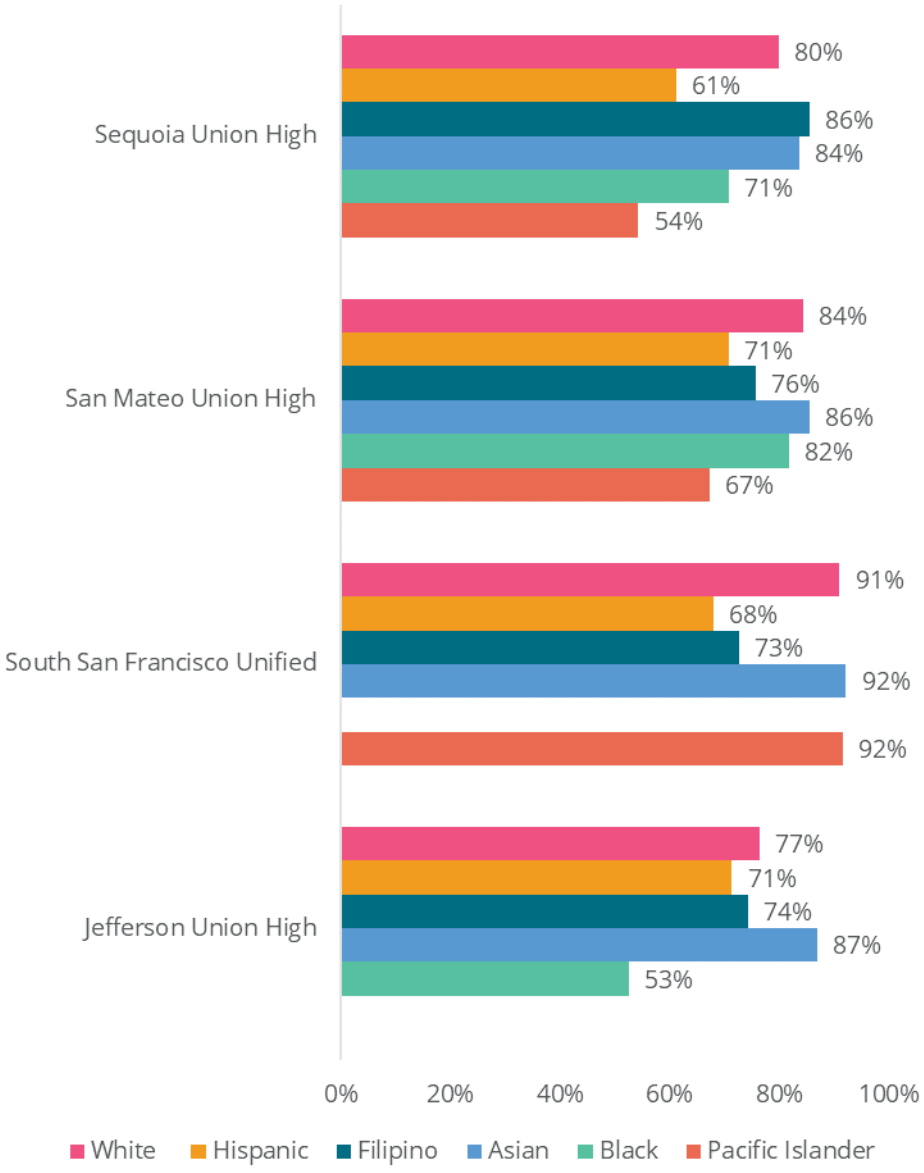
- In every district, White students have a higher college-going rate than Hispanic students, but the largest gaps are in South San Francisco United, where 91% of White students go to college compared to just 68% of Hispanic students, a 23 percentage point gap. Jefferson Union has the smallest gap between the two groups: 77% of White students go to college compared to 71% of Hispanic students.

- Among Black/African American students, those at San Mateo Union have the highest college-going rate at 82%. Those at Jefferson Union have the lowest at just 53%, which is 24 percentage points lower than that of White students and 34 percentage points lower than that of Asian students.

- Overall, Asian students have among the highest college-going-rates in the county. The rate is especially high in South San Francisco Unified, where 92% go to college. The rate is lowest in Sequoia Union High School District, where 84% go to college.

- Filipino students also have generally high rates of college-going. The highest college-going rate among Filipino students is in Sequoia Union (86%) and the lowest is in South San Francisco Unified (73%).
- College-going rates for Pacific Islander students vary substantially by district. For instance, in Sequoia Union 54% go to college, but in South San Francisco Unified 92% go to college.

Figure V-28.
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.

Source: California Department of Education and Root Policy Research

College-going rates are lower for students with disabilities and those learning English compared to the overall student population across the county.

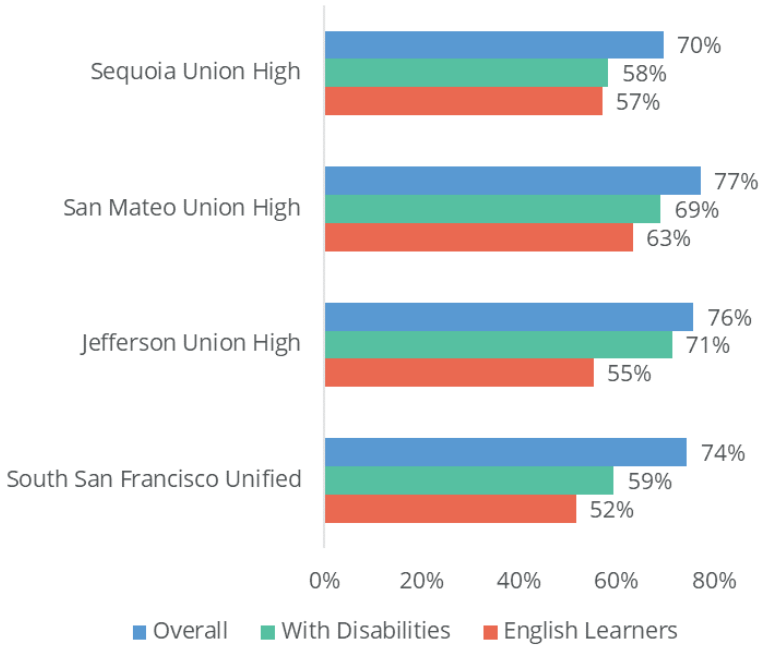
- For instance, the largest gap between overall college-going rates and English learners' college-going rates is in South San Francisco Unified, where just 52% of English learning students go to college as opposed to 74% of the overall student population— a 22 percentage point gap. Among English learners, San Mateo Union High School District had the highest college-going rate, where 63% of English learners go to college.

- Among students with disabilities, South San Francisco Unified also had the largest gap, where 59% of students with disabilities went to college compared to 74% of the overall student population — a 15 percentage point gap. Jefferson Union, on the other hand, had a relatively high college-going rate among students with disabilities that was not very different from the district's overall college-going rate: 71% went to college which is just five percentage points lower than the district's overall student population.

Figure V-29. College-going Rates for English Learners and Students with Disabilities, 2017-2018

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.

