

Redwood City Community Benefits Program Coalition Platform

The Vision

A robust community benefits program will ensure that all who live and work in Redwood City benefit from the booming economy. The plans for new development in Redwood City have the potential to create a diverse range of homes, quality jobs, parks, safe streets and transportation options to create a thriving, healthy, and stable community for all residents.

The Program

Affordable Homes and Homelessness Solutions

Redwood City has an opportunity to commit to a range of housing alternatives—including rental and ownership at every income level. In the absence of redevelopment funding, the Community Benefits Program can support the creation of more affordable homes in the following ways:

- Require the developer to provide 20% of homes within new housing projects at below market rates with tiered affordability levels (i.e., fewer units for greater affordability levels) or pay a meaningful in-lieu fee towards the creation of affordable homes
- Donate, lease or sell at reduced prices sites or portions thereof to non-profit developers to build affordable homes
- Implement a nexus study and set a housing impact fee of no less than 75% of the nexus study justified fee rate
- Implement a nexus study and set a commercial linkage fee of no less than 75% of the nexus study justified fee rate
- Consider land banking of sites in LIHTC competitive locations using the proceeds of development impact fees
- To maintain non deed-restricted housing affordability, implement robust mitigations to address displacement of local renters as part of any BMR or in-lieu fee program. These policies include:
 - Relocation benefits
 - Right of first refusal
- Augment affordable housing with funding for services targeted to at-risk youth, seniors, veterans and the chronically homeless

Transportation Demand and Parking Management

Redwood City can address traffic and parking concerns by ensuring new development results in improvements that support walking, bicycling and taking public transportation. This will create a people-friendly community where car trips are replaced by people-trips.

- Create a safe and attractive pedestrian and bicycle network, including protected bike lanes where feasible
- Invest in infrastructure and services to support sustainable transportation modes, including:
 - Shuttles
 - Carshare and bikeshare
 - Short and long-term secure bicycle parking
 - Transportation alternatives marketing
 - Other services to meet the needs of residents, workers, and visitors.
- Provide transit pass discounts utilizing Caltrain Go Pass and SamTrans Way2Go pass
- Require developers to “unbundle” parking for residential and commercial development
- Require projects to report on the results of TDM programs

Building Businesses and Creating Good Jobs in Our Community

A strong economy in our neighborhood depends on the retention of a full range of businesses in the area and the creation of new businesses that will provide good jobs with wages, benefits and career opportunities for people at entry-level and highly- skilled positions.

- Prioritize developers who provide good middle class construction jobs that pay Area Standard Wages
- Require that apprentices who are enrolled in State of California approved Apprenticeship Programs be a part of construction teams
- Encourage the use of a local workforce and local business sourcing so that the hundreds of millions in wages and materials used in the construction of these developments are reinvested into the local economy
- Take steps to retain existing businesses and ensure that big box stores do not displace small businesses that are the lifeblood of our local community. Provide funding for services that help retain small businesses
- Create job training programs that will create inter-firm and cross-firm career ladders for existing employees and new entry-level positions for local residents

The Process

Strong Community-Driven and Inclusive Process

The planning process should reflect the racial, ethnic and linguistic diversity of the community and special efforts should be made to encourage participation by those who are not familiar with planning processes including renters and employees of locally owned businesses.



SAN MATEO COUNTY UNION COMMUNITY ALLIANCE

