

4 REVIEW OF 1989 – 1999 HOUSING ELEMENT

INTRODUCTION AND BACKGROUND

The state Housing Element Law requires that each jurisdiction carry out a review of progress made on the policies and programs specified in the Housing Element.. The following chapter describes the policies and programs contained in the previous element and efforts by Redwood City to accomplish them. Since the housing policies (statement of purpose) are the implemented through the housing programs (action plans), they are automatically incorporated into the review outlined below

GOALS

Provide safe and sanitary housing opportunities in suitable locations for all segments of the population. Housing Element goal adopted in 1993

Provide or create new sites for 4,741 new very low to above moderate income housing units between 1988-99, within the city limits of Redwood City (or within land that Redwood City has land use control over). Housing Element goal adopted in 2000

POLICIES 1989 – 1999

1. Promote the construction of lower-income housing developments located in areas that are convenient to public transportation, shopping, recreation, schools, hospitals, employment, and other community facilities.
2. Explore plans and programs for private or public redevelopment of areas adjacent to the downtown district to provide for new well-designed multi-family structures to house those in all income levels who, by desire or necessity, wish to be near the downtown area.
3. Allow second (attached and detached) units in single-family residential areas, while respecting the character of residential neighborhoods.
4. Provide emergency housing for people without housing or those who are inappropriately housed.
5. Give emphasis in allocating funding to programs that assist first time home buyers that are of lower income.
6. Encourage public/private partnerships in the development of housing wherever possible.
7. Mid-point (late 1995) review by the Housing and Human Concerns Committee, Planning Commission and City Council of the Housing Element Implementation schedule.
8. Complete review of the Housing Element, including reassessment of objectives, policies and strategies implementation measures, priorities and strategies every five years. The review document to be prepared by staff, reviewed by the Housing and Human Concerns Committee and then submitted to public hearing before the Planning Commission and City Council.
9. Continue to use available federal and state funds to the fullest extent to improve housing conditions and affordability.
10. Develop incentive programs (using Capital Improvement Funds, CDBG, and other available sources) for residents willing to assist in upgrading their neighborhoods.
11. Assure that housing programs maximize choice and avoid unlawful discrimination. Promote equal opportunity in housing.

HOUSING POLICY/PROGRAM EFFECTIVENESS

The following administrative actions were intended to implement the legislative intent of the adopted city policies for housing. Programs 1 – 4 respond to the requirements for state certification set forth by the state Department of Housing and Community Development (HCD) in the letter to Redwood City dated March 11, 1993 regarding deficiencies noted by HCD within Redwood City's draft 1993 Housing Element. With this more detailed description/analysis of on-going housing programs (1-4), HCD ultimately certified Redwood City's Housing Element in May of 2000. Programs 5 – 26 were listed in the previously adopted 1993 Housing Element. Programs 27 – 32 were implemented during the 1988 – 99 planning period but were not specifically listed as housing programs in the previous Housing Element.

Each program is followed by a section entitled, *Progress*, which reports on the implementation of the program. A Status Update of each program is also provided. With few exceptions, the following housing programs have been carried forward to the current 1999 – 2006 Housing Element planning period.

PROGRAMS

Program 1 The City will encourage a variety of housing types and strive to provide sufficient land to allow the market to freely create 4,741 new residential units, new residential sites or rehabilitated units (AB348) for 996 very low, 806 low, 996 moderate and 1,943 above moderate-income households.¹

Progress: During the 1989-99 planning period Redwood City constructed 3,508 new housing units and created 4,635 new sites for housing.

Figure 4-1 provides a summary of Redwood City's determined housing need, housing production and unit income distribution for the 1988-99 planning period. Most of the units produced were built east of Highway 101 within the planned residential community of Redwood Shores. However, infill sites along Bair Island Road and within Western Redwood City were also rezoned and developed residentially

As Figure 4-1 illustrates, during the 1988-99 planning period, Redwood City exceeded its moderate-income housing need by 370 units (1,366 provide -996 required =370), but produced 250 fewer above-moderate income units (1,943 required – 1,693 provided =250). Redwood City also produced 802 fewer very-low income and 551 fewer low-income units (996-194 =802 and 806-255 =551) than required. Overall, Redwood City was 1,233 units short of the total 4,741 residential units required (4,741 required – 3,508 produced = 1,233) in order to meet its "fair share" housing need.

Listed below are a few factors that combined to limit Redwood City's ability to completely achieve the housing construction goal of the previous housing element:

- *A major national and statewide recession during the early 1990s, from which California was one of the last states to recover;*
- *A crisis in the banking industry;*
- *Significant demographic shifts over the past ten years;*
- *Significant reduction of development potential on bayfront land;² and*

¹ The income ranges for a family of four persons based on 1990 HUD estimates are: Very Low Income \$0-24,925; Low income \$24,925-\$39,880. Moderate Income \$39,880-\$59,821; and Above-Moderate \$59,821+.