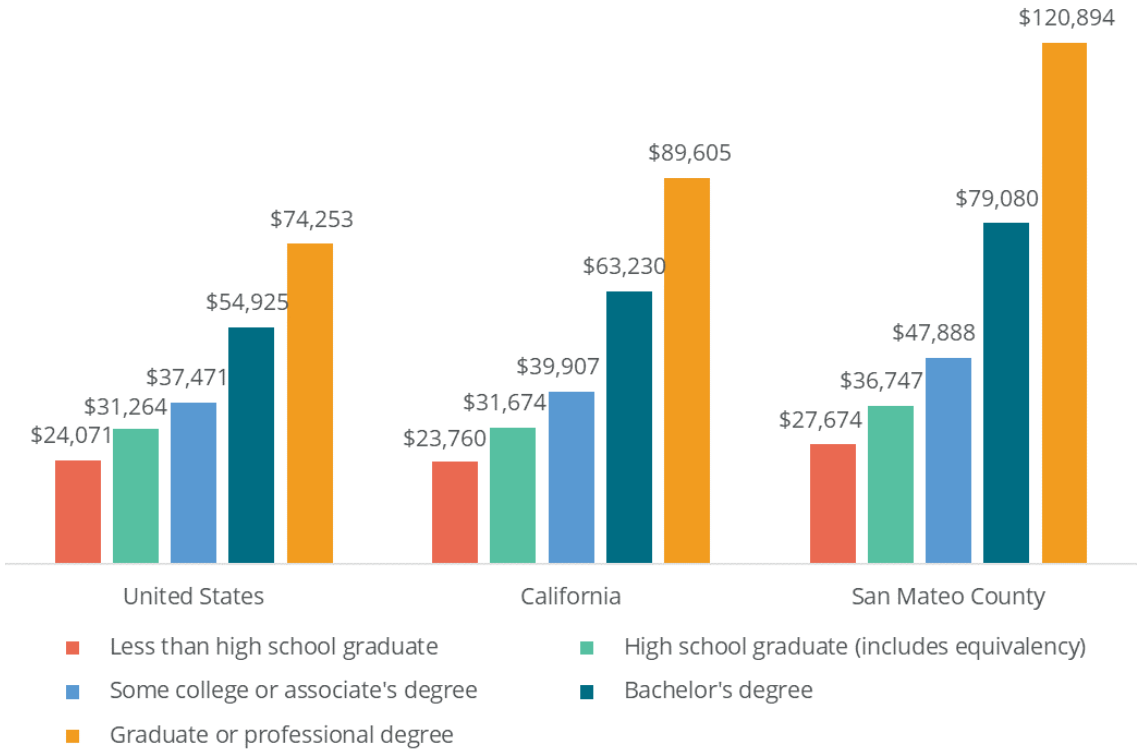
Source:
California Department of Education and Root Policy Research.



Gaps in college enrollment by race, ethnicity, disability status, or English learning have stark financial consequences for students in the long-term. Figure V-30 illustrates median annual earnings by educational attainment. College degrees are especially important in San Mateo County: those with a bachelor's degree in the county earn 115% more than those with a high school diploma. This gap is wider in San Mateo County than in other parts of California

and nationwide. The differences between high-school graduate earnings and bachelor's degree earnings are around 100% in California and 76% in the US overall.

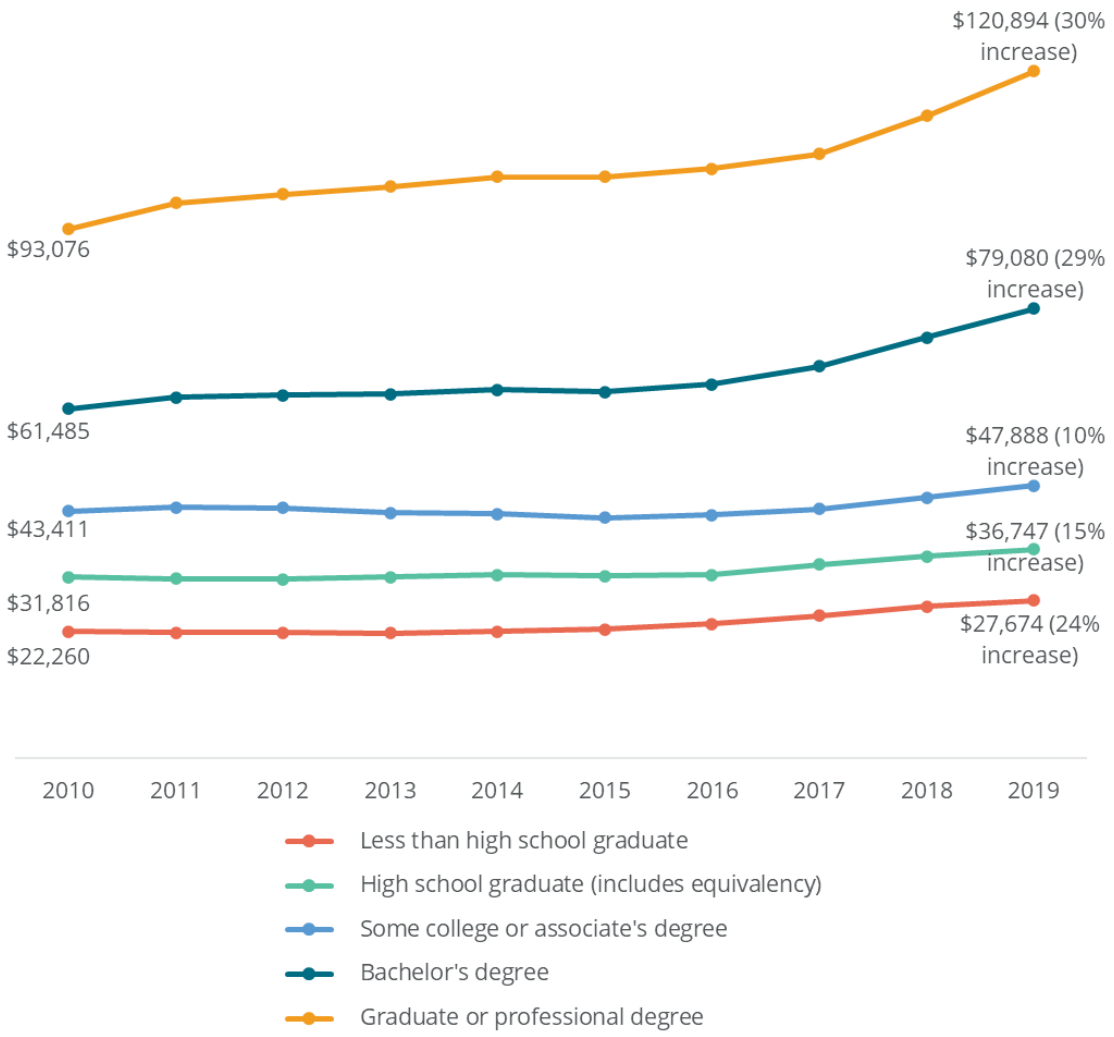
Figure V-30.
Median Annual Earnings by Educational Attainment, 2019



Source: 5-year 2019 American Community Surveys Data.

Unfortunately, the gap between high school graduates' and college graduates' earnings have been increasing in San Mateo County. As illustrated in Figure V-31, median earnings for high school graduates increased by just 15% over the last decade (from $31,816 to $36,747) while earnings for college graduates increased by 29% over the same period (from $61,485 to $79,080).

Figure V-31.
Median Annual Earnings by Educational Attainment in San Mateo County, 2010 to 2019



Source: 5-year American Community Surveys Data.

Because income disparities between college graduates and high school graduates have been increasing, it is increasingly important that school districts in San Mateo County address differences in college-going rates stratified by race, ethnicity, and extenuating circumstances.

Barriers to Success

Many students are unable to achieve academic success because of barriers in home and school. This section explores the available indicators of barriers to success, including chronic absenteeism and dropout rates. It also describes inequities in discipline rates by

race and ethnicity, which has been linked both to discrimination by education professionals as well as a major barrier to students' future success.

