



City of FOSTER CITY

2023 - 2031 Housing Element Update

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URBAN
PLANNING
PARTNERS
INC.

TABLE OF CONTENTS

EXECUTIVE SUMMARY1

CHAPTER 1 | INTRODUCTION 9

CHAPTER 2 | HOUSING NEEDS ASSESSMENT 13

CHAPTER 3 | AFFIRMATIVELY FURTHERING FAIR HOUSING 31

CHAPTER 4 | CONSTRAINTS45

CHAPTER 5 | HOUSING RESOURCES AND SITES 53

CHAPTER 6 | OVERVIEW OF 2015-2023 HOUSING ELEMENT
ACCOMPLISHMENTS.....67

CHAPTER 7 | PUBLIC PARTICIPATION..... 71

CHAPTER 8 | HOUSING GOALS, POLICIES, AND PROGRAMS.....79

APPENDICES

Appendix A: Housing Needs Assessment

Appendix B: Foster City Fair Housing Assessment

Appendix C: Constraints to Housing

Appendix D: Housing Resources and Sites

Appendix E: Review of Previous Housing Element Policies

Appendix F: Public Participation

Appendix G: Glossary

Appendix H: Links to Actions Taken to Implement Programs of the
Housing Element

TABLE OF CONTENTS

LIST OF FIGURES

Figure 2-1: Population Growth Trends.....	14
Figure 2-2: Foster City Population by Race, 2000-2019	15
Figure 2-3: Jobs-Household Ratio.....	16
Figure 2-4: Housing Type Trends.....	19
Figure 2-5: Households by Household Income Level.....	22
Figure 5-1: Sites Inventory Map.....	63

LIST OF TABLES

Table ES-1: Foster City's Current and Past RHNA	3
Table ES-2: Housing Site Selection Criteria	6
Table 2-1: Number of Unsheltered Individuals by San Mateo County Cities	24
Table 2-2: Foster City's Current and Past RHNA	25
Table 2-3: Housing Needs Action Plan.....	26
Table 3-1: Summary Matrix of Fair Housing Issues and Actions.....	39
Table 4-1: Housing Constraints Action Plan	50
Table 5-1: Foster City Regional Housing Needs Allocation, 2023-2031	53
Table 5-2: Housing Site Selection Criteria	56
Table 5-3: Sites Inventory.....	62
Table 6-1: RHNA Progress for 2015-2023 Units completed by Affordability	67
Table 8-1: City of Foster City Regional Housing Needs Allocation (RHNA) for 2023-2031 Planning Period	111
Table 8-2: Summary of Foster City Housing Element Quantified Objectives by Income Category (2023-2031)	112
Table 8-3: Quantified Objectives by Program (2023-2031)	112
Table 8-4: Sites Inventory (2023-2031)	113
Table 8-5: Policy/Program Matrix.....	114



EXECUTIVE SUMMARY

Foster City's 2023–2031 Housing Element Update provides a roadmap for how to meet the City's growth and housing challenges, identifies what the existing housing conditions and community needs are, identifies goals, and creates a plan for additional housing in a way that is balanced with the community's desires to retain the aspects of Foster City that make it a great place to live, work, and play. Since the last Housing Element update in 2015, many statewide housing bills have passed, with goals ranging from addressing segregation, to housing accountability, and climate resiliency. This Housing Element includes goals, policies, and programs that guide the community to meet these new requirements so Foster City can grow in a way that is safe, fair, and consistent with the City's other long-range plans.

INTRODUCTION AND BACKGROUND

The Housing Element is an integral part of Foster City's General Plan that serves to identify the community's housing needs; state the community's goals and objectives with regards to housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives. The goals can be found in this Executive Summary, below. Because the shortage of housing is a matter of statewide concern, the State Department of Housing and Community Development (HCD) must certify the compliance of every jurisdiction's Housing Element upon adoption. California has also established a significant number of new housing related laws to how Housing Elements address the State's housing crisis.

The Housing Element is consistent with all the goals and policies contained in the other elements of the City of Foster City General Plan. In particular, policies related to land use designations, infrastructure capacity (transportation, services, etc.), and environmental protection are consistent with the housing sites and quantified objectives contained in the Housing Element. Specific programs in the Housing Element to modify the Zoning Ordinance, such as provisions to remove or reduce constraints to the production of housing, are also consistent with the General Plan.