² ABAG letter to Redwood City, dated April 11, 1997, states: "Based in large part on the loss of the development potential in South Shores, the growth expectations for Redwood City have declined significantly. The census tract level residential development potential for portions of South Shores has been drastically reduced since 1,626 acres have been acquired as permanent open space by the Peninsula Open Space Trust. In addition, I understand that Area H has very different development expectations than it did over a decade ago. Whereas the planned capacity was for 420 units and 156,000 square feet of commercial at the time the housing needs were prepared; currently it is in the tidal plain and the city has not been granted jurisdiction by the Army Corps of Engineers. The following table contrasts the Projections 87 and Projections 96 series household growth forecasts for Redwood City:

City:	Household Growth	Projections 87	Projections 96
1990-1995		2,380	805
1995-2000		2,580	1,800

We agree that the City's ability to identify suitable residential sites has been substantially reduced since the mid- to late-1980s and this should somehow be taken into account in reviewing the City's residential site inventory."

- *Responsibility for developing residential units within significant acreage (Redwood City's Sphere of Influence) that is under the jurisdiction and control of San Mateo County. Redwood City has no land use/zoning controls (residential or otherwise) over this unincorporated property.*³

As Figure 4-1 illustrates, while Redwood City did not entirely meet its "fair share" housing need through new construction, it **exceeded/doubled (4,635 sites) its "fair share"** through the creation of new housing site capacity.

Status Update: This significant new site capacity (4,635 sites) should greatly increase opportunities for development of additional housing for all household income levels during the 1999-2006 Housing Element planning period.

Figure 4-1 Summary of Redwood City's 1988 –1999 Housing Need, New Production & New Sites				
AGAB Housing Need Determination:				
Very-Low 996	Low 806	Moderate 996	Above-Moderate 1,943	Total 4,741
Redwood City Housing Unit Production:				
Very-Low 194*	Low 255	Moderate 1,366*	Above-Moderate 1,693*	Total 3,508*
New Housing Sites Created (per mixed use, in-law unit & other rezonings): +4,635				
Grand Total Produced (New Units & New Sites)				8,143*

*Update: Building permits for the 206 unit Franklin project were not issued in 1999 as assumed in this analysis, but were issued in 2000. Therefore, the following deductions from the previous housing production should be made: 12 units from very low income, 19 units from moderate income, 175 units from above moderate, and 206 units from the total number of units produced.

Program 2⁴

The City should provide land suitable for residential development and analyze the relationship of zoning and public facilities to residential site development. (Refer to Figure 4-1 (for summary of units built/sites created) and Figures 4-2 & 4-3 (for infill sites and housing programs that created new housing units/sites).

Progress: (a.) Land Suitable for Residential Development

Redwood City is a suburban community comprised primarily of residentially zoned properties. Residential properties are generally located within three geographically separate areas of the City: Redwood Shores, Bair Island Road and Western Redwood City. (Figures 4-2 & 4-3 identify land that has been rezoned to allow additional residential growth within these areas).

Redwood Shores:

Redwood Shores, located east of U.S. Highway 101, is a 'Planned Residential Community' that has been under residential construction since the mid-1960s. Infrastructure improvements were financed through General Improvement (GID) and Mellow Roos Districts.

Status Update: Since 2001, this middle to upper income residential community has been fully built out. Redwood Shore contains roughly 11,000 residential units.

³ Redwood City has no current plans to annex unincorporated residential neighborhoods (the Fair Oaks, Ampex, Friendly Acres, Selby, College and Emerald Hills Neighborhoods), nor has the City received any applications from unincorporated residential property owners' requesting to be annexed to the City. (Redwood City recommended that consideration be given to having San Mateo County be held responsible for producing affordable units within their own jurisdiction).

Bair Island Road:

Bair Island Road, located east of Highway 101 and south of Redwood Shores, contains the City's newest residential growth, but is primarily zoned for commercial and light industrial uses. In 1989 the City rezoned 20-acres of property from commercial to mixed-use residential. In 1998-99, 200 new residential units were constructed in this otherwise largely commercial area. During the writing of the 1989-99 Housing element, the City anticipated roughly a total of 300 additional units for development on Bair Island's only remaining mixed-use 11-acre infill site (see Figure 4-2- Pete's Harbor site). At build out, roughly a total of 500 units were anticipated within existing, mixed-use districts along Bair Island Road.

Bair Island Road currently lacks adequate roadway infrastructure to accommodate future expansion. Properties within this area are only accessible via a narrow, two-lane roadway that ends in a residentially developed cul-du-sac. The area is land locked by Redwood Creek, tidal plain sloughs, San Francisco Bay and Highway 101. The City is currently planning the extension of Blomquist Road (across Redwood Creek) to provide secondary (emergency vehicle) roadway access to this new residential area.

Status Update: Since certification of Redwood City's 1989-99 Housing Element, the City has received one applications (44+/-acre Marina Village site) and anticipates a second (14+/-acre Syufy site) application to rezone existing commercial property to the mixed-use (residential and commercial) zoning district along Bair Island Road. If these and/or other future sites are determined to be *suitable* (i.e. adequate water, sewer, roadway infrastructure capacity) for future residential development, additional units could be anticipated along the along Bair Island Road area within the 1999-2006 Housing Element planning period.

