

2 COMMUNITY PROFILE

INTRODUCTION AND BACKGROUND

This chapter provides an overview of Redwood City’s role in San Mateo County and describes characteristics of Redwood City’s residents, which are important in determining housing need. These include population, household size, ethnic distribution, age, income, and industry of employment. Information relevant to groups with special housing needs, including the elderly, large families, single parent families, disabled, persons at risk of being homeless, homeless and persons in need of emergency shelter and transitional housing, is also included.

REDWOOD CITY’S ROLE IN SAN MATEO COUNTY

Redwood City is part of a continuous urban area on the San Francisco Peninsula, stretching from San Francisco on the north to San Jose on the south. The city has many assets including the geography of the area, frontage on the San Francisco Bay, pleasant year-round climate, a deep-water port, and a strategic location midway between San Francisco and San Jose, and proximity to bridges that span the San Francisco Bay – the San Mateo Bridge to the north and the Dumbarton Bridge to the south – connecting the mid-Peninsula to the East Bay. In addition, as the County Seat, Redwood City is home to the County Government Center with offices, a courthouse, jail, and many social services. These features and a diverse local economy make Redwood City an attractive place to live and work.

The city is growing and diversifying. During the 1990s, population grew at an average annual rate of 1.33 percent, or 14.1 percent for the decade. The growth is related to natural increase, economic expansion, immigration, and a housing cost advantage relative to other cities in the county.

Redwood City is a job center for south San Mateo County and provides a full range of services - shopping, housing, employment, recreation and government services. A variety of businesses make up the city’s local economy – in particular, high tech businesses, auto dealerships, retail trade, manufacturing, accommodation and food services, and health care and social assistance. Continued diversity in the economic base is important to provision of a variety of employment opportunities matched to the skills of the city’s residents.

POPULATION

Redwood City’s population has grown from 66,072 in 1990 to 75,402 in 2000, according to the 2,000 Census. The average annual population growth rate of 1.33 percent during the 1990s slowed from the average annual growth rate of 1.86 percent during the 1980s, as the city’s vacant land was developed. In the 1970s total population actually declined, despite residential growth in the Redwood Shores area.

Home owners move less frequently and remain longer in their houses today than they did before the passage of Proposition 13 in 1979 because there were few tax consequences to selling and buying a different house in that era.

Figure 2-1 Redwood City and San Mateo County Population Growth 1950 to 2000

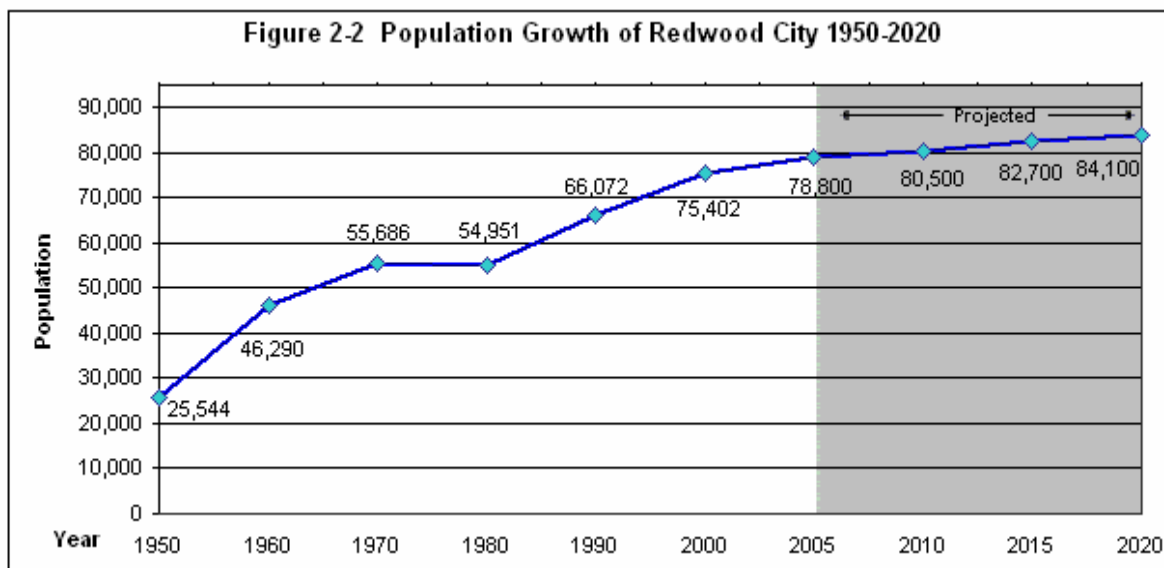
	1950	1960	1970	1980	1990	2000 ¹
Population - City	25,544	46,290	55,686	54,951	66,072	75,402
Population - County	235,659	444,387	556,234	587,329	649,623	707,161

1. U.S. Census, 2000

Source: U.S. Department of Commerce, Bureau of the Census

PROJECTED POPULATION

ABAG projects a slower average annual population growth rate between 2000 and 2005 than the city experienced during the decade of the 1990s. A slowing growth rate is to be expected as the dwindling supply of vacant land is built out. Growth will depend largely on reuse of developed land and redevelopment, such as completion of the Franklin Projects; implementation of the Downtown Plan, which envisions roughly 2,600 –3,400 additional units; and development of housing on the bay front, east of Highway 101. Additional infrastructure and public services will be necessary to accommodate the growth. A moderate, but steady growth rate can be expected in Redwood City, as well as in San Mateo County over the next twenty years.