HOUSING NEEDS

Foster City is located in San Mateo County, California, on the San Francisco Bay Peninsula and has a population of 32,942 as of January 2021. A summary of facts about Foster City's demographic data is

provided to establish a basis for the City's housing needs and issues. A full version of the City's demographic report can be found in Appendix A. Some key facts identified in this data are the following:

- The population of Foster City increased by 17.2% from 1990 to 2020, slightly below the growth rate of 19% for San Mateo County and well below the growth rate of 29% for the Bay Area. **The senior population 65 and older had the largest increase between 2000 and 2019 of 97% compared to an 18% increase in the total population.** Foster City's population is expected to reach 39,070 by 2040.
- **Foster City is becoming more diverse.** Since 2000, the percentage of White residents in Foster City has decreased while all other races and ethnicities increased—by 21 percentage points. Today, no one racial group makes up a majority of the City's population.
- The jobs-household ratio in Foster City has consistently been higher than both the County and the Bay Area region. **Since 2010, the number of jobs located in the jurisdiction increased by 12.7%.**
- Although **Foster City has a higher percentage of households (64%) with incomes greater than 100% of Area Median Income (AMI) than the County (49%), there are a significant number of households in the lower income ranges,** including 14.6% of owner-occupied households and 17.3% of renter-occupied households in the very low-income category, and 6.6% of owners and 9.6% of renters in the extremely low-income category.
- **The number of homes in Foster City increased 5.7% from 2010 to 2020,** which is above the growth rate for San Mateo County (3.6%) and the Bay Area Region (5.0%).
- The typical home value in Foster City was estimated at \$1,642,750 in December 2020, an increase of 161.5% since 2001 which is above the change in the County and region. **Single people and families earning a moderate income or below fall far short of being able to afford these prices.**
- The typical contract rent for an apartment in Foster City was \$3,060 in 2019. **To rent a typical apartment without cost burden, a household would need to make \$122,640 per year.**
- **The share of the housing stock that is detached single family homes in Foster City is 35.4%, below that of adjacent jurisdictions which range from 44.3% to 58%.**
- **Higher density multi-family development in the R-3 and R-4 zoning districts is included in all of the City's residential and mixed-use neighborhoods.**
- **All neighborhoods in Foster City are identified as "Highest Resource" or "High Resource" areas** by State-commissioned research. There are no neighborhoods designated as "Low Resource" or "High Segregation and Poverty" areas.
- **7.1% of Foster City residents have a disability and may require accessible housing,** which is a lower percentage than the County and the region. The most common living arrangement for individuals with disabilities in Foster City is the home of a parent, family member, or guardian.

For this upcoming 8-year housing cycle, HCD has identified the nine-county Bay Area region's housing need to be 441,176 units; with this number broken down into four income categories that cover housing types for all income levels, from extremely low-income households to market rate housing. This Regional Housing Needs Determination (RHND) is based on population projections produced by the California Department of Finance (DOF) as well as adjustments that incorporate the region's existing housing need. Foster City's Regional Housing Needs Allocation (RHNA) for this cycle is 1,896 new housing units, which is significantly more than the previous cycle which ended in 2022, as shown in Table ES-1.

TABLE ES-1: FOSTER CITY'S CURRENT AND PAST RHNA

Housing Element Cycle	Very Low	Low	Moderate	Above Moderate	Total
2015 – 2022 (5 th Cycle)	148	87	76	119	430
2023 – 2031 (6 th Cycle)	520	299	300	777	1,896

Source: ABAG, 2021. Final RHNA Allocation Report 2023-2031, December.

Foster City also prioritizes preserving assisted housing developments. The only affordability restrictions due to expire in the next 10 years are the last ten of the 74 units at Foster's Landing, set to expire on December 31, 2023. The City has worked with the landlord, Essex Property Trust, to develop and implement several programs to assist the tenants to relocate. The majority of Foster City's affordable housing inventory is at a low risk with many of the existing affordable units secured in perpetuity or owned and operated by non-profit housing providers.

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) ASSESSMENT

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. California law, as established by AB 686, requires all public agencies to "administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation." The law also requires that housing elements include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

A Fair Housing Assessment for all San Mateo County jurisdictions was conducted by 21 Elements, a countywide jurisdictional collaborative. For the City of Foster City, the Assessment describes fair housing enforcement and outreach capacity, integration and segregation, access to opportunity and disparate housing needs as contributing factors that should be addressed in the city's fair housing action plan. Some primary findings in the Fair Housing Assessment included:

- Foster City has a high proportion of households with incomes greater than 100% AMI, a low proportion of lower than 50% AMI households, and a high share of Asian households. Foster City's residents have grown more racially diverse since 2000 largely due to the growth of Asian Indian and Chinese residents. **Where segregation (concentration of an ethnic group) exists in the city, it is for Asian residents.**
- **Poverty rates vary modestly across races and ethnicities—except for residents identifying as "other" races or mixed-race.** More than one-fourth (26.4%) of residents identifying as "other race or multiple races" live below the poverty line, many of whom are children, compared to 6.7% in San Mateo County. Hispanic/Latinx¹ residents also have lower income distribution and higher poverty rates.