Western Redwood City:

By contrast, Western Redwood City, located west of U.S. Highway 101, contains residences built as far back as the 1800s. Western Redwood City is also largely built out, as all large, vacant residential sites are no longer available.

*Additional lower- to above moderate-income housing units within Western Redwood City will likely occur through: **rehabilitation** of deteriorating affordable units (refer to Chapter 3, p.3), **densification** of underutilized (duplex-multi-family residential (MFR)) and infill sites, **redevelopment** of properties located within the boundaries of the Redevelopment Area and through private sector **reconstruction** of properties that have been **rezoned** from commercial to mixed use/ high density residential.*

Housing Densification of Infill Sites

Figure 4-2 illustrates residentially zoned sites that are currently underutilized (i.e. existing duplex sites containing only a single-family unit or triplex lots containing only duplex units, etc.). This table also shows the only large mixed-use/residential infill site remaining along Bair Island Road (Pete's Harbor site). Increased densification of these properties could result in roughly 609 additional housing units.

**Figure 4-2
Existing Duplex and Infill Properties**

Underutilized Duplex-MFR Properties (West Redwood City - 10-30 units/net acre)	134
Pete's Harbor (Bair Island -- -11-acres at 43-50 units (with density bonus)/acre)	475
Total Units Possible	609

Housing Redevelopment

The Redwood City Redevelopment Agency has and will continue to assist developers with infrastructure improvement financing in order to help defray the cost of new housing within the Redevelopment Area (i.e. Wyndham Place and City Center Plaza) and for Redevelopment Agency assisted projects (i.e. Rolison Road Project). In addition, the City and Redevelopment Agency have donated the entire cost of land, significantly contributed toward land costs and/or provided other economic incentives for projects (Appendix F).

California Redevelopment Law also requires that 15% of the units located within a Redevelopment Area be dedicated to very lower, low and moderate-income housing. To date, the Agency has exceeded its very low to low-income unit requirements under this law.

Housing Reconstruction (Newly Created/Rezoned Mixed Use and Residential Sites)

Figure 4-3 lists new residential sites that have been created as a result of zoning amendments. The rezoned Downtown, El Camino, Woodside & Bair Island Mixed Use Districts previously did not allow residential development. These properties can now be developed at the highest residential density allowed (43-50 units (with a density bonus)/acre).

**Figure 4-3
New Affordable Housing Sites**

Year of Zoning Change	Amendments to Zoning Ordinance	New Affordable Housing Sites Created
1991	* New Mixed Use (36-50 units /acre) Downtown District Zones	300
1991	Revised In-law Unit Regulation (2units/5000sq.ft.)	1,900
1993	New Duplex Parcels (2units/7500sq.ft. now allowed on 50-ft. wide lots)	134
1993	*New Mixed Use (36-50 units /acre) El Camino, Woodside & Bair Island Road Zones	1,800
Unit Potential		4,134

In summary, the rezoned and newly created infill sites outlined in Figures 4-2 and 4-3 equate to a total of **4,743 new sites suitable for future residential development**. These rezoned properties should greatly increase opportunities for development of additional housing for all household income levels.

Status Update: The housing rehabilitation, densification, redevelopment and reconstruction programs will continue during the 1999-2006 Housing Element planning period.

Since the previous housing element, the City also prepared a *Downtown Area Plan*. This Plan will likely be adopted in 2002. Once adopted, approximately 2,600-3,400 additional housing units within the Downtown District are anticipated for development.

Program 3 The City should analyze processing and permit procedures as governmental constraints upon maintenance, improvement or development of housing for all income groups.

Governmental Constraints upon the Development of Housing for all income levels:

(a) *Relocation Costs/One for One Replacement:*

Much of the available land remaining in Redwood City is infill property within the City's Redevelopment Areas. Certain federal and state laws relating to relocation limit the City's ability to promote and facilitate housing for lower-income groups within the City's remaining infill sites. For the City to acquire and assemble infill parcels for new development, it is required under state or federal law, depending on which source would be used for acquisition, to relocate existing households to comparable replacement units. In 2000, the average cost typically added up to an additional \$50,000-\$75,000 per unit (due to increased rental costs) for acquisition costs.

Additionally, units removed from the housing stock must be replaced on a bedroom for bedroom basis. While this constraint impacts cost related to suitable infill housing, an advantage is that replacement

housing can be built to reflect unit size needed (e.g. Rolison Road Project will replace existing studio apartments with two and three bedroom units).

(b) Labor Costs:

The Prevailing Wage requirement for new residential construction within the Redevelopment Area also impacts developers' ability to create affordable units. Prevailing wages can increase development costs by 20 to 30 percent.

