

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 27, 2023

Melissa Stevenson Diaz, City Manager
City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063

Dear Melissa Stevenson Diaz:

RE: City of Redwood City's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Redwood City's (City) housing element that was adopted February 13, 2023 and received for review on February 22, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element was found to be substantially the same as the revised draft element that HCD's January 19, 2023 review determined met statutory requirements.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program H1-4 (Densities in High Opportunity Areas)
- Program H1-5 (Accessory Dwelling Units)
- Program H1-6 (Densities in Mixed Use Zoning Districts)
- Program H1-7 (Downtown Precise Plan)
- Program H1-9 (City-owned Sites)
- Program H1-10 (Previously Identified Sites)
- Program H2-4 (Affordable Housing Development)
- Program H2-5 (First Time Homebuyer Program)
- Program H3-3 (Special Needs and Extremely Low-income Households)
- Program H3-4 (Public Investment in Infrastructure and Accessibility)
- Program H4-2 (General Plan/ Zoning Consistency)
- Program H4-3 (Middle Housing Development)
- Program H4-7 (Revised Parking Standards)
- Program H4-6 (Permit Processing)
- Program H4-9 (Housing Accountability Act)

- Program H6-1 (Anti-Displacement Strategy)
- Program H6-5 (Affirmatively Furthering Fair Housing)
- Program H6-6 (Reasonable Accommodation)

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources, including threshold requirements for HCD's Prohousing Designation Program.

HCD appreciates the dedication and effort that was provided throughout the housing element update and review. HCD particularly commends Sue Exline, John Francis and Apollo Rojas for their collaboration and thoughtful approach to the housing element. HCD also applauds the leadership of the City in taking significant steps toward accommodating the existing and projected housing needs of the community as well as affirmatively furthering fair housing through housing mobility and place-based strategies for community revitalization. HCD wishes Redwood City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Hillary Prasad, of our staff, at hillary.prasad@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager