



Redwood City
New General Plan

**REDWOOD CITY
NEW HOUSING ELEMENT**

Housing and Human Concerns Committee
and Planning Commission Meeting

DECEMBER 2, 2008

Housing Element Update 2009-2016



Meeting Objectives



- SB 375 Housing Element impact
- Housing Element Content
- Review of Redwood City Existing Housing Programs
- Affordable Housing Best Practices
- Discussion



SB 375

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SB 375 Adopted



- SB 375 intent: Reduce GHG emissions through land use and transportation policy
- RHNA/Housing Element update every 8 years



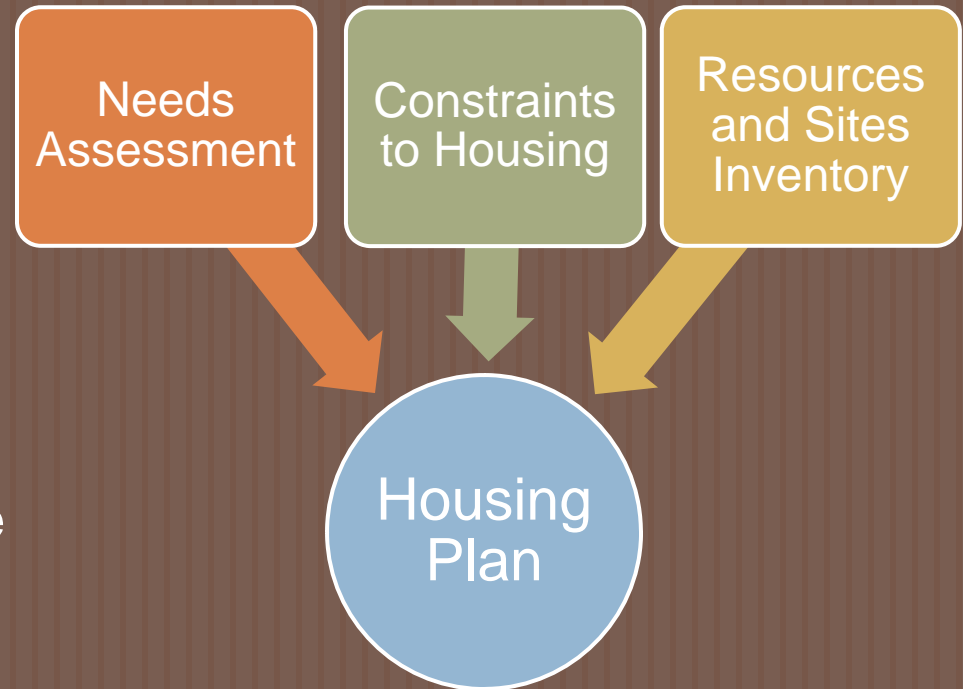
Housing Element Content

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Housing Element Content



- Needs Assessment
 - Demographic and Housing Trends
 - Special Needs Groups
- Constraints
 - Governmental
 - Market
 - Environmental
- Resources
 - Financial and Administrative
 - Adequate Sites
- Housing Plan
 - Previous Accomplishments
 - Policies and Programs





Redwood City Existing Housing Programs

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Housing Policy



Maintaining the
Housing We
Have

Building the
Housing We
Need

Removing
Barriers to
Housing
Development

Providing
Adequate Sites

Providing Equal
Access to Housing

Existing Redwood City Housing Programs



Maintaining the Housing We Have

- Conservation and Improvement of Housing Stock

Building the Housing We Need

- Assist in the Development of Affordable Housing

Removing Barriers to Housing Development

- Special Needs Groups
- Remove Constraints
- Ensure Adequate Public Facilities
- Energy Conservation

Providing Adequate Sites

- Adequate Sites to Meet Identified Housing Needs

Providing Equal Access to Housing

- Equal Opportunities in Housing

New Housing Element



- Recommendations:
 - Remove programs that are complete
 - Remove programs that state Redwood City will comply with State Law
 - Consolidate programs to remove redundancy
 - Expand programs to support best practices and comply with State Housing Element Law