(c) Redwood City Permit and Processing Procedures:

All City Departments have undergone reorganization and participate in a 'Continuous Improvement Program.' This program is customer service based. Its purpose is to streamline permit process procedures including reducing governmental constraints upon the development, maintenance and improvement of housing for all income levels. Outlined below are a few of the City's processing and permit procedure improvements:

(c-1) Counter Team Cross-Training - All employees that work the front counter are cross-trained to better service customers with Planning, Engineering, Fire and Building code questions and permit processing. The Counter Team is also trained to promote and provide housing program handouts to the public that promote new housing development. Backup Senior staff from each department are also available for questions and to facilitate/expedite permit and processing procedures.

(c-2) One Stop Permit Shop – Every Wednesday smaller projects are approved over the counter or within 24 hours.

(c-3) Expedited Permit Review Procedures – A concentrated interdepartmental team approach has also resulted in faster and more coordinated permit processing for larger development projects.

(c-4) Plan Review Committee - This Committee provides Project Team Coordination and Predevelopment Plan Review to streamline the permit process and improve customer service.

(c-5) Simplified Building and Planning Codes – The City simplified Building and Planning codes to streamline the permit process and improve customer service.

(c-6) Eliminated Several Building and Planning Codes - The City reduced the number of Building and Planning codes to streamline the permit process.

(c-7) Eliminated Fees- The City does not charge Architectural Permit fees for single-story residential additions.

(c-8) Combined Building and Engineering Inspections – The City combined Building and Engineering Inspections to streamline the permit process and improve customer service.

(c-9) Standardized Building Permit Forms/Procedures and Developed Standard Construction Handbook – The City standardized Building Permit forms and procedures and developed a Standard Construction Handbook to streamline the permit process and improve customer service.

(c-10) Developed and Improved Public Information Handouts- This on-going effort has and continues to improved customer service.

(c-11) Extended Hours of Operation - Extended hours include early morning, evening and weekend hours for improved customer service.

(c-12) Provide Services by 24 Hour Voice-Mail, Fax, E-Mail, and Internet Web Site - These services are also intended to improve customer service.

*Governmental Constraints upon the Maintenance/Improvement of Housing for all Income Levels:
(See Permit and Processing Procedures outlined above and housing programs listed below)*

(d) Code Enforcement & Home Improvement Loan Programs:

The City encourages the maintenance and improvement of housing for all income levels through its Code Enforcement Program. Code enforcement is the vehicle used to identify the City's existing housing stock built prior to 1940. The goal of code enforcement is to minimize and retard deferred maintenance, which creates health and safety problems, or causes blighted conditions in neighborhoods. Those properties cited for serious repairs, which are occupied by low-income households, are referred to the Home Improvement Loan Program for assistance. This Program is the vehicle used to maintain decent safe and sanitary housing owned and or occupied by low income households.

(e) Revolving Fund Programs:

The City also encourages the maintenance and improvement of housing for all income levels through its Revolving Fund Programs. These programs (outlined below) are self-supporting and administrative costs are paid from annual Community Development Block Grant entitlements and operate on an ongoing basis.

(e-1) Home Improvement Loan Program- provides low interest loans to low income homeowners, and landlords of single family rentals and duplexes (20 units/year).

(e-2) Rental Rehabilitation Loan Program - funds rehabilitation for rentals containing three or more multifamily units of two bedroom or larger for housing large families (25 units/year).

(e-3) Historic Preservation Residential Loan Program - funds rehabilitation of historic residences for rental by low-income households and non-low income owner occupants (as requested by eligible properties).

(e-4) Emergency Loan Program - funds emergency repair loans for homeowners on fixed incomes with immediate health and safety repairs program.

(e-5) New Lead Based Pain Program- grants to remove lead hazards from rental units occupied by low-income households with children under the age of six and children with elevated blood levels.

(e-6) New Energy Loan Program- funds for improvements designed to reduce energy costs.

*Since 1977, the City has rehabilitated approximately 725 housing units under these programs. Over the term of the 1989-99 Housing Element, approximately 472 units have been rehabilitated from seriously substandard/uninhabitable to current health and safety code standards. During the four years of the Consolidated Plan (1995-2000), the City **exceeded its five-year goal** (225 units projected) for **rehabilitation by 109%** (247 units completed as of June 30, 1999).*

Status Update: The above listed processing and permit procedures programs are on-going and will continue through the 1999-2006 Housing Element planning period.

Program 4 The City should endeavor to preserve assisted housing.

Progress: No "Units at Risk" were converted to market rate housing during the planning period 1989-1999. There are four projects containing a total of 325 federally assisted housing units in Redwood City. The Federally Assisted Housing is listed in Appendix D-1 with the date when federally insured assistance matures, and the status of each development. Also included is a list of Locally Assisted Housing developments in Appendix D-2.

Status Update: The existing assisted housing preservation program has been strengthened and carried forward into the 1999-2006 housing element with new features including: a requirement for a public hearing when a notice of intent to convert to non-low-income status is received, a requirement to seek eligible buyers, and consideration of financing mechanisms, as described in Chapter 8, Program F.6.

