

From: [CLK-Crystal Tuifua](#)
To: [CLK-Nancy Ramirez](#)
Subject: FW: Redwood City's Tenant Protection Ordinance - Draft Administrative Regulations & Fair Rate of Return Appeal Guidelines and Appeal Form Available for Public Comment - EXTENDED through April 24
Date: Wednesday, May 6, 2026 2:39:37 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)

Crystal Tuifua

Assistant City Clerk

City of Redwood City

Phone: 650-780-5962

E-mail: ctuifua@redwoodcity.org

www.redwoodcity.org



To support community and employee health, many City services are being offered virtually or with modifications. See current information about City services and operating hours [here](#). Visit [MyRWC](#) to access services available online 24-hours a day, 7 days a week.

***For Public Records Act requests, please visit our [online public records request system](#).**

From: Cary Bloomquist <cbloomquist30@gmail.com>

Sent: Wednesday, April 8, 2026 12:12 AM

To: Housing rwc <housingrwc@redwoodcity.org>; GRP-City Council <council@redwoodcity.org>; Redwood City City Council <council-autoreply@redwoodcity.org>

Subject: Fwd: Redwood City's Tenant Protection Ordinance - Draft Administrative Regulations & Fair Rate of Return Appeal Guidelines and Appeal Form Available for Public Comment - EXTENDED through April 24

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Dear Honorable Council Members,

Pertaining to the TPO Regulations and Guidelines Comments

The City of Redwood City has a long standing relationship with it's businesses-always has, since its days as a logging port for San Francisco back in the 1800s.

The priority of standing City Councils for over a Century has been to support the business community in Redwood City - to Foster this relationship to the extent it's the number one priority for City Council (my opinion.)

Given the pro-business environment in Redwood City, I don't understand why the City is implementing the TPO regulations and Guidelines.

Why is the City engaged in this process?

Is there a former, or existing, imbalance or problem that is specific to Redwood City?

I do not recall reading about, or hearing about, unfair practices for Redwood City tenants which warrant spending millions of taxpayer dollars to implement and administer this new ordinance, and the burden it places on Tax Paying property owners.

I look forward to your response.

Please enter this email into the public comment section for the City Council Meeting pertaining to when the TPO will be discussed.

Thank you again for your consideration.

Sincerely,

Mr. Cary Bloomquist

Third Generation Redwood City resident and Property owner

----- Forwarded message -----

From: **City of Redwood City - Housing Division** <social@redwoodcity.org>

Date: Tue, Apr 7, 2026 at 2:30 PM

Subject: Redwood City's Tenant Protection Ordinance - Draft Administrative Regulations & Fair Rate of Return Appeal Guidelines and Appeal Form Available for Public Comment - EXTENDED through April 24

To: <cbloomquist30@gmail.com>

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ORDINANCE



Draft Administrative Regulations, Draft Fair Rate of Return Appeal Guidelines and the Appeal Form **PUBLIC COMMENT EXTENDED THROUGH APRIL 24**

Public comment is now open on draft Tenant Protection Ordinance (TPO) regulations and guidelines through **Friday, April 24**. The [City of Redwood City adopted the TPO](#) in 2025, and it became effective January 1, 2026. The TPO includes requirements for minimum lease terms, just-cause for eviction protections, and tenant relocation assistance. More information about the TPO can be found at www.RedwoodCity.org/TPO.

Administrative Regulations

To assist with the effective administration of the TPO, the City has developed draft [Administrative Regulations](#) that outline procedures for implementation and enforcement of the TPO.

Fair Rate of Return Appeal Guidelines and Appeal Form

When a tenancy is terminated due to a substantial remodel, landlords must offer the displaced tenant(s) the right to return at the same rental rate that was in effect when the tenancy was terminated plus any increases allowed by State law. However, if a landlord believes they cannot obtain a fair rate of return under these conditions, they may file an appeal with the City. To support the appeal process, the City has developed [draft Fair Rate of Return Appeal Guidelines and Appeal Form](#).

Public Comment Period

Members of the public are invited to provide comments on the [draft Administrative Regulations, Fair Rate of Return Appeal Guidelines and Appeal Form](#) through **Friday, April 24**. All public comments must be emailed to housingrwc@redwoodcity.org with the subject "TPO Regulations and Guidelines Comments" or mailed to:

City of Redwood City
Attention: Housing Division
1017 Middlefield Road
Redwood City, CA 94063

The following drafts materials linked below are available for public review:

[Draft Administrative Regulations](#)

- [Draft Fair Rate of Return Appeal Guidelines & Appeal Form](#)

The [Administrative Regulations](#) and [Fair Rate of Return Appeal Guidelines and Appeal Form](#) are tentatively scheduled to be considered for approval by City Council on May 11, 2026.

For questions about the TPO or the public comment process, contact housingrwc@redwoodcity.org or 650-780-7303.