¹ Throughout this report, we will use the term used by the original data source, including Hispanic, Latino, and Latinx interchangeably.

- **There are disparities in housing cost burden in Foster City by race and ethnicity—but not by tenure (renters/owners).** Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the city. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.
- **Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production.** Just 9% of the City's rental units rent for \$2,000 and less. The County has four times the proportion of rentals priced under \$2,000 than the City.
- Racial and ethnic minority students served by the San Mateo Union High School District, of which Foster City is part, **experience lower educational outcomes compared to other students.** Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. However, **Pacific Islander, Hispanic, and Black students in the San Mateo Union High School District were less likely to meet the admission standards.** Although San Mateo Union High School District has relatively low dropout rates—4% of students—compared to other districts in the County, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.**
- 80% of Housing Choice (Section 8) voucher holders in Foster City reported in a survey that **finding a unit that takes vouchers is “somewhat” or “very” difficult.**
- 20% of residents who thought they had been **discriminated against in sales transactions** said a real estate agent required prequalification before they would show properties; 17% were refused a mortgage loan; 10% said a real estate agent would not make a disability accommodation.
- **Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments.** These jobs often do not support the City's housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden.
- **There are no existing patterns of socio-economic concentrations** that could be exacerbated by the inclusion or exclusion of housing sites. The additional housing site locations in the Sites Inventory will expand housing choices by adding deed restricted affordable housing in more areas of the City.
- **Programs to improve housing mobility and promote housing choices and affordability throughout the city will help improve integration and access to opportunity on a more regional level.**

CONSTRAINTS

Many factors can constrain the provision of the quantity and affordability of housing. These include governmental factors such as land use controls, development standards, and fees as well as nongovernmental factors, such as the price of land, cost of construction, and environmental constraints.

State law, specifically Government Code Section 65583(a)(5-6) requires that the Housing Element include a discussion of the factors that present constraints to the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including both government actions and market forces (non-governmental constraints).

The identification and analysis of these constraints have informed the City of Foster City's development of appropriate programs to mitigate these constraints primarily through changes in the municipal code to remove constraints such as minimum unit sizes and clarify additional housing types ~~are~~ allowed, as provided in Chapter 8, Housing Goals, Policies, and Programs.

RESOURCES AND SITES

Resources to provide additional housing include both physical sites as well as financial and administrative resources. State law requires that cities demonstrate adequate sites to meet their housing obligations, taking into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. (See Appendix D for the detailed analysis of sites.) For a built-out city such as Foster City, finding sufficient sites can be a challenge.

The City examined several factors to assess the suitability and feasibility of properties for residential development and applied these criteria to potential sites, as indicated in Table ES-2 below. The criteria included:

- **Distance to major roadways.** Proximity to an arterial would minimize impacts on local streets.
- **Distance to an evacuation route.** Foster City is basically an island with limited ingress/egress points.
- **Distance to amenities.** a park, grocery store, bus stop, public library, or the City Recreation Center.
- **Adjacencies.** The percentage of border not adjoining single-family or townhouse development to locate new units away from existing low-density development.
- **Affirmatively furthering fair housing** by expanding the geographic distribution and variety of housing types and sizes in the city.

The Sites Inventory includes ten existing apartment developments that were developed at densities significantly less than what is allowed under the General Plan. They have capacity to include additional units by replacing parking areas with new units above parking, removing and replacing existing units with higher density buildings, and/or adding multi-family ADUs in portions of existing buildings not being used as livable areas. One currently non-residential site at 1601 Beach Park Boulevard will be changed to Two-Family Residential and one non-residential site is included for a potential mixed-use development, the former OSH site at 1010 Metro Center Boulevard.

2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

This Housing Element builds upon the successes of the City's 2015-2023 Housing Element. This is described in more detail in the appendices, which include a matrix that lists all of the 2015-2023 Housing Element programs. The following summarizes the City's accomplishments:

- Foster City was one of only 30 out of the 539 jurisdictions in California to be exempted from the streamlined ministerial approval process (per SB 35, Chapter 366, Statutes of 2017) based on the prorated progress toward meeting the lower (very low- and low-income) and above moderate-income RHNA for the RHNA 5 Cycle (2015-2023).
- The City worked with developers to facilitate the completion of the Pilgrim Triton mixed-use development, which includes 20% below market rate housing mixed with market rate units in the Triton Apartments and One Hundred Grand Apartments. A change in use from office to residential for the final phase of Pilgrim Triton was approved and construction begun, including the 70-unit Laguna Vista condominiums and the 22-unit below market rate Workforce Apartments, which ~~will~~ is now be owned by the City.