Program 5 Review the General Plan and Zoning Map in late 1995 (mid five-year review) to monitor the success of the policies and strategies of the Housing Element. The review shall include:

- a) *An update of residential building permits by type and affordability of units built.*

- b) *An update of an inventory of approved residential projects.*
- c) *Monitoring the availability of suitable vacant land and developed land (that might be rezoned).*
- d) *Percentage increases in the price of housing, including new, resale, and rental costs.*

Progress: The City reviewed the Housing Element of the General Plan and zoning map in 1990-1993 and 1997-2000 and continues to update the above listed items as part of the State Department of Housing and Community Development certification process.

Status Update: This Housing Element policies and strategies update program is ongoing /continues to date for the 1999-2006 Housing Element planning period.

Program 6 Use CDBG, Proposition 84, HOME, CRA and private investment funds to create and/or build 50 affordable housing units for lower-income residents by 1998.

Progress: The City exceeded anticipated development expectations outlined in Program 6. Table 4-1 above provides a summary of all units built for lower-income households both within and outside of the Redevelopment Area. Appendix F lists lower-income units built, currently under construction and anticipated for development specifically within the boundaries of the Redevelopment Area.

Status Update: The City will continue to use these funding resources to assist with the development of affordable housing units for lower-income residents. Chapters 5 and 7 of this Housing Element provide information on additional lower-income household units anticipated for development within the current 1999-2006 Housing Element planning period.

Program 7 Actively promote the construction of new residential projects within the redevelopment area. A minimum of 15 percent of the units are to be affordable to low and very low income resident. The Agency will be responsible for one or more of the following activities: land purchase and assembly, negotiating with developers, financing the project, land write-downs, financing for future homeowners, or construction of public improvements.

Objectives: 549 dwelling units at eight project sites of which 110 would be affordable to low and very low-income families. By 1994, approximately 16 units will be available for occupancy as below market rate units. An additional 80-100 units should be available for occupancy by 1995. The number of below market rate units has not been determined, but a minimum of 15 percent of the units will be below market rate. The remaining units will not be available until after 1995.

Progress: The City exceeded this goal through construction of a total of 3,508 units between 1989-1999. Within the Redevelopment Area, 21 affordable units were built between 1989-95 during a recession and 124 affordable units were built between 1995-2000 after the recession. (refer to Figure 4-1 for a more complete breakdown of units built both within and outside of the Redevelopment Area).

Status Update: During the 1999-2006 planning period, 621 units are expected to be built with more than 15 percent as affordable units, as shown in Appendix E-2 (Franklin-Phase 1, Rolison Road, El Camino /Vera, The Flats, transit corridor sites and housing catalyst site Area 3).

Program 8 Enlist the cooperation of private developers to implement the Housing Element policies through the use of a redevelopment loan fund.

Progress: The intent of the program was achieved through the establishment of a landbanking program leveraged with redevelopment funds, and not through the creation of a redevelopment loan fund. In 1998/99 federal funds – CDBG and HOME – were used to establish a landbanking program, which acquired the Lincoln site in January 1999 and El Camino Real/Vera site in September 2000 for the development of up to 60 affordable units on 0.93 acres.

Status Update: The landbanking program leveraged with redevelopment funds will continue to be used to facilitate the development of affordable units during the 1999-2006 planning period.

Program 9 Continue to utilize to the fullest extent possible available federal subsidies through the Section 8 programs with an objective of 500 units under voucher each year (non-cumulative).

Progress: In August of 2001, 501 Redwood City families used Section 8 subsidies each year according to the San Mateo County Housing Authority. This number is continuous and stable, fluctuating by only 5 families per month.

Status Update: The Section 8 program will continue to assist lower-income households during the 1999-2006 planning period.

Program 10 Continue the rehabilitation of substandard residential units using available subsidies for lower-income residents, both owner and renter with an objective of 25 rental units and 20 owner occupied units during the 1992-93 fiscal year, and a similar number in the remaining five years.

Progress: Western Redwood City contains many older homes that are in need of rehabilitation. The City's Home Loan Improvement Program has helped to preserved 472 units, an important affordable housing stock that might otherwise have been lost (for health and safety reasons) through demolition. . Figure 4-4 illustrates the number of very low and low-income residential units rehabilitated within the 1988-99 planning period that meet the requirements of AB348.

The following table also outlines community care facilities approved within the 1988-99 planning period. Redwood City houses the second largest number of community care facilities in San Mateo County.

	<u>Very Low-Income HH</u>	<u>Low-Income HH</u>	<u>Total</u>
Housing Rehabs	17	0	17
Community Care	<u>+ 16</u>	<u>+47</u>	<u>+63</u>
Total	33	47	80

Status Update: The Home Loan Improvement and Community Care Facilities programs will continue to facilitate the creation of affordable units during the 1999-2006 planning period.

Program 11 Continue to provide information on home loan improvement programs and other related housing improvement efforts through direct mail to target areas three times per year in order to provide information to homeowners and property owners on the availability of funds for rehabilitation of dwellings.

Progress: The City implemented this program in the 1990s and in 2001, and broadened the program to encompass the topics of affordable housing and community acceptance. The City also publishes a bi-annual Housing Programs Newsletter to: 1) inform Redwood City citizens about available housing opportunities/ programs within the City, 2) educate the public about the myths and benefits of affordable housing, 3) help build consensus within neighborhoods where affordable housing is proposed and 4) minimize resident concerns about affordable projects by providing visual examples (photos) of well designed affordable housing projects.