[TENANT PROTECTION ORDINANCE](#)



www.RedwoodCity.org

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From: [Melissa Lukin](#)
To: [GRP-City Council](#)
Cc: [MGR-Madiha Haque](#)
Subject: Comments for Item #8B CDBG Funding Recommendations
Date: Monday, May 11, 2026 11:59:58 AM

I want to thank the staff for their recommendation for funding for our minor home repair program, Safe at Home and our volunteer-driven projects for National Rebuilding Day and for your consideration of the same.

Affordable housing discourse usually focuses on new construction, however, your support of the needs of those who reside in the most affordable housing option available, homes already here, is critical. If we are serious about affordability and community stability, we need to preserve *this* affordable housing. **Repairing, preserving and protecting homes within the city's housing portfolio enables vulnerable residents not to have to choose between buying groceries and living in a safe home.** We all know that as houses age, the needs (and the cost) increase as well. And these needs aren't evenly distributed—low-income households bear a disproportionate burden and have fewer resources to address them.

Research shows that lower-income homeowners devote a much larger share of their income to maintenance and are more likely to defer critical repairs, accelerating the deterioration of what would otherwise be long-term affordable housing. Repairs don't just maintain affordable home ownership. Research in public health and housing policy indicates that poor housing conditions are linked to higher rates of injury, chronic illness, and hospitalization. Conversely, targeted home repairs help older adults remain in their homes, reduce fall risks, and improve overall quality of life. This isn't just about housing; it's about public health, independence, and dignity. Latest feedback from our homeowners confirms this. 80% reported not having fallen since the repairs were completed, and over 85% indicated that they can move around more easily, their mental health improved and they feel more confident they can age in place.

With intervention, we stem the disrepair, and help homes avoid being converted into higher-cost housing, maintaining the affordable supply. The reality is simple: we cannot build our way out of the housing crisis fast enough. But we *can* repair, preserve, and protect the homes and facilities so many have worked hard for and depend on. Thank you.

--

Melissa Lukin | Executive Director
she/her/hers



Repairing Homes. Revitalizing Communities. Rebuilding Lives.

Rebuilding Together Peninsula
[841 Kaynyne Street | Redwood City | 94063](#)

(W): [650.366.6597](tel:650.366.6597) x222 | (F): 650.366.9053
www.RebuildingTogetherPeninsula.org
[CSLB License # 986653](#)

Note: My working hours may not be your working hours. Please don't feel obligated to reply outside your normal working hours.

RTP acknowledges that the lands where our office is located and where we carry out our work are on the ancestral homeland of the Ohlone peoples, and that, as the original stewards of this land, the Ohlone understood the interconnectedness of all things and maintained harmony with nature for millennia. Indigenous communities have lived in and moved through this place over hundreds of generations, and indigenous peoples from many nations live and work in this region today.



Note: When visiting our office, please note that we have a back parking lot accessible via 852 Charter Street, between Bay & Spring.

From: [Jeremy Levine](#)
To: [GRP-City Council](#)
Subject: [Alert. Email sent from outside the United States.] Public Comment In Support of Affordable Housing Month, item 9.A, 9.B
Date: Monday, May 11, 2026 6:38:04 PM

Good afternoon Redwood City city council,

On behalf of the Housing Leadership Council of San Mateo County, thank you for recognizing Affordable Housing Month this May. We are grateful for Redwood City's leadership on housing in our county.

To that end, we support Redwood City's efforts to fund affordable homes and leverage city-owned land to meet future housing needs. Both agenda item 9.A and 9.B will meaningfully further the city's housing goals and support the highest-need residents.

Though it's not on the agenda tonight, we also support Redwood City's efforts to pursue its Greater Downtown Area Plan. The plan presents the best opportunity for a comprehensive approach to promoting new homes, reflecting the vision of the city and council to plan for its longterm future.

Thank you for your leadership on housing production and tenant protections,
Jeremy

--

Jeremy Levine (he • him)

Policy Manager

Housing Leadership Council of San Mateo County

2905 El Camino Real

San Mateo, CA 94403

www.hlcsmc.org

650.242.1764

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From: [Veronica Escamez](#)
To: [GRP-City Council](#)
Subject: 9B
Date: Monday, May 11, 2026 6:11:15 PM

Some people who received this message don't often get email from veronica@casacirculocultural.org. [Learn why this is important](#)

Downtown land is one of the City's most valuable and limited resources, and I support moving forward with the Surplus Land Act process and issuing an RFP for redevelopment proposals for Parking Lot B at 1016 Middlefield Road. This site has the potential to become much more than a parking lot — it could become a model for how Redwood City responds creatively and responsibly to the housing challenges facing our community.