TABLE ES-2: HOUSING SITE SELECTION CRITERIA

Site Name	Distance to Arterial St	Distance to E. Hillsdale Blvd (Evacuation)	Distance to Park	Distance to Grocery Store	Distance to Bus Stop	Distance to Rec Center or Library	% Border with SF or TH	AFFH-Expand Locations	Size
Pipeline Projects									
Laguna Vista Condos & Apts	0.0	0.0	0.0	0.7	0.1	0.5	0	N	
Project Applications									
Lantern Cove	0.3	1.4	0.2	0.8	0.8	2.0	13%	Y	16.8
Schooner Bay	0.0	1.7	0.1	1.0	1.1	2.2	0%	Y	24.8
Eaves Apartments MF ADUs	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11
RHNA 5 Sites									
Franciscan Apartments	0.0	0.4	0.0	0.5	0.0	0.6	30%	N	6.4
Sand Cove Apartments	0.0	0.3	0.0	0.1	0.0	0.0	0%	Y	8.77
The Lagoons Apartments	0.0	0.4	0.0	0.5	0.1	0.2	0%	Y	9.64
Beach Cove Apartments	0.0	0.7	0.1	0.1	0.1	0.8	14%	Y	18.7
Shadow Cove Apartments	0.0	0.8	0.2	0.1	0.0	0.9	15%	Y	7.9
Harbor Cove Apartments	0.0	0.0	0.0	0.2	0.0	0.6	0.0	Y	15.1
Other Residential Sites									
Eaves Apartments	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11.0
Foster's Landing Apartments	0.0	0.3	0.1	0.4	0.1	0.1	0%	N	29.1
Commercial Site to Allow Mixed Use									
1010 Metro Center Blvd.	0.0	0.0	0.2	0.6	0.1	0.5	0%	N	6.345
Non-Residential Site to Rezone to Residential									
1601 Beach Park Blvd.	0.0	0.9	0.4	1.1	0.0	1.9	25%	Y	1.35

Notes: = Up to 0.5 miles; less than 30% border with SF or TH
 = 0.6 to 0.9 miles; 30% or more border with SF or TH
 = 1.0 miles or more

Y = would expand geographic area of BMR housing

N = would not expand geographic area of BMR housing

Source: Urban Planning Partners and Foster City Community Development Department.

- The City worked with developers to facilitate the completion of the Foster Square mixed-use development, which includes 200 market rate senior condominiums, 131 units of assisted living and 24 memory care beds in the Atria, and 66 units of below market rate senior apartments at Alma Point, owned and operated by Mid-Peninsula Housing.
- The City adopted a Commercial Linkage Fee in December 2016 applicable to new commercial developments to support the provision of affordable housing.
- The City worked with Essex Properties to develop and implement several programs to assist the BMR tenants at Foster's Landing as the affordability covenants began to expire in phases between 2020 and 2023.

- City Council approved Resolution 2020-24^b to place tenants at-risk of displacement in the top tier (1a) of the affordable housing preference categories.

PUBLIC PARTICIPATION

Foster City believes that community input is a critical aspect of developing a Housing Element that promotes a community-based vision for housing and responds to community needs and preferences. While the Housing Element provides an opportunity to have a community conversation about how to address local housing challenges, develop policies, and find solutions, in Foster City we ensure that the community engagement process is ongoing throughout the 8-year RHNA cycle. This included the CommUNITY Dialogue Series and the Home is Foster City outreach program. Specific to the Housing Element update, Foster City hosted 29 public meetings or workshops, did tabling at community events, provided web-based information, and conducted surveys (see Appendix F for a complete list). In addition, the City completed focused outreach to groups that are historically under-represented in planning processes, including renters, low-income households, and disabled residents. Focused efforts included selecting appropriate meeting formats and extensive publicity; outreach through service providers, employers, and property managers; and guidance from a countywide Equity Advisory Group.

Input from the community engagement has helped shape the Housing Element, including the selection of sites and new and modified policies and programs to provide expanded housing opportunities.