Chronic absenteeism. Academic studies have found that if a student is chronically absent, it reduces their math and reading achievement outcomes, educational engagement, and social engagement.[12] Chronic absenteeism also has spillover effects and negatively impacts students who themselves are not chronically absent. For instance, one study found that students suffer academically from having chronically absent classmates—as exhibited across both reading and math testing outcomes.[13]

Students are considered chronically absent if they were absent for 10% or more of the days during a school year. Note, however, students are exempt from chronic absenteeism calculations if they receive instruction through a home or hospital instructional setting, are attending community college full-time, or were not expected to attend more than 31 days.

In the county overall, 10% of students were chronically absent during the 2018-2019 school year.[14] This is a slight increase from the 2016-2017 school year, where just 9% of students overall were chronically absent.

Chronic absenteeism rates were higher in districts with a large number of students experiencing economic and housing precarity. For instance, Ravenswood Elementary, which has a 30% rate of homelessness among students, had one of the higher rates of chronic absenteeism at 16%. La Honda-Pescadero and Sequoia Union high school districts also had high rates of chronically absent students at 16% and 17%, respectively.

When disaggregating by race and ethnicity, just 3% of Asian students were chronically absent, and 7% of White and Filipino students were chronically absent. On the other end of the spectrum, Pacific Islander students (26%), Black/African American students (18%), and Hispanic students (15%) had notably higher rates of chronic absenteeism than the overall student population (10%). Chronic absenteeism among Pacific Islander students has increased in recent years, as illustrated in Figure V-32.

---

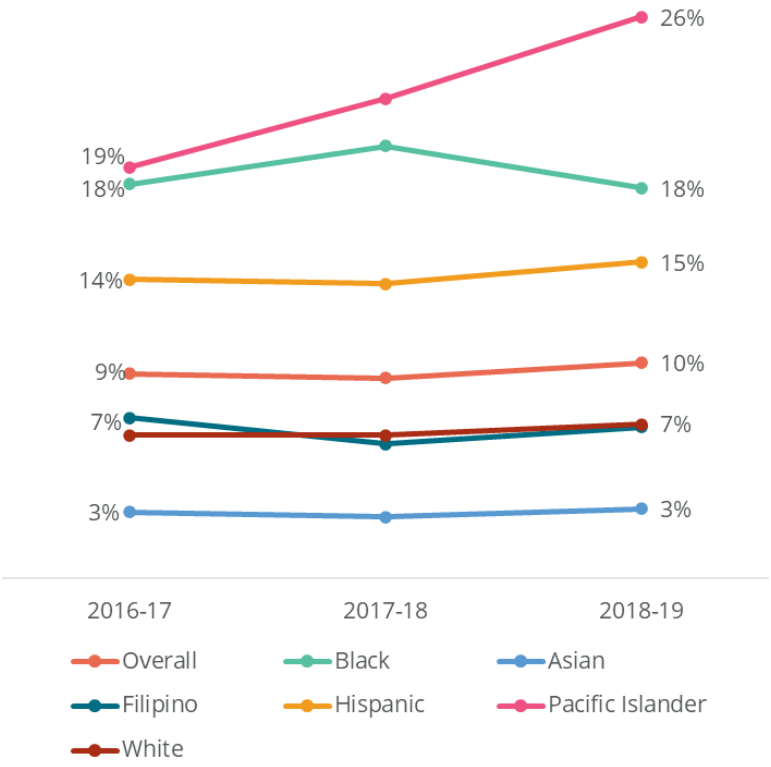
[12] Gottfried, Michael A. "Chronic absenteeism and its effects on students' academic and socioemotional outcomes." Journal of Education for Students Placed at Risk (JESPAR) 19.2 (2014): 53-75.

[13] Gottfried, Michael A. "Chronic absenteeism in the classroom context: Effects on achievement." Urban Education 54.1 (2019): 3-34.

[14] Because of the physical school closures during the COVID-19 pandemic, the California Department of Education determined that 2019–2020 absenteeism data are not valid, therefore, we present data from the 2018-2019 school year.

Figure V-32. Chronic Absenteeism by Race/Ethnicity, 2016-2017 to 2018-2019

Source: California Department of Education and Root Policy Research



Chronic absenteeism among Pacific Islander students was especially pronounced in San Mateo-Foster City school district where there was a 26 percentage point gap between chronic absenteeism rates for Pacific Islander students (32%) and the overall student body (6%). Other districts had similarly large gaps, including San Bruno Park Elementary (20 percentage points) and South San Francisco Unified (18 percentage points).

Some districts had larger gaps in absenteeism rates between Black/African American students and the overall population. For instance, in San Carlos Elementary, 4% of the overall student body is chronically absent compared to 27% of Black/African American students— a 23 percentage point gap. Jefferson Elementary school district had a 17 percentage point gap between their overall chronic absenteeism rate (12%) and their chronic absenteeism rate among Black/African American students (28%).

Among White students, Bayshore Elementary School District was a major outlier, where 46% of White students were chronically absent compared to just 12% of the total student population. However, it is important to note that this represents a very small sample of White students: just 3% of students at Bayshore Elementary are White, one of lowest in the county.

Figure V-33.
Chronic Absenteeism by District and Race/Ethnicity, 2018-2019

School District	Total	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	10%	5%	(no data)	5%	11%	(no data)	10%
La Honda-Pescadero	16%	(no data)	(no data)	(no data)	14%	(no data)	18%
South San Francisco	13%	4%	16%	7%	17%	31%	12%
High & Elementary School Districts							
Jefferson Union High School	15%	8%	22%	11%	22%	18%	15%
Bayshore Elementary	12%	5%	12%	0%	18%	19%	46%
Brisbane Elementary	12%	3%	(no data)	12%	17%	(no data)	17%
Jefferson Elementary	12%	5%	28%	6%	13%	25%	23%
Pacifica	7%	4%	12%	6%	9%	21%	7%
San Mateo Union High School	10%	3%	18%	4%	17%	21%	9%
Burlingame Elementary	5%	2%	15%	5%	10%	20%	5%
Hillsborough Elementary	4%	1%	(no data)	4%	4%	(no data)	6%
Millbrae Elementary	10%	3%	6%	17%	16%	26%	14%
San Bruno Park Elementary	12%	5%	10%	4%	14%	32%	9%
San Mateo-Foster City	6%	2%	9%	2%	10%	32%	4%
Sequoia Union High School	17%	6%	23%	8%	23%	33%	10%
Belmont-Redwood Shores	5%	3%	8%	5%	12%	17%	5%
Las Lomitas Elementary	4%	2%	0%	(no data)	7%	(no data)	3%
Menlo Park City Elementary	3%	1%	8%	7%	5%	14%	3%
Portola Valley Elementary	4%	0%	(no data)	(no data)	6%	(no data)	3%
Ravenswood City Elementary	16%	0%	20%	(no data)	15%	24%	21%
Redwood City Elementary	10%	2%	19%	3%	12%	18%	4%
San Carlos Elementary	4%	2%	27%	8%	7%	(no data)	3%
Woodside Elementary	8%	0%	0%	(no data)	12%	(no data)	7%
Total	10%	3%	18%	7%	15%	26%	7%

Source: California Department of Education and Root Policy Research

In most districts, chronic absenteeism is higher among students with disabilities. In fact, only Bayshore Elementary's students with disabilities had a lower rate of chronic absenteeism than the overall student body. In all other districts, students with disabilities were more likely to be chronically absent than the overall student population. This was particularly true in Sequoia Union High School District, Jefferson Union High School District, and San Mateo Union High School District, which had gaps between the overall

absenteeism rate and the absenteeism rate among students with disabilities of 13, 12, and 11 percentage points, respectively.