According to the 2000 Census, the unincorporated areas within Redwood City’s Sphere of Influence (i.e. North Fair Oaks, Emerald Hills etc.) have a population of 96,084 persons. (By contrast, ABAG’s 1999 Projections estimated 104,100 persons). While unincorporated properties within Redwood City’s sphere of influence are eligible for annexation, the City has no current plans to annex these areas. Redwood City has no land use controls (residential or otherwise) over unincorporated land because this land is under the jurisdiction of San Mateo County.

Figure 2-3 depicts two sets of population projections for the city developed by the Association of Bay Area Governments (ABAG) in 1999, and again in 2001 for the years 2000 through 2020. The projections were revised significantly downward for the city, the county, and the sphere of influence following the release of the 2000 Census data. For example, the projected population for Redwood City made in 1999 for the year 2000 was high – 79,000, compared with the 2000 Census count of 75,402. ABAG will publish the revised projections in *Projections 2002*.

The determination of Redwood City’s regional fair share of housing (made by ABAG) was based on the 1999 projections and according to ABAG staff will not be revised downward to align with the revisions in population projections. In Figure 2-3 below the projections made in 1999 by ABAG are shown in boldface to highlight the projections that were used to determine the city’s fair share, described in Chapter 1.

Figure 2-3 Population: Actual 2000, and Two Sets of Projections for 2000 to 2020

	2000	2005	2010	2015	2020
Redwood City, actual	75,402				
Redwood City, projected in 1999	79,000	82,500	83,700	85,200	86,100
Redwood City, projected in 2001	75,402	78,800	80,500	82,700	84,100
Sphere of Influence including City, actual	96,084				
Sphere of Influence including City, 1999	104,100	108,600	109,800	111,300	112,200
Sphere of Influence including City, 2001	96,084	101,100	102,600	105,200	107,000
San Mateo County, actual	707,161				
San Mateo County, projected in 1999	737,199	767,100	779,700	795,700	809,800
San Mateo County, projected in 2001	707,161	739,100	754,600	775,900	795,100

Sources: U.S. Census 2000 for "actual" 2000; Projections 2000, Association of Bay Area Governments, December 1999; Draft Projections 2002 Association of Bay Area Governments

Notes:
 1. ABAG has significantly reduced its population projections to align with the 2000 Census. The determination of regional housing needs was based on the projections made in 1999.

HOUSEHOLDS AND FAMILIES

Knowledge of household characteristics, including size and composition, is essential in determining household needs for a community. Three definitions are useful for interpreting household data.

People per household This measure is obtained by dividing the number of people in households by the number of households.

Family A family consists of a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. All people in the household who are related to the householder are regarded as members of his or her family. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

People per family A measure obtained by dividing the number of people in families by the total number of families (or family householders).

Figures 2-4 and 2-5 depict the average household size and average family size in the city from 1970 through 2000. It is of interest that although the city’s household size has increased over the past 20 years, it is similar to that in the 1970s.

Average family household size decreased slightly between 1990 and 2000, as more people either lived alone or as a group of unrelated individuals, and thus were not classified as a family. Family households with children present have decreased as a percentage of total households, dropping from 51 percent of all households in 1990 to 31 percent of all households in 2000. At the same time, the number of families with children under age 18 increased from 7,856 in 1990 to 8,785 in 2000. Additional information on households is provided in the sections on income and special housing needs.

In contrast to the national trend of declining household size, the size of a typical Bay Area household increased over the last decade. In Redwood City, people per household rose slightly from 2.52 in 1990 to 2.62 in 2000. In San Mateo County, average household size increased more during the decade – from 2.22 in 1990 to 2.74 in 2000 - and in the Bay Area the average household size rose from 2.61 to 2.69. In San Jose it rose to 3.2 in 2000. East Palo Alto led the way with the largest increase, reaching 4.69 in 2000, up from 3.31 in 1990.

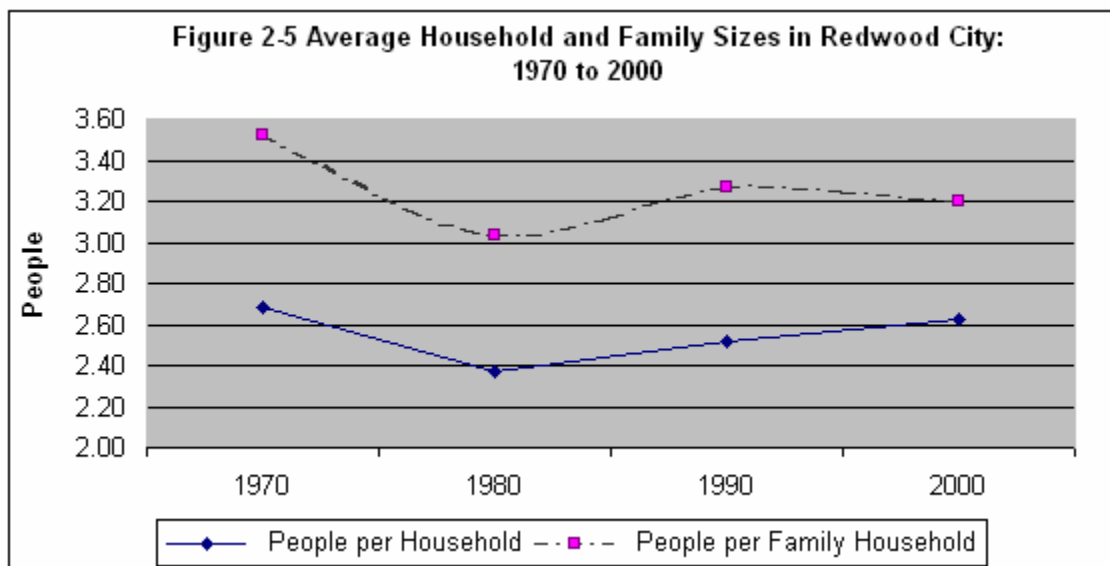
An increase in household size begins to explain how an increase in population of 9,330 people was accommodated in the existing and 2,488 new households in Redwood City during the last decade.

