Hallmark Apartments on Woodside Road was a 72-unit affordable housing complex damaged in a fire in 2013. After several years of delays, the owner reported they reached an agreement with their limited partner to buy them out of the partnership and commence with the rebuild. Tax-exempt bonds and tax credit financing will be the primary funding source to finance the rebuild. All 72-units onsite will remain affordable. In February, the City Council initiated project financing steps for the acquisition, rehabilitation, improvement, and equipping of the affordable multifamily rental housing project. KDF Communities-Hallmark LLC expects to begin construction soon, once City Building and Fire officials approve their rebuild plans. Looking forward to the anticipated construction, the affordability of the apartments will continue as before the fire: 30% of the units would be affordable at 50% of area median income (AMI) and 70% of the units would be affordable at 60% AMI. The reconstruction plans will include 71 one-bedroom units and one studio. Rent for one-bedroom apartments would range between $1,330 and $1,605.

In other big affordable housing news, the City Council approved the use of $6 million in affordable housing funds to support two 100% affordable housing projects located at 353 Main Street (ROEM Development) and 612 Jefferson (Habitat for Humanity). As proposed, the ROEM Development would include 62 low-income units and 63 very-low income units. The Habitat for Humanity project is a for-sale project and includes 20-units. The $6 million in affordable housing funds were generated through an affordable housing impact fee required by the City on all market-rate residential developments that do not fully provide affordable housing onsite, and on all commercial development.

For more details about the City’s affordable housing initiatives, go to www.redwoodcity.org/affordablehousing.
SMOKING BAN
Smoking is Prohibited in Multi-Family Buildings

In 2017, the City Council approved a smoking ban in and around multi-family housing units to reduce health impacts of second hand smoke. This new law affects all multi-family buildings with two or more attached units including duplexes, apartment buildings, condominium complexes, senior and assisted-living facilities, and long-term health care facilities. The City regulations were already in effect for newly built dwellings as of January 1, 2018 and extended to existing buildings effective January 1, 2019. Most multi-family building owners have already banned smoking within their buildings. According to the California Apartment Association, approximately 80% of their members already prohibit smoking within their housing units.

SMOKING BAN FAQS

Q. Can I smoke in my home if I am smoking out of a window or on my balcony?
A. Smoking is prohibited in all multi-family housing units, including any exclusive-use enclosed or unenclosed area, like a private balcony, porch, deck or patio.

Q. What constitutes a “multi-family building”?
A. A multi-family building consists of two or more attached units including duplexes, apartment buildings, condominium complexes, senior and assisted living facilities, and long-term health care facilities.

For more information about the smoking ban, go to www.redwoodcity.org/smokingban.

NO SMOKING

SMOKING BAN FAQS

Housing and Homelessness
Innovation Task Force Recommends New Services

With the adoption of the City’s Fiscal Year 2018-19 budget the City Council asked staff to develop new approaches to support housing and homeless individuals in Redwood City. The City Council will consider new pilot programs to help homeless individuals to gain job skills and find housing and services. For more information about Redwood City affordable housing efforts, go to www.redwoodcity.org/affordablehousing.
COMMUNITY CONNECTIONS
Join Your Neighborhood Association Today

Over the last year, the City has taken steps to reinvigorate its Neighborhood Associations by meeting with Neighborhood Association leaders, establishing a new Neighborhood Watch model, and updating the Neighborhood Association map. The new map expanded Neighborhood Associations from eleven to seventeen to better respond to the changing needs of the community. By revitalizing these Neighborhood Associations, the City is working to address one of its top priorities — increasing community engagement. Through our Neighborhood Associations, the City works to address each neighborhood’s unique needs and to maintain Redwood City’s small town charm. By collaborating, we can address evolving community needs, develop innovative ideas and enhance Redwood City’s quality of life.

We encourage community members to look at the new map, share it with neighbors, sign up for your Neighborhood Association, and get involved in conversations taking place. Sign up today for your Neighborhood Association at www.redwoodcity.org/nasignup.