Rates of chronic absenteeism were also higher among English learners than the general population in most districts (with the exception of Ravenswood City Elementary and Jefferson Elementary). Woodside Elementary and Sequoia Union High School districts both had 14 percentage point gaps between absenteeism rates of English learners and the overall student body.

In every school district where the data are available, foster youth had higher rates of chronic absenteeism than the overall population. This was especially true in Sequoia Union High School District, where 63% of foster youth were chronically absent compared to just 17% of the overall student body.

Similarly, in almost all districts with available data, students experiencing homelessness had higher rates of chronic absenteeism than the overall student body. The chronic absenteeism rate among students experiencing homelessness was highest in Burlingame Elementary at 64%.

Migrant students were chronically absent at rates similar to or lower than the total student body in all districts with reported data.

Figure V-34.
Chronic Absenteeism by District and Extenuating Circumstance, 2018-2019

School District	Total	English Learners	Experiencing homelessness	Migrant	Foster Youth	With Disabilities
Unified School Districts						
Cabrillo Unified	10%	12%	23%	9%	(no data)	18%
La Honda-Pescadero	16%	16%	(no data)	(no data)	(no data)	22%
South San Francisco	13%	14%	47%	13%	49%	18%
High & Elementary School Districts						
Jefferson Union High School	15%	27%	33%	(no data)	36%	28%
Bayshore Elementary	12%	19%	(no data)	(no data)	(no data)	11%
Brisbane Elementary	12%	18%	(no data)	(no data)	(no data)	18%
Jefferson Elementary	12%	10%	21%	(no data)	24%	16%
Pacifica	7%	11%	(no data)	(no data)	(no data)	14%
San Mateo Union High School	10%	21%	50%	(no data)	53%	21%
Burlingame Elementary	5%	8%	64%	(no data)	(no data)	12%
Hillsborough Elementary	4%	6%	(no data)	(no data)	(no data)	8%
Millbrae Elementary	10%	12%	5%	(no data)	(no data)	12%
San Bruno Park Elementary	12%	12%	(no data)	(no data)	18%	20%
San Mateo-Foster City	6%	8%	15%	(no data)	17%	13%
Sequoia Union High School	17%	31%	52%	16%	63%	29%
Belmont-Redwood Shores	5%	11%	(no data)	(no data)	(no data)	10%
Las Lomitas Elementary	4%	6%	(no data)	(no data)	(no data)	5%
Menlo Park City Elementary	3%	5%	(no data)	(no data)	(no data)	9%
Portola Valley Elementary	4%	3%	(no data)	(no data)	(no data)	9%
Ravenswood City Elementary	16%	16%	19%	17%	23%	21%
Redwood City Elementary	10%	12%	30%	6%	32%	16%
San Carlos Elementary	4%	8%	23%	(no data)	(no data)	11%
Woodside Elementary	8%	22%	(no data)	(no data)	(no data)	10%

Source: California Department of Education and Root Policy Research

Dropout rates. As previously indicated, workers without a high school degree have the lowest annual earnings compared to others at higher levels of educational attainment. In addition to the economic and housing precarity associated with low earnings, low earnings also often lead to increased incentives to participate in criminal activity. In fact, one study

suggest that high school dropouts are 3.5 times more likely than high school graduates to be imprisoned at some point during their lifetime.[15] Another study found that raising the high school completion rate by one percent for all men ages 20 through 60 would save the US $1.4 billion annually in crime related costs.[16] Dropping out of high school also has adverse health costs: for instance, research has shown that high school dropouts are more likely to smoke and have a marijuana disorder in adulthood.[17] For these reasons, reducing high school dropout rates in San Mateo County is pivotal to the health and economic prosperity of the community.

In this report, dropout rates shown for high school districts with available data and are defined as the percentage of cohort students who did not graduate with a regular high school diploma, did not complete high school, and are not still enrolled as a "fifth year senior".

In the 2019-2020 academic year, dropout rates were highest in Sequoia Union High School District, where 10% of students dropped out. This is similar to South San Francisco Unified, where 9% of students dropped out. In both these districts, and in Cabrillo Unified, dropout rates have increased since 2016-2017.

Dropout rates have decreased by one percentage point over the same period in San Mateo Union High School District, from 5% to 4%. Jefferson Union had the lowest dropout rate in the county at just 3%, which after slightly higher rates in 2017-18 and 2018-19, is the same as its 2016-2017 rate.

[15] Monrad, Maggie. "High School Dropout: A Quick Stats Fact Sheet." National High School Center (2007).

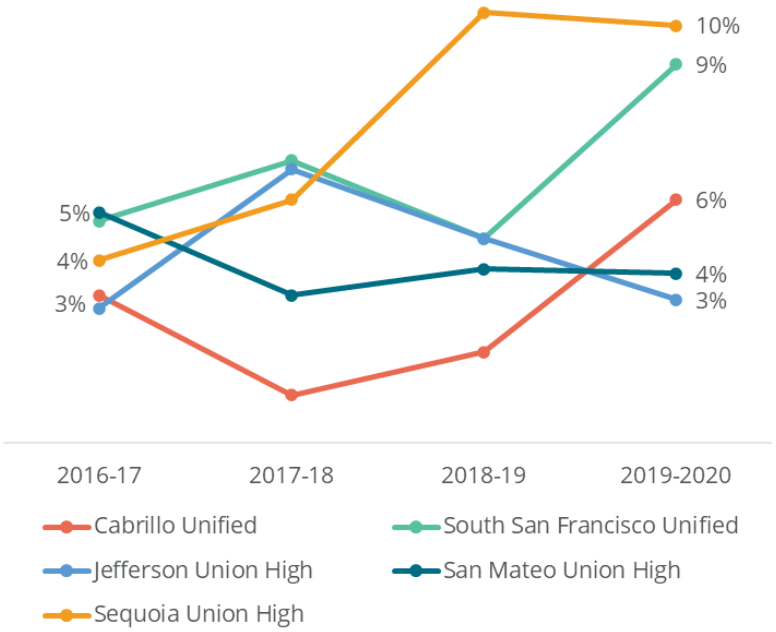
[16] U.S. Department of Justice, Bureau of Justice Statistics. (2002). Correctional populations in the United States, 1998 (NCJ-192929). Washington: U.S. Government Printing Office.

[17] Gonzalez, Jennifer M. Reingle, et al. "The long-term effects of school dropout and GED attainment on substance use disorders." Drug and alcohol dependence 158 (2016): 60-66.

Figure V-35. 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

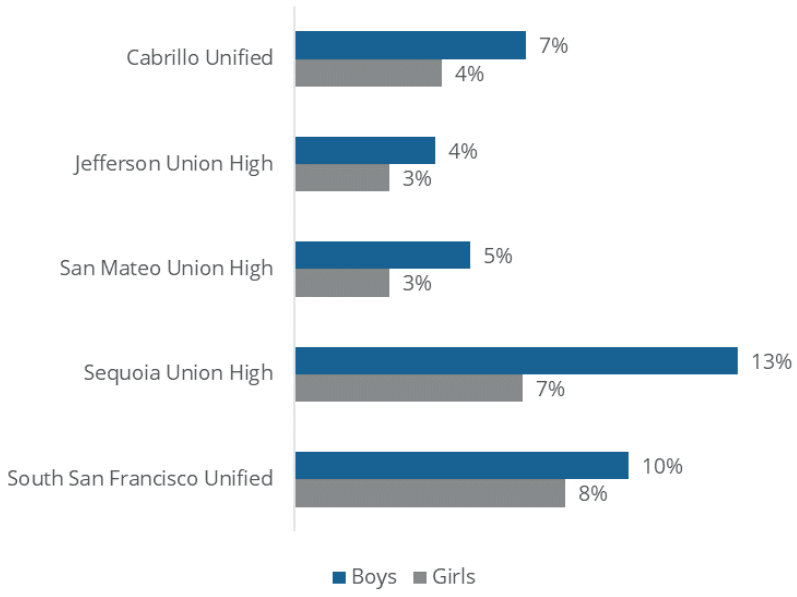


In all school districts in the county, dropout rates are higher for boys than for girls. Jefferson Union had the smallest gender gap, where 3% of girls dropped out and 4% of boys dropped out. Sequoia Union had the widest gender gap, where 13% of boys dropped out compared to just 7% of girls.