Figure 2-4 Average Household and Family Sizes in Redwood City: 1970 to 2000

	1970	1980	1990	2000 ¹
People per Household	2.68	2.37	2.52	2.62
People per Family Household	3.52	3.03	3.27	3.20

1. U.S. Census, 2000

Source: U.S. Department of Commerce, Bureau of the Census



LARGE HOUSEHOLDS

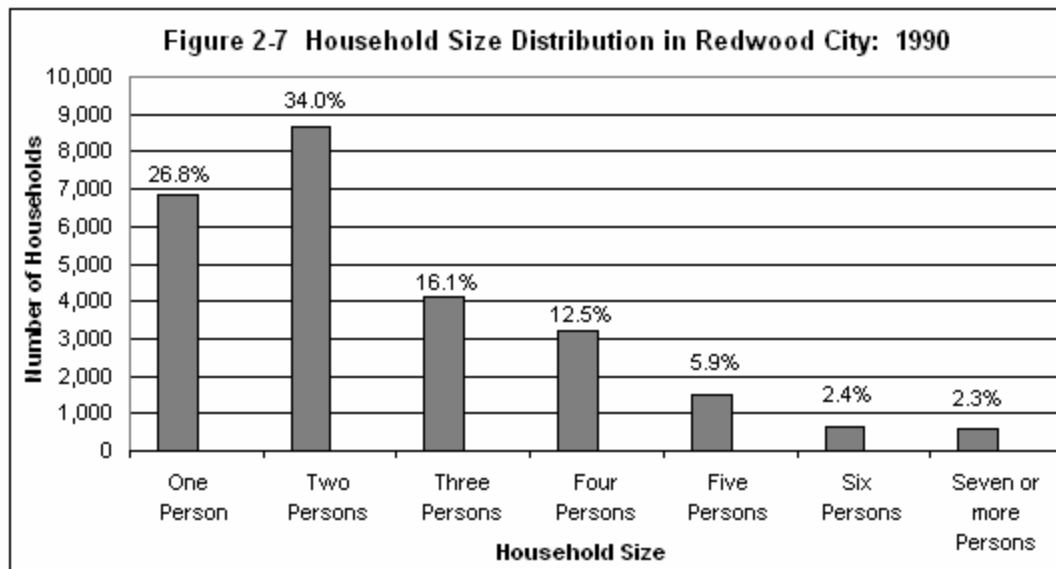
Large households, defined in the Census as households with five or more persons, have special housing needs. In 1990, there were 25, 572 households in Redwood City, of which 10.6 percent, or 2,711 households were large. In 2000, there were 28,060 households. As of the writing of this housing element, the number of people in each household is not yet available; however, if the percentage of large households from 1990 were applied to the number of households in 2000, there would be (28,060 x 0.106) 2,974 large households.

Figure 2-6 Household Size Distribution in Redwood City: 1990

Household Size	Number of Households	Percent of Total
One Person	6,843	26.8%
Two Persons	8,689	34.0%
Three Persons	4,128	16.1%
Four Persons	3,209	12.5%
Five Persons	1,507	5.9%
Six Persons	616	2.4%
Seven or more Persons	580	2.3%

Source: U.S. Census, 1990

Note: Percentages may not add to 100 percent due to rounding.



There were 9,941 occupied housing units with 3 or more bedrooms and 2,489 units with 5 or more persons in 1990. Most of the larger units with 3 or more bedrooms required by larger families are owner occupied as shown in Figure 2-8, leaving a sufficient number of large, rental units for large family renter households. However, when market conditions and ability to pay for large units are taken into account, large rental units are not affordable to low income large family households. See Figures 3-8, 3-9 and 3-10.

The average household size was slightly less in ownership housing (2.6) than in rental housing (2.63) in 2000. In 1990, of the owner-occupied units, 39 percent were occupied by three or more persons. In 1990, of renter-occupied units, 38 percent were occupied by three or more persons.

The number of large units that are available for rent is dependent on market conditions. Large units are versatile in that they can accommodate various living arrangements, such as large families, multiple roommates, and families doubling up. Large units also house smaller, more affluent households who desire “extra” bedrooms. For these reasons, large units are an asset to a city’s housing stock - particularly large rental units. However, when the households with the living arrangements described above (large families, multiple roommates, families doubling up, smaller more affluent households) compete for a limited amount of housing, large families with lower household income cannot compete.

The fundamental housing problem of low-income households in Redwood City is insufficient income. Secondly, there is a need for more large, rental units, at prices low-income households can afford. Large households with very low income – those earning less than 30 percent of the County median income – and low income - those earning between 50 to 80 percent of the County median income - are in need of subsidized, large units.

Figure 2-8 shows that 14 percent of rental units (or 1,740 rental units) have 3 or more bedrooms. Sixty-two percent of these units are occupied by fewer than 3 people – further demonstrating that the large households with very low- and low-income cannot compete for large units. Also refer to Figures 3.8 & 3.9.