HOUSING PLAN

Foster City's housing plan includes goals, policies, and programs to provide for additional housing in a way that is balanced with the community's desires to retain the aspects of Foster City that make it a great place to live, work, and play. The seven goals included are:

- H-A: Reinforce the City's commitment to meeting housing needs.
- H-B: Protect existing housing, waterfront character, and resources.
- H-C: Protect the supply and affordability of rental housing.
- H-D: Pursue public and private redevelopment opportunities to increase the supply of housing.
- H-E: Address affordable housing needs.
- H-F: Address housing for special needs populations.
- H-G: Affirmatively further fair housing.

The plan provides for a variety of housing types and sizes, a mixture of rental and ownership housing, and housing that supports special needs populations. The policies and programs contained in this Housing Element support these goals while also ensuring that the City will meet its statutory obligations to affirmatively further fair housing and facilitate housing production at all income levels.



CHAPTER 1 | INTRODUCTION

PURPOSE OF THE HOUSING ELEMENT

The Housing Element is one of the eight State-mandated elements of the General Plan and must address the existing and projected housing needs of all economic segments of the community. The purpose of the Housing Element is to identify the community's housing needs; state the community's goals and objectives with regards to housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives. The Housing Element of the Foster City General Plan identifies and addresses housing needs in the City. California State law requires that the Housing Element be updated every eight (8) years to be responsive to changing conditions, new State law requirements, updated Regional "fair share" Housing Needs Allocations, and analyses on Affirmatively Furthering Fair Housing (AFHH). This Housing Element for the 2023–2031 planning period is an update of the City of Foster City's previous Housing Element for 2015–2023, which was adopted by the City Council in February 2015 and certified by the State of California Department of Housing and Community Development (HCD) in April 2015.

Statutory requirements for the Housing Element are delineated in California State Government Code Section 65580 – 65589.9. Per State law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

The 2023–2031 Housing Element Update provides a roadmap for how to meet the City's growth and housing challenges, identifies what the existing housing conditions and community needs are, identifies goals, and creates a plan for additional housing in a way that is balanced with the community's desires to retain the aspects of Foster City that make it a great place to live, work, and play. Since the last Housing Element update in 2015, many statewide housing bills have passed, with goals ranging from addressing segregation, to housing accountability, and climate resiliency. This Housing Element includes goals, policies, and programs that guide the community to meet these new requirements so Foster City can grow in a way that is safe, fair, and consistent with the City's other long-range plans. Consistent with State law, this Housing Element consists of the following major components:

1. INTRODUCTION

- Housing Needs Assessment
- Fair Housing Assessment (AFFH analysis)
- Constraints to Housing Development
- Housing Resources and Sites Inventory
- Effectiveness of the Previous Housing Element
- Community Engagement
- Housing Goals, Policies, and Implementation Programs

Because the shortage of housing is a matter of statewide concern, the State Department of Housing and Community Development (HCD), must certify the compliance of every jurisdiction's Housing Element upon adoption. Pursuant to AB 72 (2016), HCD also has new statutory authority to revoke Housing Element compliance if the local government's actions do not comply with state law. In addition, HCD may notify the California Office of the Attorney General that the local jurisdiction is in violation of state law for non-compliance with housing element law (or other state housing laws).

This document has a summarized version of each major component with full analyses found in their respective Appendices.

WHY HOUSING IS IMPORTANT: KEY FINDINGS

The "housing crisis" in the Bay Area has been an evolving phenomenon over the past decades as high demand (and need) has continually exceeded supply and affordability. The Bay Area has experienced substantial movement, intensified by concerns about climate change, to find ways to grow sustainably—that is, to encourage regional development patterns that are more compact, transit-oriented, pedestrian-oriented, well-designed, and highly livable. A central focus of this movement—the very foundation for achieving a more sustainable and livable Bay Area—is rethinking the way in which cities plan, design, rehabilitate, preserve, and manage housing in conjunction with transportation systems, jobs, and services. Key findings and factors in this Housing Element are listed below.

- **Insufficient Housing Near Job Centers Hinders the State's Environmental Quality and Runs Counter to the State's Environmental Goals.** When Californians seeking affordable housing are forced to drive longer distances to work, an increased amount of greenhouse gases and other pollutants are released, putting in jeopardy the achievement of the State's climate goals, as established pursuant to Section 38566 of the Health and Safety Code, and clean air goals.
- **About 26% of the City's Households Are Considered Lower Income.** The exact income category of a household is dependent upon the size and overall income of the household. U.S. Census Data shows that about 7% of the households in Foster City are estimated to be extremely low income, 8% are estimated to be very low income, 11% are estimated to be low income (the combination of which comprises 26% considered "lower" income), 10% are estimated to be moderate income, and the remaining 64% are estimated to be above moderate income.
- **Market Rate Ownership Housing Continues to be Affordable Only to Above Moderate-Income Households.** Market rate for-sale housing is only affordable to above moderate-income households. The median price for a single-family home in Foster City in 2020 was approximately \$1,650,000 according to Zillow.

