



## Estas son las instrucciones para escuchar la reunión del Ayuntamiento en español:

1. Llame al **(669) 900-6833**
2. Ingrese el ID de la reunión: **346 830 8566**
3. Ingrese la contraseña: **1017**
4. Para hablar durante un comentario público, notifique al intérprete a través de la línea de conferencia al unirse a la reunión, o presione \* 9 para solicitar hablar y \* 6 para activar el sonido.
5. Para ver la reunión en inglés simultáneamente, puede ver la transmisión web en vivo a través de Zoom en <https://redwoodcity.zoom.us/>

ID de reunión:

Ingrese la contraseña:



# Housing Element- Draft Sites Information and Goals and Policies

Feb 15, 2022



# Meeting Purpose

1. Provide a Brief Overview of Potential Housing Sites Information
2. Review Draft Goals and Policies
3. Discuss Next Steps for the Housing Element



**Welcome Home,  
Redwood City**

THE REDWOOD CITY HOUSING ELEMENT

# Housing Element Content



- Highly regulated by State Law
- Contains sections on
  - **Goals, Policies and Programs**
  - **Housing Resources**
  - Housing Needs
  - Constraints to Production
  - Fair Housing Assessment
  - Public Engagement
  - Previous Accomplishments

# Summary of Direction so Far



Through 2021, staff held a series of community workshops, surveys, and study sessions to receive direction on values and strategies.

# Summary of Direction so Far



## Principle 1 - Community Values



Provide different types of housing



Support our schools by building teacher housing and housing for young families



Preserve our existing low-income housing units and build new affordable homes



Take care of homeless and prioritize housing for needs of low-income community members



Locate homes in places where you can walk to for services, transit, and jobs



Diversity is important – maintain and support ethnic and racial, and economic diversity



Keep our city clean and beautiful – with green, tree-lined streets



New values suggested to plan for housing for seniors and multigenerational households

# Summary of Direction so Far



## Staff Recommendation



- 1. Set a 150% RHNA target** - Staff is recommending a 150% target; however, some commissioners and committee members expressed interest in planning for even more than 150%, to mitigate the jobs housing imbalance.
- 2. Establish Strategies for High Opportunity Areas** – Includes Missing Middle Strategy, ADUs, SB9, and Woodside Road rezoning. Staff also recommends studying increasing residential densities in some single-family zoned neighborhoods as part of the Housing Element implementation program beginning in 2023.
- 3. Study Additional Rezoning Strategies** – Consider zoning changes along Veterans, Woodside, with opportunities for additional density in existing Mixed Use Zoning District areas.

# Regional Housing Needs Allocation (RHNA)



	<b>RHNA 2023-2031</b>	<b>150% RHNA 2023-2031</b>
Very Low Income	1,115	1,672
Low Income	643	965
Moderate	789	1,183
Above Moderate (Market Rate)	2,041	3,062
<b>TOTAL</b>	<b>4,588</b>	<b>6,882</b>



# Housing Sites



- Purpose - Demonstrate that a City has sufficient zoned capacity for required housing needs
- Not a Guarantee – This is not a guarantee that these sites will redevelop.
- Draft – Likely to change during the State review process
- Map ***(Coming Soon!)*** – Staff is preparing an interactive map that will demonstrate these sites and provide additional information.

# Housing Sites Summary – 150% RHNA



	Very Low Income	Low Income	Moderate	Above Moderate	TOTAL
Approved Projects	63	162	52	992	1,269
Proposed Projects	287	343	132	1,165	1,927
Other Sites	1,589	916	1,177		3,682
ADUs	156	146	156	51	519
SB 9 and Missing Middle	--	--	259	260	519
<b>TOTAL</b>	<b>2,055</b>	<b>1,577</b>	<b>1,716</b>	<b>2,468</b>	<b>7,817</b>
150 percent of RHNA	1,672	964	1,183	3,061	6,882

# Housing Needs – Key Takeaways



**Population growth:** 20% projected increase by 2045



Increased **senior population** with related needs



**Millennial Generation** needs housing



**People with disabilities** need affordable and accessible housing



**Overcrowding**



Need to **distribute affordable housing** more **equitably** throughout the City

# Housing Element Goals



**Encourage Diverse Housing Options**

**Remove Constraints to Housing Development**

**Preserve Existing and Increase Affordable Housing**

**Build Partnerships**

**Create Housing Opportunities for Special Needs Households**

**Promote Equal Housing Opportunity**

# Key Policies and Programs



## Increase Capacity

Rezone commercial areas to Mixed Use

Increase density in Mixed Use zoning districts and Downtown

Missing middle housing

## Affordable Housing

Affordable Housing Ordinance

Affordable Housing Funding

Proposed Anti-Displacement Strategy

## Housing in High Resource Areas

Implement S9 duplexes in single-family neighborhoods

Study increasing density in single-family neighborhoods

Continue to encourage Accessory Dwelling Units (ADUs)