Figure V-36. Dropout Rates by Gender, 2019-2020

Note: La Honda-Pescadero Unified School District is excluded from these data.

Source: California Department of Education and Root Policy Research



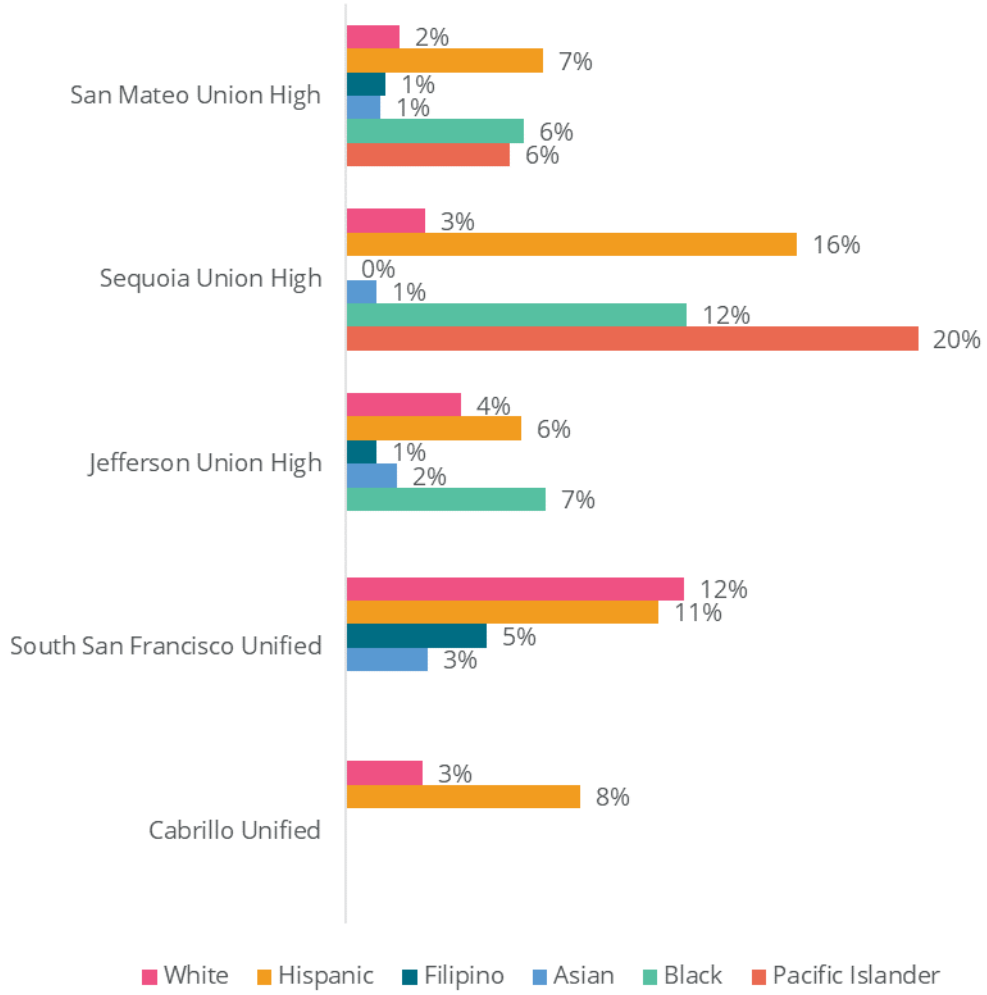
Pacific Islander, Black/African American, and Hispanic students in the county often had higher dropout rates than those in other racial and ethnic groups.

- In Sequoia Union High School District, dropout rates were highest among Pacific Islander students, where 20% dropped out in the 2019-2020 academic year. Dropout rates were also especially high among Hispanic and Black/African American students in Sequoia Union, at 16% and 12% respectively.

- In districts with lower dropout rates, for instance, Jefferson Union, the highest dropout rates still found among Black/African American (7%) and Hispanic students (6%).

- Notably, however, in South San Francisco Unified, White students were more likely to drop out than any other racial or ethnic group. In fact, 12% of White students dropped out compared to 11% of Hispanic students, 5% of Filipino students, and 3% of Asian students. Data for Black/African American and Pacific Islander students were not available for South San Francisco Unified due to small sample sizes.

Figure V-37.
Dropout Rates by Race, 2019-2020



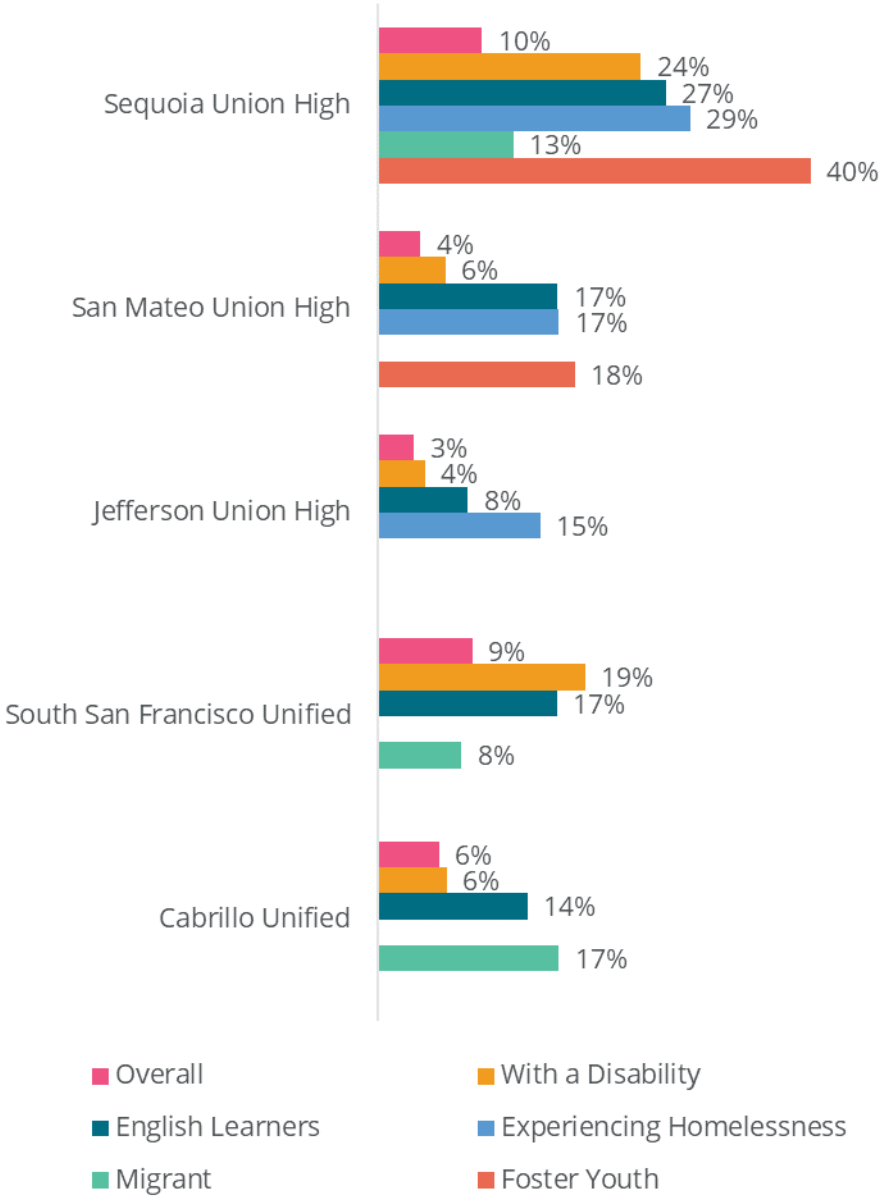
Source: California Department of Education and Root Policy Research