Providing Adequate Sites



- Fair Share of Regional Housing Need (A1)
 - Downtown (A2)
 - Transit-Oriented Development (A3)
 - Mixed-Use on El Camino, Woodside, Bair Island Road area (A4)
 - High Density Housing Districts around downtown (A5)
 - Transition and compatibility between single-units and multi-units (A6)

Redwood City RHNA

Very Low	Low	Moderate	Above-Moderate	Total
422	304	358	772	1,856

Building the Housing We Need



#	Existing Housing Program	Recommended Action
B1	Educational Outreach	Fold into other programs
B2	Financial Assistance	Continue
B6	- Assisted Programs (financial subsidies) - Landbanking Fund Program	
B3	Require Affordable Housing	Continue and Expand
B4	Second Units	Continue and Expand
B5	Density Bonuses	Continue
B7	Condo Conversions	Continue and Expand

Removing Barriers to Housing Development



#	Existing Housing Program	Recommended Action
C1	New Ownership Housing	Continue
C2	Homeless Shelters	Revise to comply with SB2
C3	Small Group Homes	Continue
C4	Community Care Facilities	Revise & Continue: Add to zoning ord.
C5	First Time Homebuyer Program	Expand & Continue
C6	Efficiency Units	Continue
C7	Service Occupations	Continue
C8	Affordable Rental Housing	Continue
C9	Childcare	Move to Quality of Life Element
C10	Elder Care	Revise & Continue: Encourage Senior hsg options
C11	Independent Living	Continue
C12	Disabled Persons	Revise & Continue: Reasonable Accommodation

Removing Barriers to Housing Development



#	Existing Housing Program	Recommended Action
D1	Remove Constraints	Remove (complete)
D2	State Manufactured Housing Law	Remove (standard practice)
D3	Planned Developments and Precise Plans	Remove (completed)
D4	Mixed-use flexible development standards	Remove (completed)
D5	Address non-governmental constraints	Remove (general program)
E1	Plan for Adequate Provision of Water	Continue
E2	Require Water Conservation Measures	Continue
E3	Coordinate with Public Agencies (CMP Credit)	Remove (standard practice)
H1	Encourage Energy Efficient Design Features	Continue
H2	Density Bonus for Energy Efficiency	Revise (Green Building Ord.)

Maintaining the Housing We Have



#	Existing Housing Program	Recommended Action
F1	Acquisition and Rehabilitation	Continue
F2	Home Improvement Loan Program	Continue
F3	Code Enforcement	Continue
F4	Revolving Fund Programs	Continue
F5	Implement GC 65852.2 (“burn-down code”)	Remove (standard practice)
F6	Preserve units at risk of conversion to market rate	Continue

Providing Equal Access to Housing



#	Existing Housing Program	Recommended Action
G1	Fair Housing Services	Continue
G2	Enforcement of Fair Housing Laws	Remove (standard practice)
G3	Fair Housing Education	Continue



Affordable Housing Best Practices

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Successful Programs in Redwood City



- Allow higher density Downtown and along transit corridors
- Inclusionary Housing Ordinance (pending)
- Use RDA funding to create and preserve affordable housing
- Provide appropriate zoning
- Flexible development standards
- Assist in the development of affordable housing
- Shared Housing
- Neighborhood Liaisons/Community Improvement Grants

Successes in Redwood City



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Successes in Redwood City



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Existing Programs to Expand



- Second Units
 - ▣ Revise standards in high density areas (“Carriage Houses,” setbacks, parking)
- Emergency Shelters, Transitional Housing
 - ▣ Identify zone to permit by right
- Require Affordable Housing
 - ▣ Inclusionary Ordinance
- Constraints for persons with special needs:
 - ▣ Residential Care Facilities, Supportive Housing
 - ▣ Reasonable Accommodation Ordinance
- Senior Housing Options

Affordable Housing Best Practices



- Fast-track approval process for affordable projects
 - ▣ Infrastructure Support
 - ▣ Fee reductions and waivers
 - ▣ Multi-agency entitlement coordination
- Community Land Trust
- Seek funding to buy foreclosures
- Homelessness Task Force (County effort – HOPE)
- Set minimum densities in higher density residential and mixed-use areas
- Small lot development
- First-Time Homebuyer Program
 - ▣ Provide gap-financing
 - ▣ Facilitate Homeowner Readiness Program/Move Up Program



Discussion

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