Our Community: Housing and our future

Community Conversation
May 22, 2018
Introductions and Welcome

Meeting co-convened by Housing and Human Concerns Committee, City and co-hosts
Home for All
A community collaborative addressing the housing challenge in San Mateo County
- Educating
- Innovating
- Convening
Meeting Goals

- Broaden shared understanding of community input about housing
- Review short-term community-based housing programs and actions
- Discuss mid-term and long term options for City’s affordable housing fees
Building on Housing Conversations

Summer 2016
HHCC hosts community conversations about housing

April 7, 2018
Spanish language conversation at Casa Círculo Cultural

April 11, 2018
Bilingual community conversation at Downtown Library
Gathering Community Input

- Pop-up meetings in May and June
- Online survey:
  - www.redwoodcity.org/housingsurvey
  - www.redwoodcity.org/encuestadevivienda
Meeting Housekeeping Items

- Supper
- Translation headsets
- Activities for children
- Restrooms
- Information tables
Agenda

- Goal: Shared Understanding
- What is the Redwood City community saying about housing?
  - Discussion #1
- How can we help address needs for affordable housing?
  - Short-term? Mid-term and long term?
  - Discussion #2
- Next steps: keeping the conversation going
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 your hopes for the future of Redwood City?
How is housing affecting our community?

- Increasingly hard to afford rent, even for those who are working full time and have a job that pays well
- The high cost of living is breaking families apart, forcing people to move away from RWC
How is housing affecting our community?

- Housing affects all residents, not just renters
- Lack of housing security can lead to “adversarial relationships” between landlords and tenants
Defining Affordable Housing

- As a general practice, a home is considered “affordable” if it costs no more than 30 percent of a household’s monthly income.

- In the Bay Area more than 43 percent of all households are currently paying more than 30% of their monthly income on housing costs.
Affordability Levels

- The government uses a calculation called the **Area Median Income (AMI)** to set different levels of housing affordability.
- It is based on the “middle income” for a given region.
- Affordability levels you might hear about include:
  - Moderate income
  - Low income
  - Very low income
  - Extremely low income
Themes from the Community Conversations

- Increase Housing Security
- More affordable housing options for all ages
- Diversity and connections that make RWC great
- Support local businesses and economic sustainability
- Comprehensive solutions that also address related issues such as transportation
Table Discussion #1

- How do these community themes compare to your experience with housing?
- What’s missing?
- Other thoughts to add?
How Redwood City government is supporting housing security for all

- **Short-term:** Programs and new policies to help keep people in their homes
- **Mid-Term:**
  - Funding sources and incentives to create new affordable housing
  - Preserving existing affordable housing
- **Long-Term:** Increasing the overall supply of housing
Short-Term Options

- Emergency Housing Assistance and Related Social Services:
  - Fair Oaks Community Center
  - Homelessness prevention/Financial Assistance
  - Legal assistance
  - Home sharing
  - Food Assistance
- Free Home Repairs
New programs to support renters

- Minimum lease terms
- Relocation assistance

**New rules to support renters**

**MINIMUM LEASE TERMS**
- Landlords must provide at least a 12 month lease.
- Rents can only be increased after the 12 month lease ends.

**RELOCATION ASSISTANCE**
- If a landlord evicts a renter, under certain situations, they must provide renter with money equal to 3 months rent.
Increasing affordable housing in Redwood City

- Changed City planning guidelines for Downtown to allow 2500 new housing units, including at least 375 affordable homes
- Funded new 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

- “Impact fees” on all developments in Redwood City
- Money from taxes on short-term rentals like AirBnB
- May 21 council decision about inclusionary
June 25: Council decision on housing

- How to allocate affordable housing funds
  - Your input will help define what is presented to the City Council
Mid-Term Approaches

- Loans to property owners to renovate and improve existing affordable homes
- Buy housing that is about to be sold where will be tenants displaced and convert it to affordable housing
- Buy and rehabilitate existing housing to make it affordable and keep it affordable
Long-Term Approaches

- Build new affordable housing
- Buy land for affordable housing
- Already require housing developers to pay fees to support affordable housing
- Use short-term rental hotel tax revenue to support affordable housing
Table Discussion #2

- Input about mid-term and long-term options for affordable housing funds
- Ideas about short-term housing needs and community
Next steps

- Fill out the feedback form
- Take the online survey; share the survey with others
- June 12 HHCC meeting
- June 25 council meeting about allocating affordable housing fees

*Visit the city’s new housing website: tinyurl.com/RWChousing18*
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 all.

www.redwoodcity.org

www.homeforallsmc.org