- **Renters Are Slightly More Cost-Burdened Than Owners.** While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market conditions and rent increases. When looking at the cost burden across tenure in Foster City using U.S. Census Data, 18% of renters are cost burdened, which means they spend 30% to 50% of their income on housing, compared to 19.6% of those that own. Additionally, 15% of renters are severely cost burdened, meaning they spend 50% or more of their income on housing, while 13% of owners are severely cost-burdened. Black or African American, Non-Hispanic residents are the most cost burdened with 33% spending 30% to 50% of their income on housing, and Black or African American, Non-Hispanic residents are also the most severely cost burdened with 26% spending more than 50% of their income on housing.
- **Foster City has a Good Mix of Housing Types.** In 2020, the California Department of Finance estimated that there are 13,174 housing units in Foster City. Of these, Foster City has a good mix of housing types with about 35% of the units being single-family detached homes, 20% single-family attached, 7% in structures of 2 to 4 units, and 38% in structures with 5 or more units.
- **Higher density multi-family development in the R-3 and R-4 zoning districts or mixed-use zoning districts is included in all of the City's residential and mixed-use neighborhoods.**
- **Foster City's Senior Population 65 Years and Older had the Largest Population Increase Between 2000 and 2019 of 97% Compared to an 18% Increase in the Total Population.** According to the San Mateo County Health Department and other sources, the numbers of seniors in the population will increase significantly over the next several decades. An increase in the older population may mean there is a developing need for more senior housing options. In the year 2030, seniors will be more diverse than today, with the greatest increase in Latino and Pacific Islander/Asian population. San Mateo County is an expensive place for seniors and has the highest cost of living of anywhere in the state for seniors who rent. Seniors are generally on fixed incomes, making it difficult to downsize in their community, due to high housing costs. There has also been a move by many to age-in-place facilities or downsize to stay within their communities, which can mean more multi-family and accessible units are also needed. Families and seniors of color are even more likely to experience challenges finding affordable housing.



Senior Housing Building at Foster Square

Source: <https://www.atriaseniorliving.com/retirement-communities/atria-at-foster-square-foster-city-ca/photo-gallery>

THE VISION OF FOSTER CITY AS PRESENTED IN THE HOUSING ELEMENT

The Housing Element is an instrumental part of implementing the City's vision to create a sustainable Foster City through smart, inclusive, and efficient actions to enhance our quality of place for current and future generations. The Housing Element balances goals related to:

- ❖ Preserve the unique character of Foster City as a master planned waterfront community created around neighborhoods with access to amenities and services;
- ❖ Address the housing needs of all segments of the community as well as those who seek to make Foster City their new home;
- ❖ Continue the City's history of diversity and inclusion;
- ❖ Maintain the City's standard of excellence with respect to the ability of infrastructure to reliably serve our residents and businesses; and
- ❖ Contribute to the sustainability of the community and the region by using smart growth to provide opportunities for people to live closer to their jobs and closer to effective mass transit and thereby reduce the impacts on traffic, air quality, greenhouse gases, and climate change.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The General Plan serves as the 'constitution' for development in the City. It is a long-range planning document that describes goals, policies, and programs to guide decision-making. All development-related decisions must be consistent with the City of Foster City General Plan, of which the Housing Element is but one part. If a development proposal is not consistent with a city's general plan, it must be revised or the plan itself must be amended. State law requires a community's general plan to be internally consistent. This means that the Housing Element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall Foster City General Plan, with consistency between it and the other General Plan elements.

The Housing Element is consistent with all the goals and policies contained in the other elements of the City of Foster City General Plan. In particular, policies related to land use designations, infrastructure capacity (transportation, services, etc.), and environmental protection are consistent with the housing sites and quantified objectives contained in the Housing Element. Specific programs in the Housing Element to modify the Zoning Ordinance, such as provisions to remove or reduce constraints to the production of housing, are also consistent with the General Plan.



CHAPTER 2 | HOUSING NEEDS ASSESSMENT

To successfully plan for housing needs, the demographic and socio-economic variables of the community must be assessed. This chapter discusses the components of housing needs, which include population characteristics, household characteristics, and employment and housing stock conditions. Unless otherwise specified, the data in this chapter is specific to the City of Foster City. This chapter summarizes the Housing Needs Assessment. **A more detailed explanation, including source references and graphs can be found in Appendix A. For the Assessment of Fair Housing required under California's Assembly Bill 686 of 2018, please see Appendix B or a summarized version in Chapter 3.**

The data for this chapter has been collected using available data from the Association of Bay Area Governments (ABAG), the 2010 U.S. Census and 2015-2019 5-year American Community Survey, the Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS), the California Department of Finance, the San Mateo Annual Homeless Point in Time Count Report and other currently available real estate market data.