In the marketplace existing in 2000 and 2001, a low-income household could afford a 3 bedroom unit in Redwood City under the following circumstances: 1) the residents have Section 8 housing assistance to subsidize the rent; 2) the household lives with at least one other household, most likely in an overcrowded situation; 3) the housing is owned by a non-profit organization, sponsored by a public agency; or 4) the owner-resident has owned the house for a long time and does not have a mortgage.

Figure 2-8 Large Housing Units in Redwood City: 1990

	Total Occupied	Owner-Occupied	Renter-Occupied	Vacant Units	Total Units
Total	25,493	12,946	12,547	1,354	26,847
3 or more Bedrooms	9,941	8,201	1,740	339	10,280
3 or more Bedrooms (percent)	39%	63%	14%	25%	38%

Source: U.S. Census, 1990

SINGLE-PARENT HOUSEHOLDS

Approximately 7 percent of all households, and 24 percent of all family households with children under 18 present, are headed by a single head of household with no spouse present. Seventy-three percent of these households are headed by women and twenty-seven percent are headed by men. Figure 2-9 depicts single parent household information.

Most female-headed households with children have annual incomes far below that of two-parent families. In San Mateo County, there was also a 77 % drop in single-parent households receiving welfare between the high point in 1994 and 2000.

Single-parent households represent a need for daycare as well as for affordable housing of various sizes. The location of housing for single parent households – near schools and playgrounds - is important.

Figure 2-9 Single-Parent Households with Children in Redwood City: 2000

Household Type	Households	Percent of Total Households	Percent of Family Households with Children under 18 years
Female Householder with Children	1,519	5%	17%
Male Householder with Children	565	2%	6%
TOTAL	2,084	7%	24%

Source: U.S. Census, 2000

Note: Percentages may not add to total due to rounding.

THE DISABLED

The number of disabled persons has important planning implications for a city. Specialized needs include certain social services, disabled access throughout the city, and housing with specialized features for disabled residents. Figure 2-10 depicts the 1990 Census data related to disability. The 2000 Census data was not available at this writing. In 1990, 2,942 persons, aged 16 to 64 reported some form of permanent disability that limited the amount of work they can perform. Forty percent of these disabled persons are prevented from doing any paid work due to their disabilities. Overall, 7 percent of Redwood City residents reported work disabilities; the figure for work disabilities was lower than the state average of 8 percent.

Supportive housing for the disabled and other group living situations should be located close to transit,

shops, and community services.

Figure 2-10 Persons with Disabilities in Redwood City : 1990

	Number of People
Work Disability	
Disabled in Labor Force	1,483
Disabled not in Labor Force - Prevented from Working	1,184
Disabled not in Labor Force - Not Prevented from Working	275
People with no Work Disability (Age 16 - 64)	41,075
Public Transportation Disability	
Disabled, age 16 - 64	719
People without a disability, age 16 - 64	42,230
Disabled, age 65+	946
People without a disability, age 65+	6,002

Source: U.S. Census, 1990

ETHNICITY

Redwood City has experienced a significant change in its ethnic makeup over the past decade, as shown in Figure 2-11, which depicts the ethnic distribution in Redwood City. In 1990, 24 percent of the city's population identified themselves as Hispanic; by 2000, the number grew to 31 percent. The Hispanic or Latino population increased 48 percent between 1990 and 2000. Overall, non-Hispanic white persons accounted for 54 percent in 2000, down from 66 percent in 1990. Asians accounted for 9 percent, while blacks accounted for 2 percent.

The total population of Redwood City comprises 11 percent of the county overall, and 15 percent of the county's Hispanic population. Redwood City is anticipated to continue to be an attractive home base location for new immigrants, and extended families of existing residents.

Figure 2-11 Hispanic or Latino and Race in Redwood City: 1990 and 2000

Group	1990		2000	
	Population	Percent	Population	Percent
Hispanic or Latino (of any race)	15,935	24.1%	23,557	31.2%
Not Hispanic or Latino	50,137	75.9%	51,845	68.8%
White	43,504	65.8%	40,656	53.9%
Black or African American	2,240	3.4%	1,791	2.4%
American Indian and Alaska Native	280	0.4%	165	0.2%
Asian	4,004	6.1%	6,604	8.8%
Native Hawaiian and Other Pacific Islander	*	*	635	0.8%
Some other race	109	0.2%	163	0.2%
Two or more races	*	*	1,831	2.4%

Source: U.S. Census, 1990 and 2000

Notes:
 Percentages may not add due to rounding.
 * In 1990, the following categories have been combined - Asian and Pacific Islander, and Some other race and Two or more races.