In all school districts in the county, students with disabilities, students experiencing homelessness, foster youth, and students learning English had higher dropout rates than the overall population.

- Among students with disabilities, the highest dropout rate was in Sequoia Union, where 24% dropped out. The gap between overall dropout rates and dropout rates among students with disabilities was wide in Sequoia Union at 14 percentage points.
- Cabrillo Unified, on the other hand, had less than a one percentage point gap between the dropout rate of overall students (6%) and students with disabilities (6%).

- Among students learning English, Sequoia Union had the highest dropout rate at 27%, while Jefferson Union had the lowest dropout rate at 8%.
- Sequoia Union also had the highest rate of dropout among students experiencing homelessness at 29% while Jefferson Union, again, had the lowest at 15%.
- Foster Youth in Sequoia Union had an exceptionally high dropout rate a t 40%. San Mateo Union is the only other district in the county which reported these data in 2019-2020, and found only 18% of foster youth dropped out.
- Migrant students at South San Francisco Unified actually dropped out at a rate slightly lower than the general student body: just 8% of migrant students dropped out compared to 9% of the overall student body. However, those in Cabrillo Unified were 11 percentage points more likely than the total student body to dropout.

Figure V-38.
Dropout Rates by Extenuating Circumstance, 2019-2020



Source: California Department of Education and Root Policy Research

Disproportionate discipline rates. Strict discipline policies may stigmatize suspended students and expose them to the criminal justice system at a young age, setting them up for limited economic and social success down the line. Research has found that suspensions not only negatively affect the suspended students, but also their peers.

Students in schools with higher suspension rates are more likely to drop out or school and less likely to attend a four-year college.[18]

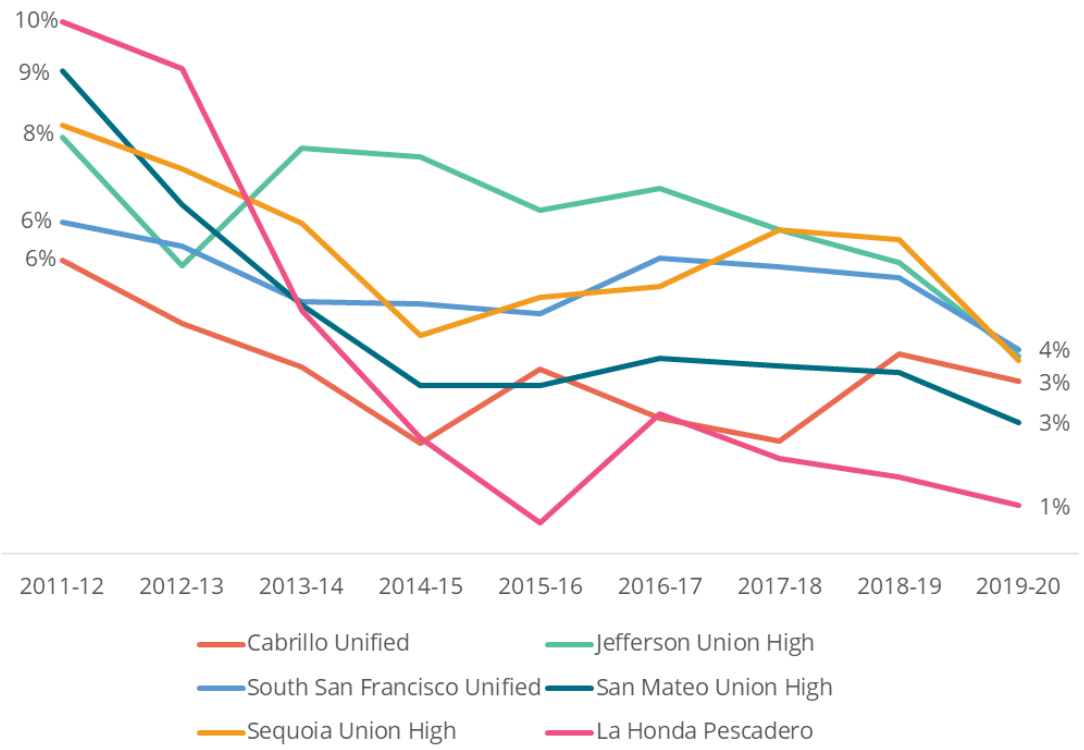
Other academic studies have found that students from African American and Latino families are more likely than their White peers to receive expulsion or out of school suspension as consequences for the same or similar problem behavior.[19] This means that Black/African American and Hispanic students suffer more of the economic and social consequences than their White peers for the same behaviors.

Luckily, in every high school district in San Mateo County, suspension rates have decreased since 2011-2012. La Honda-Pescadero School District experienced the largest decrease: it was the district with the highest suspension rate in 2011-2012 at 10%, but now has the lowest suspension rate at just 1% in 2019-2020. San Mateo Union also experienced a rapid decrease in suspension rates over the same period, with a rate of 9% in 2011-2012 to a rate of 3% in 2019-2020.

[18] Bacher-Hicks, Andrew, Stephen B. Billings, and David J. Deming. The school to prison pipeline: Long-run impacts of school suspensions on adult crime. No. w26257. National Bureau of Economic Research, 2019.

[19] Skiba, Russell J., et al. "Race is not neutral: A national investigation of African American and Latino disproportionality in school discipline." School Psychology Review 40.1 (2011): 85-107.

Figure V-39.
Suspension Rates, 2011-2012 to 2019-2020



Source: California Department of Education and Root Policy Research

In many school districts across San Mateo County, Hispanic students are disciplined at disproportionately higher rates compared to their peers. Figure V-40 compares each racial/ethnic group's share of suspensions to their share of the overall student population.

- In all districts except for La Honda-Pescadero, Hispanic students make up a larger share of suspensions than their overall share of the student body. For instance, in San Mateo Union, 34% of students are Hispanic, but 66% of suspended students are Hispanic, making a 32 percentage point overrepresentation gap.

- In most districts, Black and Pacific Islander students are also overrepresented in terms of suspension rates, but these rates are slight compared to those of Hispanic students. For instance, in Sequoia Union, just 2% of the student body identified as Pacific Islander but 8% of suspended students were Pacific Islander.

- Asian and Filipino students were *underrepresented* in terms of suspension rates. For example, in Jefferson Union High School District, 31% of students identified as Filipino but just 10% of suspended students were Filipino, a 21 percentage point

gap. In San Mateo Union High School, 22% of students identified as Asian but just 5% of suspended students were Asian, a 17 percentage point gap.