# Key Policies and Programs



## Special Needs Housing

Easier to permit supportive housing & care facilities

Consider a universal design ordinance

## Streamline

Objective design standards

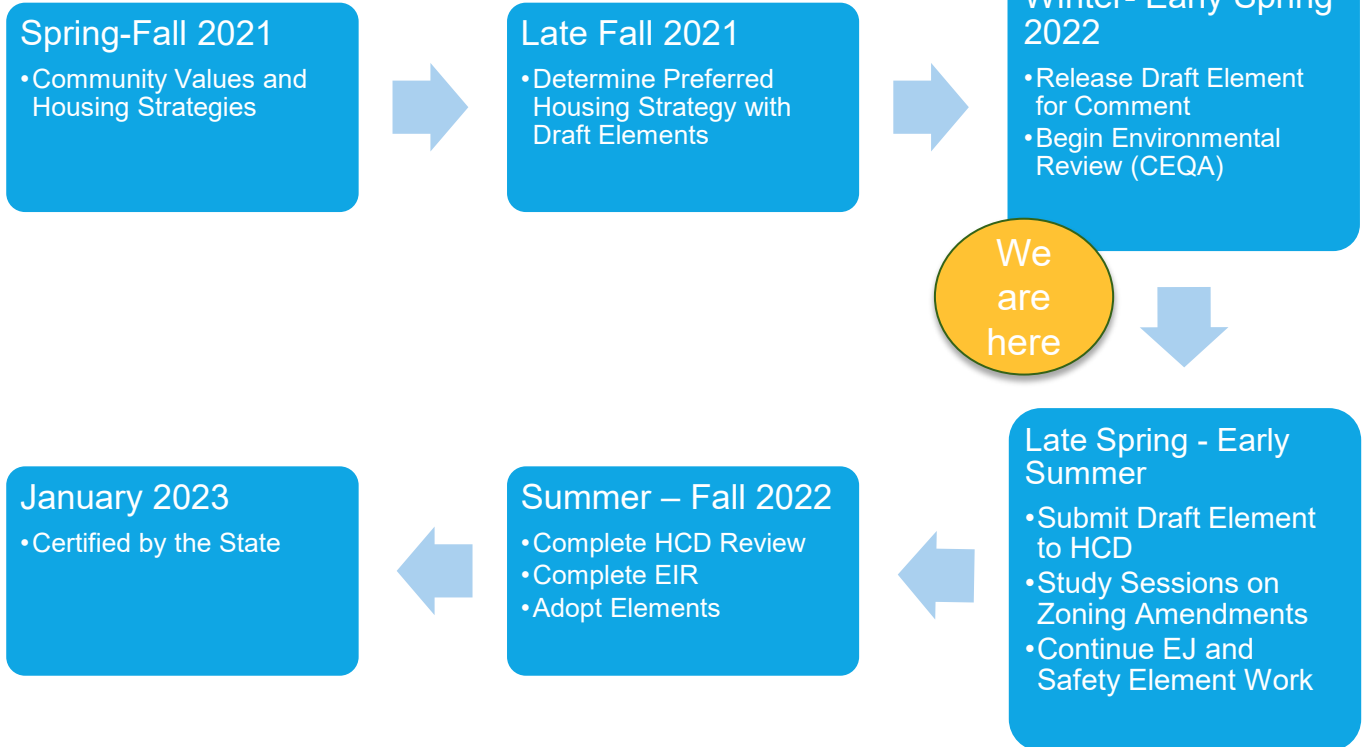
Shorten permitting times

## Reduce Costs

Consider reducing parking requirements

Encourage innovation in construction technology

# Housing Element Process



# Next Steps



Draft Housing Element Released for Public Comment

Draft Housing Element to HCD



**February**

**March**

**April**

**May**

**June**

HHCC/PC Study Session

**Mar 15** PC Scoping Session/ Discuss Rezones  
**Mar 21** CC Study Session

PC Study Sessions on Zoning Text Amendments



# Questions for the Commission and Committee



- Do you have any revisions or additions to the proposed goals, policies and programs?

# For More Information



- See our website at [www.welcomehomerwc.org](http://www.welcomehomerwc.org)
- Sign up for updates at [housingupdate@redwoodcity.org](mailto:housingupdate@redwoodcity.org)



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# POCKET SLIDES



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

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



**Table H3-2: Approved Projects**

<b>Project</b>	<b>Project Status</b>	<b>Extremel y/ Very Low- Income (0-50% AMI)</b>	<b>Low- Income (50-80% AMI)</b>	<b>Moderate- Income (80-120% AMI)</b>	<b>Above Moderate- Income (+120%)</b>	<b>Total</b>
<b>31 Center St</b>	Under Construction	-	-	-	7	7
<b>150 Charter Street</b>	Approved	-	-	11	61	72
<b>239 Vera Ave</b>	Under Construction	-	-	-	5	5
<b>353 Main St</b>	Under Construction	63	61	1	-	125
<b>955 Woodside Rd Townhomes</b>	Approved	-	-	-	8	8
<b>1401 Broadway St &amp; 2201 Bay Rd "Broadway Plaza"</b>	Approved	24	95	-	399	518
<b>1548 Maple Street</b>	Approved	-	-	-	131	131
<b>1601 El Camino "Elco Yards formerly South Main Mixed-Use"</b>	Approved	39	67	41	393	540
<b>Approved Projects Total</b>		126	223	53	1,004	1,406