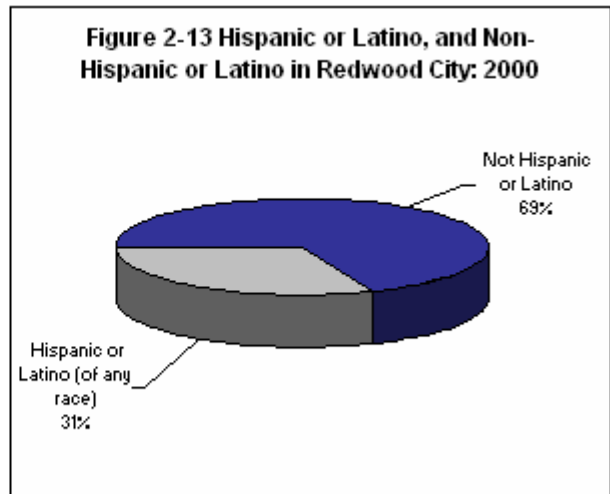
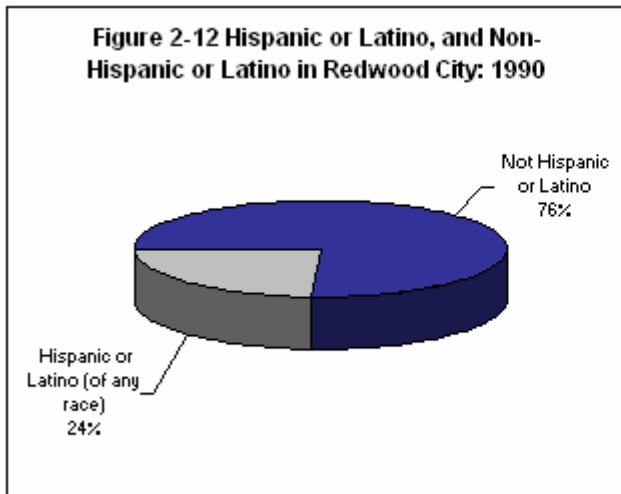
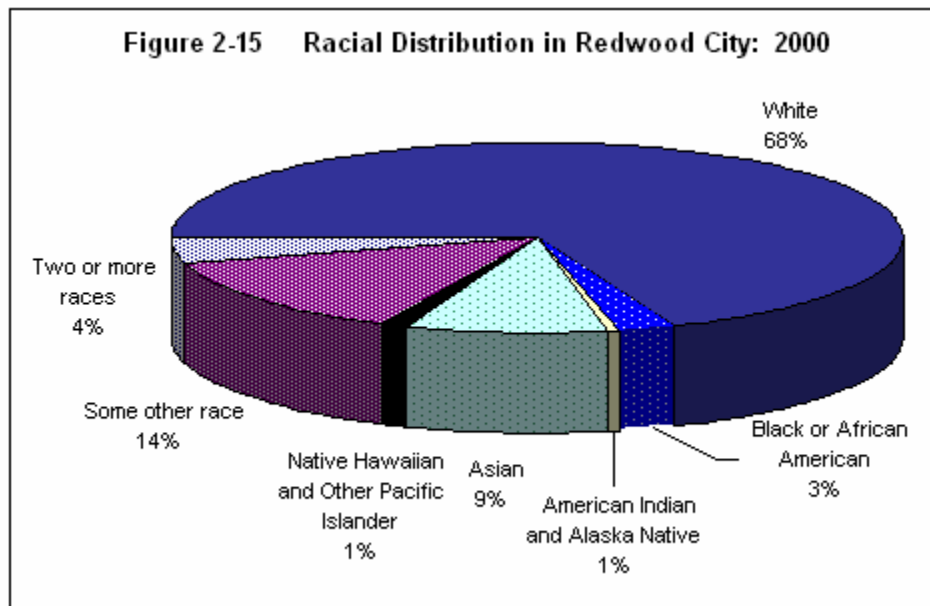


Figure 2-14 Racial Distribution in Redwood City: 2000

Racial Group	2000	
	Population	Percent
White	52,008	69.0%
Black or African American	1,916	2.5%
American Indian and Alaska Native	384	0.5%
Asian	6,715	8.9%
Native Hawaiian and Other Pacific Islander	663	0.9%
Some other race	10,535	14.0%
Two or more races	3,181	4.2%
TOTAL	75,402	100.0%
Source: U.S. Census, 2000		
Note: Percentages may not add due to rounding.		



AGE

There has been an explosion of school age children in Redwood City between 1990 and 2000. The population of children age 5 through 9 increased 62 percent and the population age 10 through 14 increased 35 percent, while the total population of the city as a whole rose 14 percent. Population increases in the 5-14 age groups and the 35-54 age groups have accounted for much of the city's population growth in the last ten years. The population between ages 20 and 34 declined in Redwood City during this decade. Most cities in the county experienced a decline in the proportion of residents age 20 – 34 during the 1990s, but not in the absolute number of people aged 20 –34. The city's age profile became more like that of San Mateo County in nearly every age group, as shown in Figure 2-16. In a given age group, comparison of the percent in the city in 1990 and 2000 moves toward the percent distribution in the county in 2000.

The median age in Redwood City was 34.8 years in 2000, up from 33.2 in 1990. The median age in the County was 36.8 in 2000, up from 35.0 in 1990. Statewide the median age was 33.3 and nationally, it was 35.3 in 2000.

Figure 2-16 Age Distribution in 1990 and 2000

Age Group	City 1990		City 2000		City 1990 - 2000	County 2000
	Population	Percent	Population	Percent	Population Change	Percent
0-4	5,249	7.9%	5,679	7.5%	8.2%	6.4%
5-9	3,137	4.7%	5,085	6.7%	62.1%	6.6%
10-14	3,187	4.8%	4,309	5.7%	35.2%	6.2%
15-19	3,645	5.5%	3,979	5.3%	9.2%	5.8%
20-24	4,782	7.2%	4,741	6.3%	-0.9%	5.8%
25-34	14,882	22.5%	14,250	18.9%	-4.2%	15.9%
35-44	11,317	17.1%	13,935	18.5%	23.1%	17.4%
45-54	6,475	9.8%	9,981	13.2%	54.1%	14.5%
55-64	4,880	7.4%	5,752	7.6%	17.9%	8.9%
65-74	4,409	6.7%	3,573	4.7%	-19.0%	6.3%
75-84	2,474	1.0%	3,001	4.0%	21.3%	4.5%
85+	635	1.0%	1,117	1.5%	75.9%	1.6%
Total	66,072		75,402		14.1%	

ELDERLY HOUSEHOLDS

Redwood City aged at a slower pace than San Mateo County as a whole, with just a 1.1 percent increase in residents 65 and over, compared with a 10.1 percent growth countywide during the decade of the 1990s. At the same time, the 65-and-over population increased by 13.8 percent in the Bay Area and 14.7 percent in California as a whole.