NEW RENTER PROTECTIONS
What You Need to Know as a Renter Or Property Owner

Almost half of the City’s residents rent their home. In an effort to support housing security for renters, the City Council approved new rental protections in spring 2018, which became law on January 1, 2019. To help address housing challenges facing our community members who rent, the City established minimum rental lease terms and is requiring relocation assistance under certain situations. Landlords in Redwood City must provide at least a 12 month lease and rents can only be increased after the 12 month lease period ends. In addition, a new law requires that if a property owner evicts a renter, under certain situations, the property owner must provide the renter with money equal to three months’ rent. For more details about the City’s rental protection laws, go here: www.redwoodcity.org/renterprotections.

RENTER PROTECTION FAQS

Q. Is a property owner required to offer a 12-month lease on January 1 to a tenant that initially moved in with a lease and then converted to a month-to-month lease (and is currently on a month-to-month lease)?

A. Yes. A property owner that moved in a tenant with an initial 12-month lease that expired and converted to a month-to-month lease is required to offer a 12-month lease, in writing.

Q. When a property owner offers the required minimum lease term, can they also increase the rent?

A. Yes, a property owner can provide notice of a rent increase; however, the notice must be in accordance with California State law. The law specifies that a 30-day notice must be given to tenants who have lived in a unit for less than one year and a 60-day notice must be given to tenants who have lived in a unit more than one year.

GET TO KNOW YOUR CITY | BY THE NUMBERS

7 Council Members
www.redwoodcity.org/council

87,000 Population
www.redwoodcity.org/about-the-city

17 Neighborhood Associations
www.redwoodcity.org/neighborhoodassociations

3,200 Parking Spaces Downtown
www.redwoodcity.org/parking

30 Parks
https://www.redwoodcity.org/parks

Over 150 Years As an Incorporated City
http://www.redwoodcityhistory.org/

120 acres Managed by the Port of Redwood City
www.redwoodcityport.com

754,000 Annual Visitors to the Library
www.redwoodcity.org/library
The City is a recognized leader in proactive financial planning and sound fiscal management. The City passes a balanced budget every year and auditors and outside experts consistently rate the City as having excellent financial planning, discipline and management best practices. The City of Redwood City, along with many cities within the State, is facing rising state mandated costs affecting the City’s financial stability. Community support for the local sales tax measure provides significant financial relief, an anticipated $8M annually, and will allow the City to avoid further service reductions, and fill critical vacant positions. The sales tax rate increase passed by 68%. The City Council and staff committed to paying down liabilities and seeking opportunities to increase efficiencies, reduce costs, and creatively provide community services to ensure the City’s fiscal health.

Voters also approved a cannabis excise tax providing additional financial support to monitor cannabis business activity within the City and City Charter amendments, which will streamline City processes and create further efficiencies moving forward. There are several ways for the community to continue to be involved in the City’s fiscal discussions including attending the Community Budget Workshop on April 10 at 7:00 p.m. located at the Veterans Memorial Building/Senior Center. Join City officials and community members to discuss the budget and provide input on the City’s fiscal sustainability.

For more information, go to www.redwoodcity.org/ballotmeasures.

ONLINE TOOLS

How to Search for a Permit, Report a Code Violation and Find Out About Development Projects

The City offers a number of online tools to search for a permit, report a code violation, and other services to assist you with staying in the know about changes in your neighborhood. A summary of these online search tools include the following:

- **BUILDING EYE**: A mapping tool to search permits by keyword, date, or type. Go here for more: redwoodcity.buildingeye.com.
- **E-TRACK-IT**: An online resource to search permits, projects, inspections and more. To learn more, go here: permits.redwoodcity.org.
- **GIS**: A mapping reference to learn about land use, history, utilities, permits and more. Go here for more: webgis.redwoodcity.org.
- **MyRWC**: Access to local government services 24 hours a day, 7 days a week. Submit code violations, search current projects and more. To learn more, go to: www.redwoodcity.org/myrwc.
- **CURRENT CITY PROJECTS**: The City’s website offers development information at different stages of review and approval. To learn more, go here: www.redwoodcity.org/developmentprojects.