Our Community: Housing and our future

- Initiative Update
- Affordable Housing Fund Allocation Guidelines Recommendations

June 25, 2018
Our Community: **Housing and our future**

**Housing Community Engagement Initiative:**
- Housing is a high priority issue in the City of Redwood City
- Home for All San Mateo County
- Community Partners – broadening awareness
- 11 community events and an online survey
  - Community conversations and pop-up events
- Reached over 1,000 community members
- City focused on listening and developing a shared understanding on housing
- Received input on housing impacts and the City’s affordable housing fund
- Many residents were new to the conversation
Our Community: Housing and our future

**Summer 2016**
HHCC hosts community conversations about housing; and community hosts Redwood City Conversations

**April 7, 2018**
Spanish language conversation at Casa Círculo Cultural

**April 11, 2018**
Bilingual community conversation at Downtown Library

**May 22, 2018**
Bilingual community conversation at Veterans Memorial Senior Center

**Other Outreach**
Pop-ups at libraries, a church and club locations
Website, Survey, Communications Effort

- Online resources, blog posts and handouts
- Translation in English and Spanish
- Housing survey (online and print)
Five Major Themes

1. Increase housing security; need for more short-term support while pursuing mid and long-term solutions

2. More housing options for families, seniors, singles, homeless and those serving community (such as teachers, police, fire fighters, nurses)

3. Preserve and enhance social and economic diversity; increase community connections and interaction in our neighborhoods

4. Engage large employers and preserve small businesses; increase possibility of wage increases for low income earners

5. Collaborate regionally on housing and transportation
Community Driven Solutions

- Renter protections, safety of housing, renter/landlord relations and other immediate assistance
- Increase diversity of supply, infill, second units
- Purchase current housing and convert to deed restricted
- Build new housing if fees can be well leveraged
- Work with large employers with campuses
Other Community Ideas on Housing

- Short-term emergency housing assistance
- Build housing on City or school district property
- Use taxes from Airbnb to help fund housing efforts
- Group purchases/communal housing; “co-living”
- “Creative solutions – creative use of space”
Where we go from here

- Housing Resource Guide in English and Spanish (online and print)
- Communications plan to educate, inform and continue to engage
- Implement various housing policies and initiatives, included in Housing and Human Concerns Committee work plan
- Establish the Housing and Homelessness Innovation Team
- Review Staff recommendations to adopt Affordable Housing Fund allocation guidelines
Affordable Housing Fund Overview

- Definition of Affordable Housing
- Housing Impact Fees and the Affordable Housing Fund
- Proposed Allocation of Affordable Housing Funds
- Short, Mid and Long-term Strategies
- Proposed Allocation Process
- Council Q & A
- Council Direction
Definition of Affordable Housing

- Affordable Housing vs. Below Market Rate Housing
- Generally, affordable housing refers to any housing type that is affordable to its occupants
- Federal and State definitions for rental housing: ≤ 30% of household income for housing and utility costs
- For homeowners, ≤ 35% of household income to pay for mortgage, property tax, homeowners insurance, property maintenance and utilities
“City” Definition Of Affordable Housing

- Housing that is designated for long-term affordability to ensure households are not over paying housing expenses

- Typically refers to a specific property type – housing that is subsidized by the City in return for affordability restrictions requiring the units to house people at different income levels at housing costs affordable to them

- Affordability Restrictions: 30-55 years
  - Extremely Low Income
  - Very Low Income
  - Low Income
  - Moderate Income

- Rental or ownership housing
Housing Impact Fees

- Affordable Housing Impact Fees adopted to increase the supply of affordable housing and preserve existing affordable housing pursuant to the City’s Housing Element

- In addition, there have been several recent housing initiatives approved to meet the City’s housing goals
Affordable Housing Fund Details

- Anticipated fees are based on project approval and collected at permit issuance (6-18 months after project approval)

- Approximately 188 affordable units produced, built, under construction or approved

- Approximately $700K received to date

- Estimated revenue for FY2018-19: $6M
  - $2.2M allocated and dispersed
  - $4M expected to be available

- Other projects under review could yield $20M over the next two years
Proposed Allocation Of Housing Funds

Short, mid and long-term solutions:

- Acquisition of existing multifamily housing for conversion to affordable
- Buy land for development of new affordable housing, especially near transit
- Provide funds for construction of new affordable housing
- Provide funds to nonprofits to purchase, refinance or rehabilitate affordable housing
Housing Strategies

- Increase housing security; based on community feedback there is a high need for more short-term support while pursuing mid and long-term solutions
- Implement a balanced approach to create diverse housing options
- Create more housing options for families, seniors, singles, homeless and those serving community (e.g. teachers, police, fire fighters, nurses)
- Maximize funding by leveraging with outside funding/grants
- Collaborate regionally to integrate housing and transportation
Short & Mid Term Housing Strategies

REFINANCE
MidPen Housing
Mosiac Gardens Apartments
Rolison Road
52 Units

ACQUISITION
HIP Housing
1512 Stafford Street
7 Units + Small Business Space
Long Term Housing Strategies

LAND PURCHASE FOR NEW CONSTRUCTION
MidPen Housing
707 Bradford
117 Rental Units for Seniors

LAND PURCHASE AND FUNDS FOR CONSTRUCTION
612 Jefferson
20 Ownership Units
Five Primary Affordable Housing Activities:
1. Acquisition of existing multifamily housing for conversion to deed restricted affordable housing
2. New construction of affordable housing including site acquisition for development of affordable housing
3. Acquisition and rehabilitation of existing multifamily housing for conversion to deed restricted affordable housing
4. Rehabilitation of existing deed-restricted affordable housing
5. Refinance of existing deed-restricted affordable housing to preserve affordability
Allocation Process Recommendations

- Notice of Funding Availability / Request for Proposals (NOFA/RFP)
- Publish Annually – December
- Initial Staff Review – January

January-March
- Housing & Human Concerns Committee

March
- Planning Commission

April
- City Council
Council Questions And Feedback

- Funding Allocation Guideline Recommendations
- Funding Allocation Process Recommendations
  - NOFA/RFP
  - Frequency
  - Review Process
Recommended Action

- Approve Affordable Housing Fund Allocation Guidelines
- Approve Process (NOFA/RFP, Review and Timing)