Although the number of people in Redwood City aged 65 and over rose slightly between 1990 and 2000 (one percent), they decreased as a percentage of Redwood City’s population during the decade. In 1990, people aged 65 and over comprised 11.5 percent of Redwood City’s population and in 2000 they accounted for 10.2 percent of the city’s population. By contrast, seniors as a proportion of the population declined from 12.6 percent a decade ago to 12.4 percent in 2000. The slower growth of the population 65 and over reflects the relatively low number of people reaching 65 during the past decade because of the relatively low number of births in the late 1920s and early 1930s. However, in Redwood City the slower growth of the population 65 and over is in stark contrast to that of the County, Bay Area and State. Redwood City has a lower proportion of its population in the 55 – 74 age group than do most cities in San Mateo County.

When the group, 65 and over, is separated into 3 groups, a very different picture emerges for Redwood City. Between 1990 and 2000, the number of people age 65-74 in Redwood City decreased, while those age 75-84 increased by 21 percent, and those 85 and over increased 76 percent as some people live longer lives. Most other cities in the county also saw a decrease in the number of people age 65 to 74, but an increase in the 75 – 84 and 85+ population groups between 1990 and 2000.

The elderly and frail elderly need supportive housing and services. One of the primary non-housing needs for frail and elderly is adult day care. Adult day care and related supportive services are necessary to assist family members who are caretakers to be able to work during the day and also to receive supportive services relating to caring for diseases related to Alzheimer’s and other forms of dementia. Approximately 100 frail and elderly persons from Redwood City are receiving assistance from Rosenor House (Peninsula Volunteers, Inc.) and San Carlos Adult Day Care (Catholic Charities) on a monthly basis. There are an estimated 800 frail elderly seniors in need in a given month in Redwood City that receive assistance such as meals and groceries. The absence of supportive programs result in the senior being institutionalized sooner. Additional facilities are needed with subsidies for low-income seniors. Supportive services such as counseling and group therapy are also a vital part of the non-housing services needed by this population. The absence of adequate assisted living units and Alzheimer’s housing units will cause more and more frail elderly and disabled persons to be at risk of becoming institutionalized in nursing homes and similar facilities.

Figure 2-18 Residents Age 65 and over

Area	Percent of Total Population in 2000	Percentage Increase between 1990 and 2000
Redwood City	10.2%	1.1%
San Mateo County	12.5%	10.1%
S.F. Bay Area	11.2%	13.8%
California	10.6%	14.7%
United States	12.4%	12.0%

Source: U.S. Census, 2000

INCOME AND POVERTY STATUS

In 1990, the reported median income in Redwood City was 93 percent of that of San Mateo County (\$42,962 compared to \$46,437). Since household size is somewhat larger in Redwood City than in the county as a whole, the resulting per capita household income in Redwood City was 91 percent that of the county (\$20,580 compared to \$22,671). Figure 2-19 depicts the household income distribution for

Redwood City in 1989. At this writing, information on income and poverty status from the 2000 Census was not yet available.

Figure 2-19 Household Income Distribution in Redwood City

Income Range	Number of Households	Percent of Total
\$0 - \$4,999	669	3%
\$5,000 - \$9,999	1,354	5%
\$10,000 - \$14,999	1,413	6%
\$15,000 - \$19,999	1,484	6%
\$20,000 - \$24,999	1,834	7%
\$25,000 - \$34,999	3,516	14%
\$35,000 - \$49,999	4,671	18%
\$50,000 - \$59,999	2,580	10%
\$60,000 - \$ 74,999	2,934	12%
\$75,000 - \$99,999	2,778	11%
\$100,000 - \$124,999	1,191	5%
\$125,000 - \$149,999	492	2%
\$150,000 or more	656	3%
Total	25,572	100%

Source: U.S. Census, 1990

Note: Percentages may not add to 100 due to rounding.

There were 16,534 families in Redwood City in 1990. Of these, 1,015 or 6 percent were reported to be below the poverty level. Figure 2-13 depicts poverty status in Redwood City in 1990. Nearly 40 percent of the families living below the poverty level were headed by women. Altogether, 78 percent of the families below poverty included children under the age of 18.

Throughout the city, 5,328 people or 8 percent of the population were below poverty level in 1989. Ten percent of the people in poverty were 65 years or older.

The proportion of the population living below the poverty level in 1990 can be used to extrapolate a comparable figure for 2000. Such an extrapolation indicates that 6,258 people (8 percent of the population) may be living below the poverty level in 2000, including 1,092 families. Note that these figures are only estimates.

Figure 2-20 Poverty Status in Redwood City in 1990, Projected for 2000

		Percent of Total	2000 Projection
Persons below poverty	5,328	8%	6,258
Families below poverty	1,015	6%	1,092
with children	788	78%	848
without children	227	22%	244

Sources: U.S. Census, 1990

Redwood City Planning And Redevelopment Services, 2001

INDUSTRY OF EMPLOYMENT

Redwood City desires to create and maintain a jobs/housing balance that reflects the labor force needs of the City and nearby areas of south San Mateo County. With approximately 1.5 employed residents per household, the city achieves an appropriate balance.

