



SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

March 25, 2022

To: City of Redwood City Planning Commission, City Council
and Members of the Housing Commission
C/O City Clerk, council@redwoodcity.org

Subject: Continuing Jobs / Housing Imbalance in Redwood City

Mayor Hale and Members of the City Council, Chair Radcliffe and Members of the Planning Commission,

The Sustainable Land Use Committee of the Sierra Club Loma Prieta Chapter (SLU) advocates on land use issues in San Mateo and Santa Clara Counties. We've been following Redwood City's development proposals for some time and are concerned by the City's continuing to approve large office / R&D developments without realistically accounting for the impact of the thousands of new jobs that those developments will bring into the city and the region.

According to recent articles in the San Mateo Daily Journal, several members of both the Planning Commission and the City Council have expressed strong concern about the worsening jobs / housing imbalance (J/H) in the city and have expressed a willingness to take on the issue, but it seems to us that, despite some small steps, no really effective action is being taken.

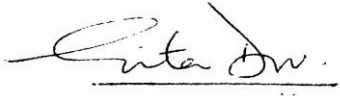
The evolving revision of the Housing Element and current city commercial approvals do not seem to be coordinated and they are not addressing the problem.

Just the Sequoia Station proposal alone could bring in approximately 6,300 jobs¹ that for J/H balance would require 4,210 units of housing². We note that the project includes only 631 housing units. Granted there are many units of housing being built elsewhere in the city and the goal of the revised Housing Element is 6,882 units; however, we note that there are also several million SF of proposed and already approved commercial projects currently in the pipeline which will adversely impact the housing supply citywide and regionally, so 6,882 is not a large number in relation to the overall need.

We respectfully suggest that the city planning staff be asked to create a simple one-page document that directly compares the number of jobs currently in the pipeline and expected during the new 2023 - 2031 RHNA cycle to the anticipated number of housing units in the revised Housing element for that same period.

We believe that you will be as startled as we are at the disconnect between commercial approvals and anticipated housing supply during that cycle, and we urge the city to move with more alacrity to mitigate the jobs / housing imbalance problem with real actionable solutions.

Respectfully Yours,



Gita Dev, FAIA, Co-Chair Sustainable Land Use Committee
Sierra Club Loma Prieta Chapter

Cc: **Mark Muenzer** - Community Development and Transportation Director
mmuenzer@redwoodcity.org

James Eggers, Executive Director, Sierra Club Loma Prieta Chapter
Gladwyn d'Souza, Conservation Chair, Sierra Club Loma Prieta Chapter

¹ 200 SF / Job rule of thumb

² 1.5 jobs per housing unit rule of thumb