Status Update: These educational housing program will continue during the 1999-2006 planning period. Housing Programs are also described on Redwood City's new housing web site.

Program 12 Promote the use of energy conservation measures in low and moderate income housing retrofits through continued funding by the City rehabilitation program.

Progress: The City requires compliance with Title 24 energy measures as part of this ongoing program. Redwood City also has a Minor Home Repair and Weatherization Program that provides a maximum assistance level of \$1,000 per household for minor repairs that include weatherization items.

Status Update: This program will continue and has been expanded for the 1999-2006 planning period. In 2001, the City expanded the program to focus on energy related improvements and to raise the maximum assistance level to \$2,000. The assistance is a grant, which is provided to low income and disabled homeowners. In addition, the City provides energy loans up to \$20,000 at 3 percent interest with payments under \$150 per month. These loans are available to low-income households.

In addition, the City and Pacific Gas & Electric each offer rebates for buying energy efficient appliances, known as Energy Star-label appliances. All City residents of all income levels are eligible for this program, which became effective on July 1, 2001.

Program 13 The City shall take a leadership role in promoting equal opportunity in housing through education and enforcement efforts, including but not limited to discrimination audits, and joint educational efforts with fair housing and real estate industry groups.

Progress: In this ongoing program, the City continues to support service providers who seek to eliminate housing discrimination and who investigate all alleged cases of housing discrimination in Redwood City. The City's Fair Housing Agency conducts annual mandatory training of the staffs of all human services organizations funded by the City to enable them to recognize possible violation of the fair housing laws. The Agency also funds Fair Housing Education and Training of private apartment owners.

Status Update: This equal opportunity housing program continues during the 1999-2006 planning period.

Program 14 Assure that the objectives, implementation measures and specific housing programs in this document are pursued within the established time frames, and that these objectives remain compatible with other elements of the General Plan. Continue to stimulate participation by all economic and social segments of the community during the annual review of the document.

Progress: Most of the housing programs in the 1989-1999 housing element were achieved. Compatibility with the General Plan was reviewed in 1990-1993 and 1997-2000 as part of the State Department of Housing and Community Development certification process. Public hearings were held as part of this process.

Status Report: The Housing Element will again be examined during the upcoming General Plan update process. A number of public hearings were held and more will be held. Several committee/ commission/ citizen task forces were also created to assist with the development of Housing Element programs (i.e. Housing Element Subcommittee, Interim Urgency Ordinance Subcommittee, Accessory Unit Ordinance Subcommittee and Downtown Task Force).

Program 15 Promote the Human Investment Project's Shared Homes Program directed to seniors and single parents who are homeowners or tenants.

Progress: This is an ongoing program that provides housing for low-income households. From fiscal year 1990-91 through 2000-01, there were 403 households in Redwood City who provided housing for persons seeking housing using the Shared Homes Program. This number represents only provider households in Redwood City, and not the households who sought and received housing through this program. To illustrate, in the fiscal year 2000-01, 26 households in Redwood City provided housing for 29 low income households who were seeking housing. So together, this ongoing program provided home sharing arrangements for 55 low income households (representing 65 people) in Redwood City in the fiscal year 2000-01. Using the illustration, only the 26 provider households were counted toward the total of 403 provider households cited above. Most of the provider households (370) earned below 80 percent of the county median income, and thus were helped to afford their housing unit by the house sharing arrangements.

In addition to operating the Shared Homes Program, the parent agency, HIP Housing, has two group share homes, a triplex, and a 36 unit apartment building named Redwood Oaks in Redwood City.

Status Update: The shared homes program continues during the 1999-2006 planning period.

Program 16 Amend the Zoning Ordinance to require a minimum 50-foot average lot width for duplex development and maintaining the 7,500 square-foot minimum lot size requirement.

Progress: The City revised its Zoning Ordinance in 1993 to allow more duplex units on lots with 50 foot lot widths, where 60 feet was previously required. Opportunities for 134 additional units were created. The size of these duplex units (typically smaller than single family homes) should help to control their affordability. These units will likely be affordable to larger-sized households.

Status Update: Since August of 2001, opportunities for roughly 125 additional units remain. Incentives for this program include: Architectural Permits and permit fees are not required for single-story additions. These additions are approved over the counter or within 24-hours. Architectural Permits for two-story additions are typically approved within two to 10 days of plan submittal. The Counter Team is trained to inform property owners about this code change and to encourage the development of these units.

Program 17 Promote the Density Bonus provision of the Zoning Ordinance for all new multifamily residential projects with five or more units with an objective of five units per year.

Progress: Residential units have been built using the density bonus provision in the zoning ordinance, for example the 81-unit, lower-income, City Center Plaza project received density bonuses.

Status Report: Since 2001, the visibility of this ongoing housing incentive program has been raised as it is now described on the City's development application forms. In 2000-2001, the visibility of this ongoing program was also raised with a new brochure describing housing incentives This bi-annual brochure is distributed citywide.