Redwood City had a labor force of 42,690 in April 2001, of whom 41,950 were employed and 740 were unemployed, according to the California Employment Development Department. The unemployment rate for Redwood City residents was 1.7 percent, while for County residents it was 1.9 percent and California residents 4.8 percent. In 2000, the unemployment rate in Redwood City was 1.4 percent.

Unemployment in Redwood City reached its highest level during the decade in 1992, when the rate was 4.7 percent. In the same year, California had an unemployment rate of 9.3 percent.

The labor force numbers consist of employed and unemployed people. When the labor force of 42,470 is divided by the number of households (28,060), Redwood City had 1.51 laborers per household in 2000. Similarly, there were 1.49 employed people per household in 2000.

Information on occupation and employment is an important part of determining special housing needs of employment groups such as workers in the service sector. The projected growth or decline in a particular industry can also serve as an indicator of future housing needs. Figure 2-21 provides data from the 1990 Census on the industry of employment. Comparison with data from the 2000 Census (to be available in 2002) will identify employment growth or decline in local industries.

In 1999 at the height of the business cycle, there were 27,808 jobs in the computer and data processing services industry in San Mateo County, many of which were in Redwood City. (The number of jobs did not include contract jobs, where an employee worked for a temporary employment company, yet worked at the premises of another business.) The average annual pay in this industry in San Mateo County was \$115,508. In the services sector, there were 121,575 jobs countywide, including business services, health services, research and testing, engineering and management services, social services, amusement and recreation services, and educational services. The services sector is expected to lead in the creation of new jobs during the next decade. Business services, including software development and computer-related services, are expected to show the largest increases. Other services industries also will register significant gains during the upcoming decade. The health services industry, particularly doctors' offices and clinics, is expected to grow. Likewise, engineering, architectural, accounting, research, and management services, as well as the hotel/motel service jobs are expected to experience growth. In 1990, 34 percent of the employees in Redwood City were employed in the services sector.

Redwood City's distribution of jobs by industry is expected to show significant changes during the decade of the 1990s as many new computer-related jobs developed. Although the data on industry of employment from the 2000 Census is not yet available, the development projects approved by the City during the last decade are indicative of the addition of a significant number of high tech, well-paying jobs. The Economic Census of 1997 indicated growing employment in high-tech businesses.

The Economic Census conducted by the U.S. Census Bureau in 1997 reported on the taxable portion of the services sector. Businesses having a significant number of employees in Redwood City included the following:

- Manufacturing and in particular, computer and electronic product manufacturing, and more specifically communications equipment manufacturing
- Wholesale trade and in particular, wholesale trade of durable goods;
- Retail trade, especially motor vehicle & parts dealers, automobile dealers, and food and beverage stores. Grocery stores are the principal employer in the food and beverage category;
- General merchandise stores;
- Software publishers;
- Real estate;

- Professional, scientific, & technical services. In this category, the largest employers were: computer systems design & related services, scientific research & development services, and legal services;
- Administrative & support services;
- Health care & social assistance, particularly ambulatory health care services, of which the largest employer is offices of physicians;
- Arts, entertainment, & recreation, particularly, other amusement & recreation services;
- Food services & drinking places, particularly limited-service eating places, followed by full service restaurants, and special food services;
- Repair & maintenance, particularly automotive repair & maintenance; and
- Wholesale trade, particularly wholesale trade of durable goods.

The local economy offers a variety of employment including work in the following businesses: computer manufacturing, software publishers, professional, scientific & technical services, retail trade, food services, healthcare, automotive repair and maintenance, and wholesale trade.

When more of the 2000 Census data is released, an additional analysis of the economic status of Redwood City residents can be prepared.

Figure 2-21 Industry of Employment in Redwood City: 1990

Industry	Employees (Number)	Percent of Total	Employees (Number)	Percent of Total
Agriculture, Forestry, and Fisheries	757	2.1%		
Mining	8	0.0%		
Construction	2,466	6.8%		
Manufacturing	5,951	16.3%		
Manufacturing, Nondurable Goods			1,812	5.0%
Manufacturing, Durable Goods			4,139	11.3%
Transportation	1,761	4.8%		
Communications and Other Public Utilities	1,064	2.9%		
Wholesale Trade	2,184	6.0%		
Retail Trade	5,562	15.2%		
Finance, Insurance and Real Estate Services	2,858	7.8%		
	12,443	34.1%		
Business and Repair Services			2,645	7.2%
Personal Services			1,440	3.9%
Entertainment and Recreation Services			511	1.4%
Professional and Related Services			7,847	21.5%
Health Services			2,642	7.2%
Educational Services			2,221	6.1%
Other Services			2,984	8.2%
Public Administration	1,442	4.0%		
TOTAL	36,496	100.0%		

Source: U.S. Census, 1990

Note: Percentages may not add to 100 percent due to rounding.

COMMUTING

The extent to which workers live in one community but work in another community gives an indication of the imbalance between housing and employment opportunities. The concept of a jobs/housing balance is based on environmental as well as housing considerations. The provision of affordable housing close to job centers can have both fiscal and environmental benefits.

In 1990, there were 35,807 workers 16 years and over in Redwood City. Seventy-six percent drove alone to work, while 12 percent carpooled. Four percent took public transportation. Three percent walked, and another three percent worked at home. In 1990, 27% of workers worked in Redwood City.