As proposals are considered, I encourage the City to push beyond the standard approach and ask bold but important questions. If the project did not replace all public parking spaces, how many additional affordable housing units could that unlock? Every level of parking added to a project consumes valuable space and dramatically increases costs. Reimagining how much parking is truly needed could open the door to housing more families, workers, seniors, and young residents who are struggling to remain in Redwood City.

I also encourage the City to seriously compare different construction methods as part of the RFP process. Mass timber could offer a more sustainable and visually unique design. Modular construction may reduce timelines and costs, helping units get built faster during a housing crisis. Steel-frame construction could potentially allow for greater height and density, creating the opportunity for even more homes on the site. Instead of assuming one standard building type, the City should challenge developers to show which approach delivers the greatest public benefit.

This project is an opportunity to think long-term: not just about what fits on the site today, but about what kind of downtown Redwood City wants for the future — one that prioritizes housing, sustainability, walkability, and community impact over maintaining the status quo.

Thank you,
Veronica Escamez

Veronica Escamez
Founder/Executive Director

CASA CIRCULO CULTURAL
Casa Círculo Cultural:
Rooted in community, growing with purpose

“Con raíces en la comunidad, creciendo con propósito.”



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.
Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: _____ PHONE NO _____

NAME: Michael Arraz Cruz

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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DATE: 5/11/2026 PHONE NO 925-808-8714

NAME: Nicholas Kennen

ADDRESS: 1229 Valota Road ZIP: 94061

EMAIL ADDRESS nkennen10@gmail.com

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DATE: May 11, 2026 PHONE NO _____

NAME: Dylan Finch

ADDRESS: _____ ZIP: 94063

EMAIL ADDRESS RWC.ENJOYER@DKFMAIL.NET

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DATE: 6/11/26 PHONE NO 650 207 4233

NAME: Jennifer Nube

ADDRESS: 1321 Marshall St Apt 217 Redwood City ZIP: 94063

EMAIL ADDRESS JenniferNube@gmail.com

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AGENDA ITEM NO. 8A OR SUBJECT #4 Eng 103

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11

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DATE: 5-11-26 PHONE NO _____

NAME: JEFF SCHABOWSKI

ADDRESS: 423A DUANE ST ZIP: 94062

EMAIL ADDRESS jeffschabowski@gmail.com

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DATE: 05-11-26 PHONE NO _____NAME: Jorena

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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DATE: 5/11/26 PHONE NO 650.918.0618NAME: William Gomez

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS williamgomez@berkeley.edu Please check this box if you would like to receive the Redwood City E-News.AGENDA ITEM NO. 8-A OR SUBJECT #2 Ingles

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DATE: 5/11/26 PHONE NO _____NAME: Teresa Berumen

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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DATE: 5/11/2026 PHONE NO (203) 824-9562NAME: Jack Thompson

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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DATE: 5/11/2026 PHONE NO _____NAME: Clara Jaeckel

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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DATE: 5/11/26 PHONE NO _____NAME: Denise A.ADDRESS: Redwood City ZIP: 94061

EMAIL ADDRESS _____

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DATE: 05-11-26 PHONE NO _____NAME: Guillermina Hernandez

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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DATE: 5/11/26 PHONE NO _____NAME: Amelia Garibay

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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DATE: _____ PHONE NO _____

NAME: Cade Connolly

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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AGENDA ITEM NO. 8-B OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): Climate Resilient Communities



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DATE: 5/11/26 PHONE NO 4153045880

NAME: Jean Molina

ADDRESS: 295 N. Access Rd SF ZIP: 94080

EMAIL ADDRESS jean.molina@samaritanhouse.com

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AGENDA ITEM NO. 8B OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): Samaritan House - Safe Harbor



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DATE: 5/11/26 PHONE NO 2134003438

NAME: Melanie Fauré

ADDRESS: 285 CIRCLE WAY ZIP: 95008

EMAIL ADDRESS melanie@upwards.com

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ORGANIZATION REPRESENTED (if any): UPWARDS



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DATE: 5/11 PHONE NO _____

NAME: Evelyn Weaver

ADDRESS: 9 E Wood St. Redwood City ZIP: 94062

EMAIL ADDRESS _____

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AGENDA ITEM NO. 6 OR SUBJECT _____

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Please fill out and submit to the City Clerk to speak to the City Council. *Providing your contact information below is optional, but if you do provide it, it is a public record.*

DATE: May 11, 2020 PHONE NO _____

NAME: Rakshith Mandayam

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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AGENDA ITEM NO. 76 OR SUBJECT _____

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DATE: 5/11/26 PHONE NO 650 772 - 4334

NAME: Kai Stockwell

ADDRESS: 2600 El Camino # 410 ZIP: Palo Alto

EMAIL ADDRESS kstockwell@shpc.com

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AGENDA ITEM NO. 9.A. OR SUBJECT _____

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DATE: 5/11 PHONE NO _____

NAME: Mollie Naber

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS mollie.naber@midpen-housing.org

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