Community Conversation
April 11, 2018

Our Community: Housing and our future
Introductions and Welcome
Building on Housing Conversations

- Summer 2016 Housing & Human Concerns Committee community conversations about housing
- Spanish language conversation held April 7th at Casa Círculo Cultural
- *Redwood City Conversations* – engagement process reinforced housing as an important community value
Home for All
A community collaborative addressing the housing challenge in San Mateo County

- Educating
- Innovating
- Convening
Meeting Housekeeping Items

- Restrooms
- Supper
- Service providers
- Activities for school aged children
Meeting Goals

- Broaden who participates in the conversation about housing in Redwood City
- Discuss options to increase access to housing
- Connect community members with information and each other
Agenda

- Goal: A learning meeting
- How is the Redwood City community experiencing the issue of housing?
  - Discussion #1
- What options do we have to address our housing needs?
  - Discussion #2
- Next Steps
Conversation Guidelines

- Speak from your own experience
- Listen to understand each other
- Respect differences; be curious
- Let everyone participate
- Your questions are valuable
Think/Pair/Share – Take :90 each

Living and/or working in Redwood City...

- What are a few things you appreciate?
- What are a few things you find challenging?
Redwood City: Who lives here?

Total Population: 84,950 (2016)

Source: 2016 American Community Survey
Redwood City: Who lives here?

- 0 to 14: 20.2%
- 15 to 24: 11.3%
- 25 to 34: 15.7%
- 35 to 44: 16.7%
- 45 to 54: 14.9%
- 55 to 64: 11%
- 65 and over: 10.6%

Median Age: 36.7

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates
Redwood City: Who lives here?

Median Income: $90,461

- Under $25,000: 12.4%
- $25,000 to $49,999: 14.8%
- $50,000 to $99,999: 27.0%
- $100,000 to $149,999: 16.1%
- $150,000 to $199,999: 11.3%
- $200,000 or more: 18.4%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates
Redwood City: Who lives here?

<table>
<thead>
<tr>
<th>TOTAL HOUSEHOLDS</th>
<th>29,498</th>
</tr>
</thead>
<tbody>
<tr>
<td>RENT</td>
<td>14,557</td>
</tr>
<tr>
<td>OWN</td>
<td>14,941</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates
Redwood City: Who lives here?

- Median Home Price
  $1,465,000*

- Down Payment at 20%
  $293,000

- Monthly Mortgage Payment at 4%
  $5,879

*Source: San Mateo County Association of Realtors, June 2017 Quarter Completed Sales data.
Redwood City: Who lives here?

Average Rent:

- **1 Bedroom**: $2,821
- **2 Bedroom**: $3,708
- **3 Bedroom**: $4,495

Source: Trulia
Redwood City: Who works here?

- 5786 businesses
- 51,615 employees*

Excludes County and School District employees
Long Commutes

- Less expensive housing is only available far further away.
- Leads to long commutes and traffic congestion
The Jobs-Housing Gap

San Mateo County Between 2010 – 2016

79,000 JOBS

4,941 HOUSING UNITS
The Consequences in Our County

- Between 2011 and 2017
  - Median home price doubled
  - 2 bedroom apt. rent increased 66%

- Over 210,000 people commute into San Mateo County to work
  - That’s 5 ATT Parks full of commuters

- 2017 Business poll
  - 40% of respondents may leave the Bay Area within the next few years
Table Discussion #1

- How do housing issues affect you and the people you know in Redwood City?
- What are your hopes for the future of our community?
Options that communities use to address housing needs
Homes Near Public Transportation

- High density housing often combined with commercial space located within ½ mile of high-capacity public transit such as BART or Caltrain.

201 Marshall

299 Franklin
Employee Housing

- Employers build housing for their employees, close to where they work, on land they own or acquire.

San Mateo County Community College District

College Vista, San Mateo

Canada Vista, Redwood City
Buildings with all affordable homes

City Center Plaza

707 Bradford Street
Preserving existing affordable homes

HIP Housing
1512 Stafford Street
Redwood City

MidPen Housing
Atherton Court Apartments
Rolison Road, Redwood City
Accessory Dwelling Units/ADUs

- Small living units that share a lot with a single family home
- Can be attached to the main house, a converted garage, or a stand-alone building
- Must have a kitchen, bathroom, and place for sleeping
Second units, backyard cottages, garage apartments, ADUs, or granny flats – no matter what you call them, it's now easier than ever to build them in San Mateo County.

www.secondunitcentersmc.org/
Shared Housing

- HIP Housing matches people who have space in their home with people needing an affordable place to live
How Redwood City government is supporting housing security for all

- Supporting programs and new policies to ensure housing sustainability
- Creating new funding sources and incentives to produce affordable housing
- Increasing the overall supply of housing, particularly preserving existing affordable housing
Increasing affordable housing in Redwood City

- Changed City planning guidelines for Downtown to allow 2,500 new housing units, including at least 375 affordable homes
- Funded developments, such as 707 Bradford Street, which provides 117 new affordable rental homes
- Made it easier for homeowners to build second units

707 Bradford Street will feature 117 apartment homes for low-income seniors and a 8,000 sq. ft. daycare facility on the ground floor
Generating money to build more affordable homes

- Require housing developers to pay fees to support affordable housing
- Money from taxes on short-term rentals like AirBnB
New programs to support renters

- Minimum lease terms
- Relocation assistance
Preserving & improving existing affordable housing

- Provided money to preserve 87 affordable homes
- Offering property improvement loans for existing affordable housing
- Support for housing programs legal assistance, home sharing and more
What else is being considered?

- Require all new housing developments in Redwood City to include some affordable units or to pay fees that go toward affordable housing (*May 21 City Council meeting*)

- Develop guidelines for how to use the City’s affordable housing funds (*May 22nd community conversation and June 25 City Council meeting*)
Table Discussion #2

- Based on what you’ve heard so far, which housing options sound like good ideas?
- What concerns do you have?
- Do you have other ideas or suggestions?
Next steps

- Fill out the feedback form
- Get your name on the list:
  - Summary report from today’s meeting will be sent out by the end of the month
  - Online survey coming in a few weeks
- Help us spread the word to others
Thank you for coming today!

San Mateo County is strongest when we recognize that what affects one of us affects us all. As a resident, you already know that there are many wonderful reasons to live and work here, opportunity and quality of life being two of them. But lately, it's become harder to call San Mateo home—and that impacts us...