- White students were also underrepresented in discipline rates in most districts except for La Honda-Pescadero, where they were overrepresented by 30 percentage points. They were substantially underrepresented in Cabrillo Unified (with a gap of 21 percentage points) and Sequoia Union (18 percentage points).

Figure V-40.
Suspension Rates by Race and Ethnicity, 2019-2020

School District	Cabrillo Unified	Jefferson Union High	La Honda-Pescadero	San Mateo Union High	Sequoia Union High	South San Francisco Unified
Asian Students						
Share of Student Body	1%	14%		22%	9%	13%
Share of Suspensions	1%	7%		5%	1%	3%
Gap	0%	-7%		-17%	-8%	-10%
Black Students						
Share of Student Body		1%		1%	3%	1%
Share of Suspensions		5%		1%	6%	2%
Gap		4%		0%	3%	1%
Filipino Students						
Share of Student Body	1%	31%		6%	2%	23%
Share of Suspensions	0%	10%		2%	0%	9%
Gap	-1%	-21%		-4%	-2%	-14%
Hispanic Students						
Share of Student Body	52%	32%	61%	34%	41%	48%
Share of Suspensions	79%	46%	33%	66%	62%	69%
Gap	27%	14%	-28%	32%	21%	21%
Pacific Islander Students						
Share of Student Body		1%		2%	2%	2%
Share of Suspensions		4%		4%	8%	3%
Gap		3%		2%	6%	1%
White Students						
Share of Student Body	40%	14%	37%	26%	38%	7%
Share of Suspensions	19%	16%	67%	14%	20%	7%
Gap	-21%	2%	30%	-12%	-18%	0%

Notes: the percentage of suspensions and shares of racial groups do not sum to 100% because we exclude students with no reported race, with more than one reported race, where districts did not report racial/ethnic data due to small sample sizes. Gaps of 15 percentage points or more are highlighted.

Source: California Department of Education and Root Policy Research

Staff demographics. Diversity of school staff has been shown to improve outcomes for students of color. For instance, one recent study found that students are less likely to be removed from school as punishment when they and their teachers are the same race. This effect is driven almost entirely by black students, especially black boys, who are markedly less likely to be subjected to exclusionary discipline when taught by black teachers. There is little evidence of any benefit for white students of being matched with white teachers.[20] Other research in California has found that, when students have a teacher of their race, they are more likely to attend class, therefore reducing chronic absenteeism.[21] Even more studies have found that having a teacher of a student's own race substantially improves their math and reading achievement.[22]

In San Mateo County, the demographics of faculty and staff are fairly similar to that of its students. Figure V-41 illustrates the share of the county's faculty and staff who are Asian, Black/African American, Hispanic, Filipino, Pacific Islander, and White, and compares those shares to the racial/ethnic breakdown of the county's student body.

There is a slightly larger share of White and Black/African American staff than students, meaning that Black/African American and White student groups are more likely to interact with same-race staff and faculty than other racial groups. Asian students are less likely to interact with a same-race staff of faculty member: 17% of the student body is Asian compared to just 8% of staff and faculty.

[20] Lindsay, Constance A., and Cassandra MD Hart. "Teacher race and school discipline: Are students suspended less often when they have a teacher of the same race?." Education Next 17.1 (2017): 72-79.

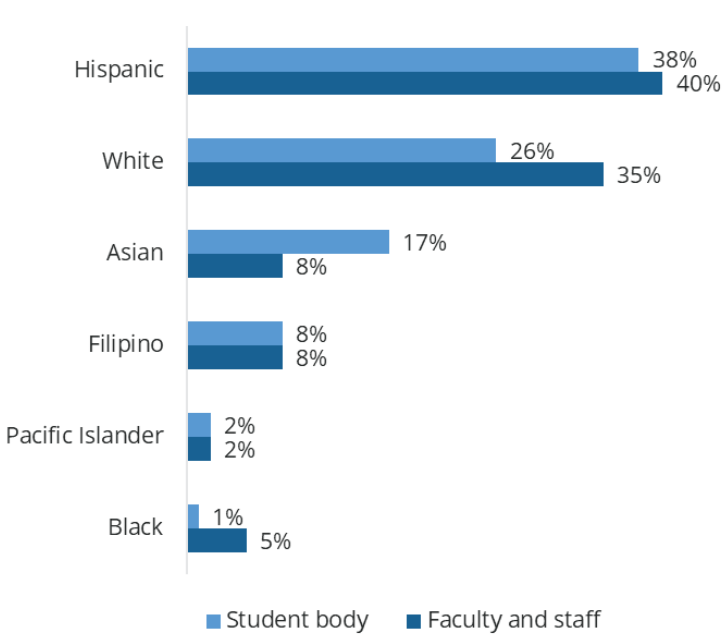
[21] Gottfried, Michael, J. Jacob Kirksey, and Tina L. Fletcher. "Do High School Students With a Same-Race Teacher Attend Class More Often?." Educational Evaluation and Policy Analysis (2021): 01623737211032241.

[22] Dee, T. S. (2004). Teachers, race, and student achievement in a randomized experiment. Review of economics and statistics, 86(1), 195-210.

Figure V-41. Staff and Student Demographics, 2020-2021

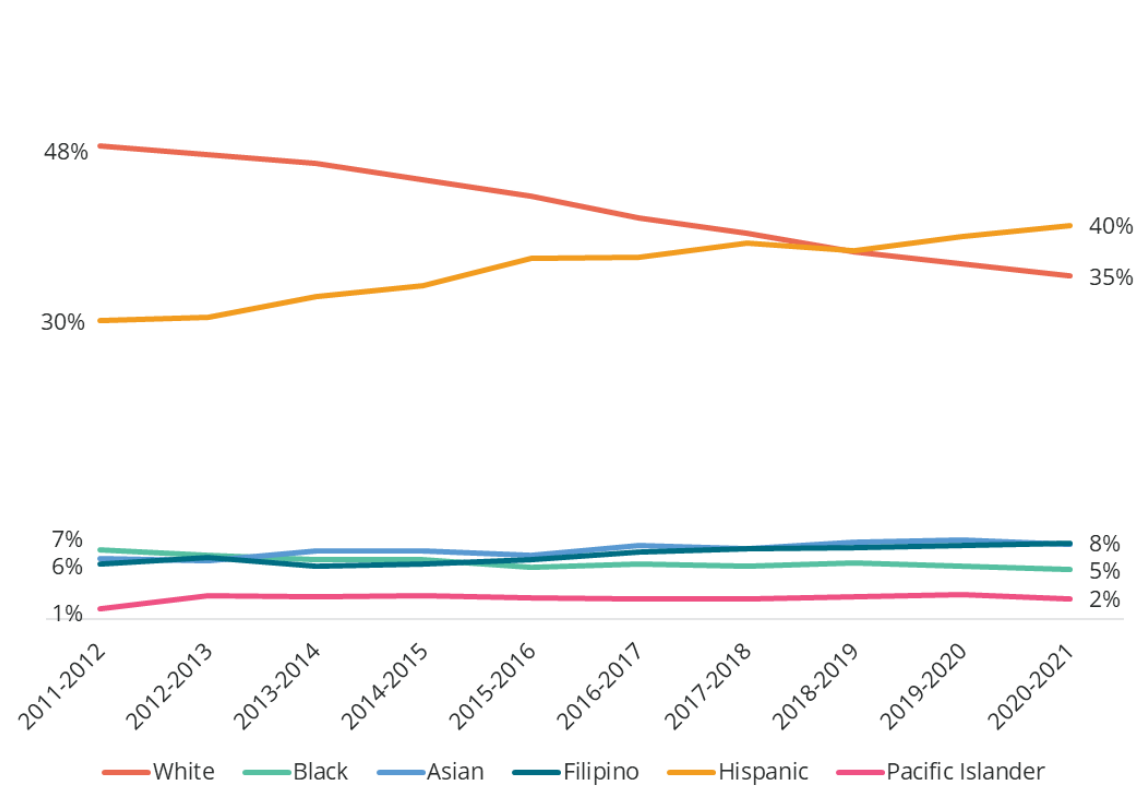
Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research



Since 2011-2012, the county's school districts have diversified in that there has been a 13 percentage point decrease in the share of White faculty and staff and a 10 percentage point increase in Hispanic faculty and staff. However, there has been a slight decrease (by two percentage points) in the share of faculty and staff who identify as Black/African American. There has been a two percentage point increase in the share of Asian and Filipino faculty and staff, and a one percent increase in the share of Pacific Islander faculty and staff.