HOMELESSNESS AND PERSONS IN NEED OF EMERGENCY SHELTER

Homeless people, victims of abuse, and other individuals represent housing needs which are not being met by the traditional housing stock. These people require temporary housing and assistance at little or no cost to the recipient. The homeless population of Redwood City is diverse in terms of ethnicity, race, age, and background. Homelessness has no color; it is represented by Whites as well as Blacks, Hispanics, American Indians, and Asians.

There are several agencies that estimate the homeless population. The homeless population in San Mateo County in 2000 was 4,663, according to a survey conducted by San Mateo County. The homeless population in Redwood City is 497, assuming the homeless population in Redwood City is the same percentage as the general population of the City is to the County – 10.66 percent. This amounts to seven tenths of a percent of the total city population. As housing costs continue to increase, more people are expected to become homeless in the future.

Another measure of homelessness and “at risk for becoming homeless” is people living in “other” non-institutionalized group quarters. The 2000 Census reported that 446 people lived in non-institutionalized group quarters in Redwood City. “Group quarters” are defined as a place where people live or stay other than the usual house, apartment, or mobile home. Two general types of group quarters are recognized: institutional (for example, nursing homes, mental hospitals or wards, hospitals or wards for chronically ill patients, hospices, and prison wards) and non-institutional (for example, college or university dormitories, military barracks, group homes, shelters, missions, and flophouses). Since Redwood City does not have any college or university dormitories or military barracks, the 446 people listed in the subcategory, “Other Non-institutionalized Group Quarters”, represent the homeless.

According to a study conducted by the Emergency Hunger and Housing Coalition in 1990, 41% of the surveyed homeless are children, leaving 59% adults, 48% of whom have children, and 15% of whom are single mothers. Veterans contribute to 8% of the homeless and people who have been in prison comprise 10% of the homeless who were surveyed in a study on the homeless by the County of San Mateo in 1990.

In San Mateo County the approach to housing the homeless and maximizing delivery of services involves regional coordination and cooperation. The delivery of services is organized by the County’s Homeless Coordinator, which enables the services at certain locations to be tailored to the needs of individual special needs groups. By sharing resources regionally, the cost of operation and the delivery of services became more effective. The focus shifted to the delivery of services at existing homeless facilities, from designating sites for homeless activities. The County’s Shelter Plus Program provides long term rental assistance and supportive services to approximately 76 Redwood City residents.¹

The City of Redwood City continues to work with public and non-profit community agencies to address the needs of the homeless, particularly the needs of families. The City also provides direct funding to non-profit organizations serving homeless families, homeless individuals, including persons who are senior citizens, homeless youth and homeless persons who have mental disabilities. The City allows, through its zoning, single-room occupancy facilities which can provide housing opportunities for single, homeless individuals. In addition, the City helps homeless people to transition into jobs and permanent living situations.

¹ Source: San Mateo County Homeless Quadrant, Redwood City Family House, Spring Street Shelter, Your House South, and Maple Street Shelter

Special Needs of At-Risk Populations - Persons Who Are Not Homeless

In addition to the large numbers of homeless individuals and families, there are also distinct groups that are susceptible to becoming homeless in the near future. Those at-risk groups include very low and low-income families, individuals released from various institutions, single parents, substance abusers, and the elderly populations. In planning for the next five years, issues related to very low- and low-income households, single parents, and the elderly, are addressed in this housing element and issues related to these groups and individuals released from various institutions, and substance abusers are addressed in the City's *Consolidated Plan 2000-2005*.

Opportunities for the At-Risk Population

Programs to upgrade job training and open opportunities for the at-risk population should be supported to enable those who are able to work to pay for their housing. An increase in the supply of affordable housing units in varied sizes, including efficiency units for seniors and individuals would significantly aid in reducing the number of homeless families and singles in Redwood City. If rents continue to increase, more elderly households will continue to risk homelessness unless rental subsidies or additional affordable senior housing units are available.

Inventory of Shelters

Most shelters used to house homeless people are financed through government funding and private donations. They offer free and subsidized housing to those who are homeless and/or very low-income. The shelters are described in Appendix B. There are three types of shelter housing in Redwood City.

- *EMERGENCY SHELTERS* are usually one to three nights and up to 28 days stay to meet the immediate needs of first time homeless.
- *TRANSITIONAL SHELTERS* accommodate homeless from six to eight weeks up to a period of six months and include counseling, referral, and/or training ideally to rehabilitate the user into independence.
- *LONG TERM SHELTERS* are permanent housing facilities for special needs or individuals unable to gain complete financial independence. They are distinguishable from other homeless facilities based on their "institutional" type structure and the fact that their clients have no usual housing elsewhere.

It is estimated that 47% of the total users of temporary emergency services are Redwood City residents. Also, it is estimated that approximately 76 Redwood City residents use long term rental assistance and supportive services, which is provided by the County's Plus Care Program. It is estimated that 1.3% of the total city population is homeless. The situation is expected to worsen because of the lack of affordable housing and escalating rents. The supply of transitional housing should be augmented and term of program participation lengthened in order to provide for immediate as well as long term needs of families and individuals "at risk" of becoming homeless while additional permanent affordable housing projects can be developed.

Footnotes

1. Palo Alto Daily News, Page 3, July 28, 2001.
2. San Jose Mercury News, Page B-1, August 13, 2001.

Sources:

Temple University study conducted by Professor Eugene Erickson in 2001, cited in the S.F. Chronicle on 7/7/01.

San Mateo County Homeless Quadrant, Redwood City Family House, Spring Street Shelter, Your House South, and Maple Street Shelter