COMMUNITY PROFILE

Housing needs are generally influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial composition of the city. For a more detailed analysis of housing needs, see Appendix A.

POPULATION CHARACTERISTICS AND TRENDS

Population Growth

Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. San Mateo County makes up 10% of the total Bay Area population, which is the fifth largest metropolitan area in the country. **In 2020, the County's population was estimated to be 773,244, an increase of 19% since 1990. That trend is expected to continue—despite the impact of the pandemic—because jobs continue to be added.**

2. HOUSING NEEDS ASSESSMENT

As Figure 2-1 highlights, the population of Foster City increased by 17.2% from 1990 to 2020, which is slightly below the growth rate of 19% for San Mateo County and well below the growth rate of 29% for the Bay Area. As of January 2021, Foster City had a total population of 32,842. **ABAG predicts Foster City's population will continue to grow over the next two decades, reaching 39,070 in 2040.**

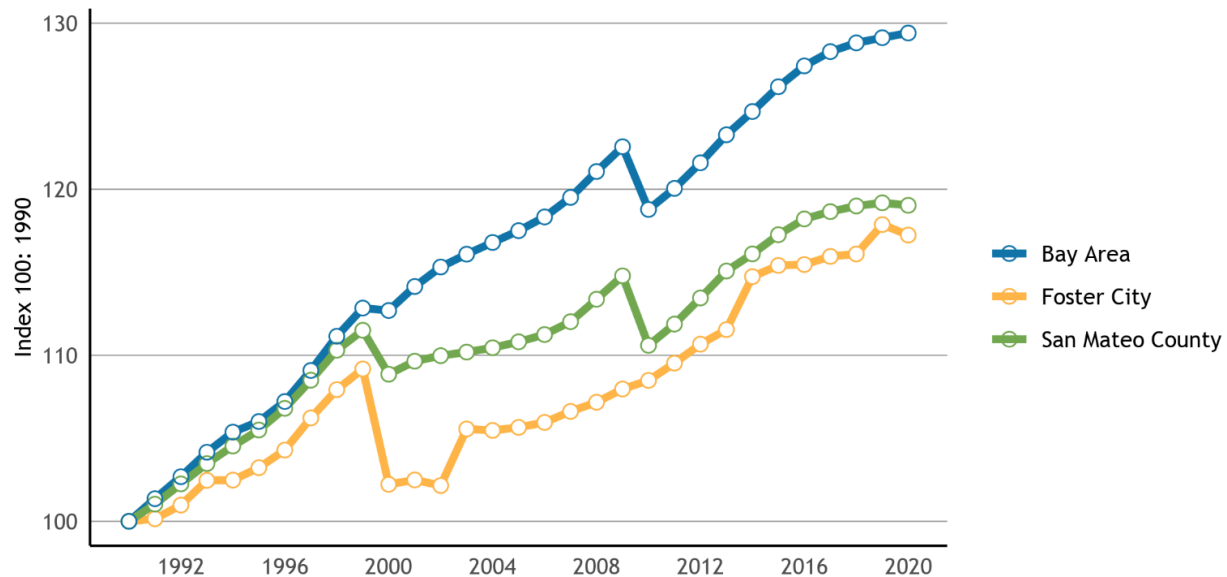


Figure 2-1: Population Growth Trends

Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.

For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

Source: California Department of Finance, E-5 series

Age Composition

In 2019, Foster City's youth population under the age of 18 was 7,455 and senior population 65 and older was 5,710. These age groups represent 21.9% and 16.8%, respectively, of Foster City's population. **The senior population 65 and older had the largest increase between 2000 and 2019 of 97% compared to an 18% increase in the total population.**

An increase in the older population may mean there is a developing need for more senior housing options. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multi-family and accessible units are also needed. Families and seniors of color are even more likely to experience challenges finding affordable housing. People of color make up 41.9% of seniors and 63.9% of youth under 18.

Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today. **However, since 2000, the percentage of residents in Foster City identifying as White has decreased—and the percentage of residents of all other races and ethnicities has increased—by 21.0 percentage points** (see Figure 2-2).