Program 18 Promote the continued expansion of the retail, commercial, and industrial sector of the community to provide jobs and services to new residents who wish to remain or locate in Redwood City.

Progress: The City implements this program through its development approval process and through the office of the Economic Development Coordinator.

Status Update: This program continues during the 1999-2006 planning period.

Program 19 Amend the Land Use Element of the General Plan and the Zoning Ordinance to allow at least 300 new residential units, either separately, or in conjunction with commercial development, along El Camino Real and Woodside Road.

Progress: The General Plan and the Zoning Ordinance were amended in 1989 and 1993 to allow residential development along El Camino Real and Woodside Road and Bair Island Road.. This policy change could potentially create 1,800 new "mixed use" housing units at the highest residential density allowed by zoning (43-50 units (with a density bonus)/acre). From 1998-2000, 155 new rental units and 46 new townhouses were constructed along Bair Island Road. Between 1999-2006, 506 new rental, condo and townhouse units, including 76 very low to moderate-income units (15%), will also be built along El Camino Real within the Redevelopment Agency-sponsored Franklin Street projects. To date, 206 of the Franklin Project units are under construction along El Camino Real.

The City implemented this zoning change to increase housing production on lands previously zoned only for commercial use. While creating many new high-density residential sites, this zoning district change has also helped to preserve the many existing multi-unit residential developments located along El Camino Real and Woodside Roads.

To encourage mixed-use, affordable housing along the two transit corridors, the City allows the highest residential density allowed by zoning. The City also encourages its Density Bonus Program, which allows additional units if the units are developed as affordable or senior units. The City also provides developers with the option of building residential only units instead of requiring that a portion of their project be developed with commercial uses. Developer construction loans are more easily obtained for residential only projects. In addition, the City prepared (an Area Plan and EIR) planning-related documents for the developers of the Franklin projects. The Agency also continues to assist developers with its eminent domain powers and economic incentive programs.

Status Update: In April of 2001, this program was strengthened by adding an incentive in the form of a floor area ratio bonus for office development provided that residential units are included within the development. To further encourage residential development, no floor area ratio is applied to the residential portion of these projects. In 2001, this incentive program has resulted in the approval of seven new residential units along El Camino Real and four new units along Woodside Road.

The City is also undertaking a landscape median improvement project designed to enhance the aesthetic appearance of El Camino Real. During the 1999-2006 planning period it is anticipated that this beautification project will further attract housing development to the El Camino Real transit corridor.

Program 20 Work with San Mateo County to facilitate the purchase of an existing apartment building at Winslow and Alden Street by a not for profit agency.

Progress: This objective could not be met because the building was sold to a private buyer.

Program 21 Facilitate the development of an additional transitional Housing Facility for approximately 20-25 families to provide longer term stay (2-6 months) than the existing Redwood Family House. An existing apartment building will be purchased for this use.

Progress: In 1993-94 there were not sufficient funds to both purchase and operate the facility envisioned in this program. However, the City Council contracts with the Shelter Housing Network who developed a more cost-effective, regional approach to transitional housing.

Status Update: The City will continue use this more cost-effective, regional approach to transitional housing during the 1999-2006 planning period.

Program 22 Promote the Center for Independence of the Disabled to provide housing rehabilitation assistance and accessibility modification to existing residential structures.

Progress: The City used CDBG funds to implement this on-going program.

Status Update: In fiscal year 2001-2002, the City provided \$30,000 for the Housing Accessibility Modification Program to implement accessibility improvements for persons with disabilities.

Program 23 Continue to process, in a timely fashion, the housing projects located in Redwood Shores, with an objective of 200 market rate dwellings each year for the ten year period 1993-2003, producing a total of 2,000 dwelling units. These projects represent the bulk of residential development for conventional housing on the Bay side of San Mateo County.

Progress: Redwood Shores, built out in 2001, exceeded the objective of 2,000 market rate dwelling units (Refer to Figure 4-1).

Program 24 Maple Street and El Camino Real. Cooperate with the property owner and/or developer to allow the redevelopment of the former RMC Lonestar site and adjacent parcels for a housing development with the objective of constructing 150 dwelling units in the first phase and 75 units in the second phase with 20 percent of the units (45 units) to be below market rate.

Progress: During the previous planning period, the City rezoned this 4.5-acre site and expanded the development to include 8 additional acres. The City also prepared an Area Plan, required environmental document (EIR) and commenced negotiations with two developers to develop this expanded 12+-acre residential neighborhood, referred to as the Franklin Project.

Status Update: The Franklin Project consists of two developments. Phase 1 is currently under construction and consists of 206 rental units, including 12 very-low-income and 19 moderate-income units. Phase 2, will likely be constructed during the 1999-2006 planning period and will include at least 300 additional units with 15 percent affordable to lower-moderate-income households as required by California Redevelopment law.

Program 25 Whipple Avenue at Warren Street. Purchase the existing and vacant Whipple Lodge (30,000 square feet) through eminent domain, and negotiate with a non-profit or for profit developer for the construction of a housing project consisting of approximately 23 affordable dwelling units.