Figure V-42.
Faculty and Staff Demographics, 2011-2012 to 2020-2021



Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research

Figure V-43 illustrates faculty and staff racial and ethnic diversity for the 2020-2021 school year by district.

- Portola Valley has the least diverse faculty and staff in the county, with 59% identifying as White.
- Ravenswood Elementary has the most diverse faculty and staff: the district has the highest share of Pacific Islander (5%), Black/African American (12%) and Hispanic (72%) faculty and staff.
- South San Francisco Unified School District has the highest share of Asian faculty and staff at 14%.
- Brisbane Elementary and Jefferson Elementary have the highest shares of Filipino faculty and staff at 28%.

Figure V-43.
Faculty and Staff Race/Ethnicity, by District, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts						
Cabrillo Unified	0%	1%	1%	46%	0%	51%
La Honda-Pescadero	0%	5%	5%	39%	0%	51%
South San Francisco	14%	3%	16%	34%	2%	28%
High & Elementary School Districts						
Jefferson Union High School	3%	3%	13%	26%	1%	43%
Bayshore Elementary	13%	4%	17%	61%	0%	4%
Brisbane Elementary	7%	0%	28%	20%	4%	42%
Jefferson Elementary	13%	3%	28%	25%	0%	29%
Pacifica	7%	2%	8%	23%	2%	54%
San Mateo Union High School	11%	5%	6%	34%	3%	40%
Burlingame Elementary	8%	5%	11%	27%	3%	45%
Hillsborough Elementary	2%	1%	7%	20%	1%	55%
Millbrae Elementary	13%	3%	9%	25%	0%	48%
San Bruno Park Elementary	4%	2%	13%	26%	4%	48%
San Mateo-Foster City	13%	2%	7%	33%	3%	37%
Sequoia Union High School	2%	12%	2%	54%	4%	26%
Belmont-Redwood Shores	13%	2%	3%	39%	0%	42%
Las Lomitas Elementary	7%	7%	0%	42%	0%	42%
Menlo Park City Elementary	3%	1%	3%	28%	1%	40%
Portola Valley Elementary	4%	4%	0%	33%	0%	59%
Ravenswood City Elementary	2%	12%	1%	72%	5%	3%
Redwood City Elementary	4%	5%	2%	65%	1%	21%
San Carlos Elementary	8%	6%	3%	37%	1%	42%
Woodside Elementary	12%	8%	0%	30%	0%	49%
Total	8%	5%	8%	40%	2%	35%

Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research

Figure V-44 illustrates the gap between faculty/staff representation and the student body. For instance, at San Bruno Park Elementary, 15% of the students are White while 48% of the faculty/staff are White, leaving a 33 percentage point gap.

If schools are striving for a distribution of faculty/staff that reflects the racial and ethnic distribution of their student body, the closer to a 0 percentage point gap, the better. Schools like San Bruno Park Elementary fall short of meeting this goal, in that there is a large overrepresentation of White faculty/staff compared to the student body. Many other districts have a large overrepresentation of White faculty/staff, including Millbrae Elementary (32 percentage point gap), Jefferson Union High School District (29 percentage point gap), and South San Francisco Unified School District (22 percentage points). There are just a few school districts where the share of White students is higher than the share of White faculty, particularly Woodside Elementary and Menlo Park City Elementary, both with a 15 percentage point gap.

Across most school districts, the share of Asian students is larger than the share of Asian faculty/staff. This suggests that Asian students are less likely than their peers to interact with a same-race teacher or staff member. The largest disparity is in Millbrae Elementary, where just 13% of the faculty identify as Asian compared to 46% of the student body, a 33 percentage point gap.

In many school districts, there is a dearth of Hispanic faculty and staff. For instance, in La Honda-Pescadero, 63% of students are Hispanic compared to 39% of faculty, a 24 percentage point gap. In other districts, however, there is a larger share of Hispanic faculty/staff than students. In Las Lomitas Elementary, for instance, 13% of students are Hispanic and 42% of faculty/staff are Hispanic. Recall that Las Lomitas Elementary commonly has high-performing English language learnings students. This may be partly due to the district's large portion of Hispanic faculty/staff.

Though district wide there are approximately the same portions of Filipino students as there are faculty/staff, Jefferson Union High School stands out as a district where Filipino students are less likely to interact with a same-race teacher or staff member. In Jefferson Union, 29% of students are Filipino compared to just 13% of faculty/staff.

In all districts, there only very small gaps in the share of students that identify as Pacific Islander and the share of faculty/staff that identify as Pacific Islander. All in all, they are represented in approximately equal proportions.

Figure V-44.
Difference Between Staff and Student Populations, by District, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts						
Cabrillo Unified	-1%	1%	0%	-6%	0%	11%
La Honda-Pescadero	0%	5%	4%	-24%	0%	16%
South San Francisco	0%	2%	-7%	-14%	0%	22%
High & Elementary School Districts						
Jefferson Union High School	-12%	2%	-16%	-5%	0%	29%
Bayshore Elementary	-6%	1%	-4%	20%	-4%	1%
Brisbane Elementary	-13%	-1%	16%	-8%	4%	18%
Jefferson Elementary	-6%	1%	3%	-11%	-1%	18%
Pacifica	-1%	1%	-1%	-3%	2%	15%
San Mateo Union High School	-12%	4%	1%	2%	1%	12%
Burlingame Elementary	-19%	5%	8%	11%	3%	4%
Hillsborough Elementary	-30%	1%	5%	15%	1%	7%
Millbrae Elementary	-33%	2%	3%	5%	-2%	32%
San Bruno Park Elementary	-12%	1%	3%	-15%	-1%	33%
San Mateo-Foster City	-13%	1%	4%	-4%	1%	16%
Sequoia Union High School	-7%	10%	1%	9%	2%	-9%
Belmont-Redwood Shores	-19%	1%	0%	27%	-1%	8%
Las Lomitas Elementary	-11%	6%	-1%	29%	0%	-11%
Menlo Park City Elementary	-10%	0%	2%	11%	0%	-15%
Portola Valley Elementary	-2%	4%	0%	19%	0%	-7%
Ravenswood City Elementary	2%	7%	1%	-12%	-2%	2%
Redwood City Elementary	0%	4%	1%	-5%	0%	2%
San Carlos Elementary	-10%	5%	2%	23%	1%	-7%
Woodside Elementary	8%	6%	0%	14%	-1%	-15%
Total	-9%	4%	0%	2%	0%	9%

Notes: The figure shows percentage point gaps in student representation versus faculty/staff representation (calculated as the share of faculty/staff minus the share of students).

Source: California Department of Education and Root Policy Research