Progress: This project, called Wyndam Place, was built in 1995 with the assistance of the Redevelopment Agency. The ownership townhouse units were purchased by one very-low, five low and nine moderate-income households.

Program 26 Main Street at Middlefield Road. During construction of the downtown parking structure this site will be used for overflow parking. The site is entirely owned by the City and Redevelopment Agency. Proposals will be solicited from developers for a residential project with an objective of 100 dwelling units 20 percent of which will be below market rate.

Progress: This project, called City Center Plaza, was built in 1997 and is a 100% affordable unit project. This mixed-use development consists of 81 affordable rental units that are currently occupied by 49 very low- and 32 low-income households.

Programs (27-32) implemented but not outlined as housing programs in the 1993 Housing Element

Program 27 "In-law" Unit Ordinance

Progress: In 1991 the City amended the zoning ordinance to create additional opportunities for affordable housing by increasing the number of infill sites for "in-law" unit development. In-law units are allowed within all residentially zoned land (RH through R-5) throughout the City. Staff identified a total of 1,900 "in-law" unit sites that can be built throughout the City. These units are designed to address the housing needs of singles, elderly and two person households. The smaller size of these units (one bedroom) helps to control their affordability. The City anticipates the development of 20 in-law units/year.

Redwood City approves in-law units within one week of plan submittal. The City's Counter Team is trained to inform property owners about this code change and to encourage in-law unit development. The City also prepared public information handouts (in both English and Spanish) to increase awareness of this housing densification program.

Status Update: The City continues this housing program during the 1999-2006 planning period.

Program 28 *Rezoned "CB" & "CBR" (Central Business & Central Business Retail) Districts to allow 'mixed use' (Residential above Retail) District.

Progress: In 1991, the City implemented this zoning change to increase housing production on lands within the Downtown District previously zoned only for commercial use. This policy change created opportunities for 300 new residences above ground floor retail uses at the highest residential density allowed by zoning. In 1997, this rezoning resulted in the construction of the City Center Plaza project, an 81 unit very-low and low-income Redevelopment Agency-sponsored downtown development. These "Mixed Use" rezonings have also helped to preserve many of the City's existing affordable housing units (primarily high density rentals and condominiums) located in the Downtown District. This housing supply is no longer considered non-conforming and is therefore no longer at risk of being lost.

These Downtown District properties are located within a Redevelopment Area. The Agency provides incentives through land donations (where feasible), eminent domain powers, density bonuses, assistance with infrastructure and other economic improvement costs. At its own expense, the Agency also prepared the City Center Plaza project's planning-related documents and processed (environmental documents, etc.) permits free of charge to the developers.

Status Update: This housing program has been extended to also allow housing development within the "CA" (Commercial Administrative) District within 1500 feet of the CalTrain/Samtrans Bus Station. The "CB" district also now allows residential development on both the ground floor and above ground floor.

Program 29 Implement Planned Development (PD) Ordinance

Progress: The PD zoning designation allows clustered development on smaller lots to encourage multi-unit rentals, townhouses, condos, and single-family developments. This popular ordinance also allows exceptions to height limitations, setbacks, lot coverage and parking for residential developments.

The PD Ordinance is an ongoing, housing incentive program, which the City encourages. All multi-unit housing developments of five or more units can qualify for the above listed zoning code exceptions.

The Counter Team is trained to promote this multi-unit housing incentive program. In addition, to help increase the public's awareness of this available housing program, the City has and will continue to prepare and provide public information handouts. The City also prepares and updates a housing site listing for developers, contractors, realtors and the general public.

Status Update: The City continues this popular housing incentive program during the 1999-2006 planning period.

Program 30 Implement State Manufactured Housing Law

Progress: The City approved eight manufactured housing applications within the 1988-99 planning period. Manufactured housing is an affordable housing program, which the City and Agency encourage by allowing these units within all residential (R-1 through R-5) districts.

Status Update: The City continues to comply with the State Manufactured Housing Law, which allows affordable type construction on residentially zoned properties.

Program 31 Rezoned Land to "Mobile Home Park" District

Progress: This zoning district was created in 1989 to protect and preserve existing very-low and low-income mobile homes within Redwood City. These affordable units are now protected/preserved as part of Redwood City's permanent housing stock

Status Update: The "Mobile Home Park" District continues to protect existing affordable housing units.

Program 32 Implement Government Code 65852.2 / Destroyed Nonconforming Units

Progress: The City complies with the State's "burn-down" code. This code seeks to preserve destroyed nonconforming units (i.e. those units involuntarily destroyed 100% or less by fire, earthquake or some other calamity) by allowing the same number of units to be rebuilt instead of down zoning these site to meet current (lower density) zoning standards. As an older city, Redwood City has an extensive number of these non-conforming higher-density residential developments on small lots. These units are no longer at risk and are now preserved as part of Redwood City's housing supply.

Status Update: The City continues this affordable housing program during the 1999-2006 planning period.