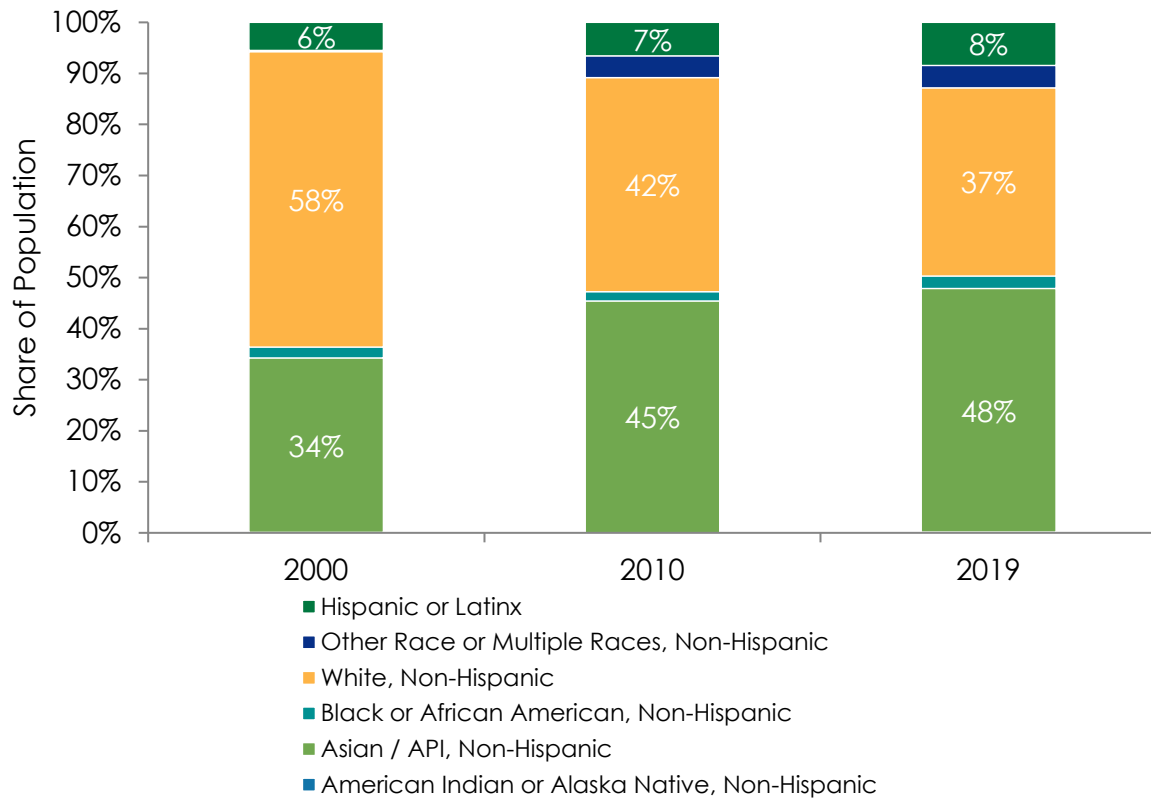


Figure 2-2: Foster City Population by Race, 2000-2019

Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

In absolute terms, the Asian/**Asian and Pacific Islander (API)**, Non-Hispanic population increased the most while the White, Non-Hispanic population decreased the most. **Foster City has become more diverse since 2000 and today no one racial group comprises a majority of the city’s population. Asian/API, Non-Hispanic residents make up the largest percentage (48%)**, which is larger than the Asian/API, Non-Hispanic population of both San Mateo County and the larger Bay Area (30% and 27%, respectively). There is significant diversity within the Asian population with the Asian Indian population

2. HOUSING NEEDS ASSESSMENT

having the largest growth from 11% in 2010 to 15% in 2019, compared to the growth in the Chinese population over the same time period from 21% to 24%. White residents (37% of Foster City's population) and Black or African American residents make up a similar proportion compared to the County and region, while Hispanic or Latinx residents in Foster City (8%) make up a significantly smaller proportion (24% in both the County and region).

EMPLOYMENT AND INCOME TRENDS

The balance between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly when job growth has occurred in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for longer commutes, but in the aggregate, it contributes to traffic congestion and time lost for all road users. In Foster City, the congestion on the freeways has also resulted in more congestion on local City streets due to cut-through traffic or back-ups of traffic trying to access the freeways. If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs-to-household ratio. Although there are variations in the specific metric used, such as jobs-households, jobs-employed residents, or jobs-housing units, for the purposes of comparison to the County and the region, jobs-households provides a good indicator. **The jobs-household ratio in Foster City has increased from 1.37 in 2002, to 1.76 jobs per household in 2018 (see Figure 2-3) which has consistently been higher than both the County and the Bay Area region. Since 2010, the number of jobs located in the jurisdiction increased by 2,420 (12.7%).**

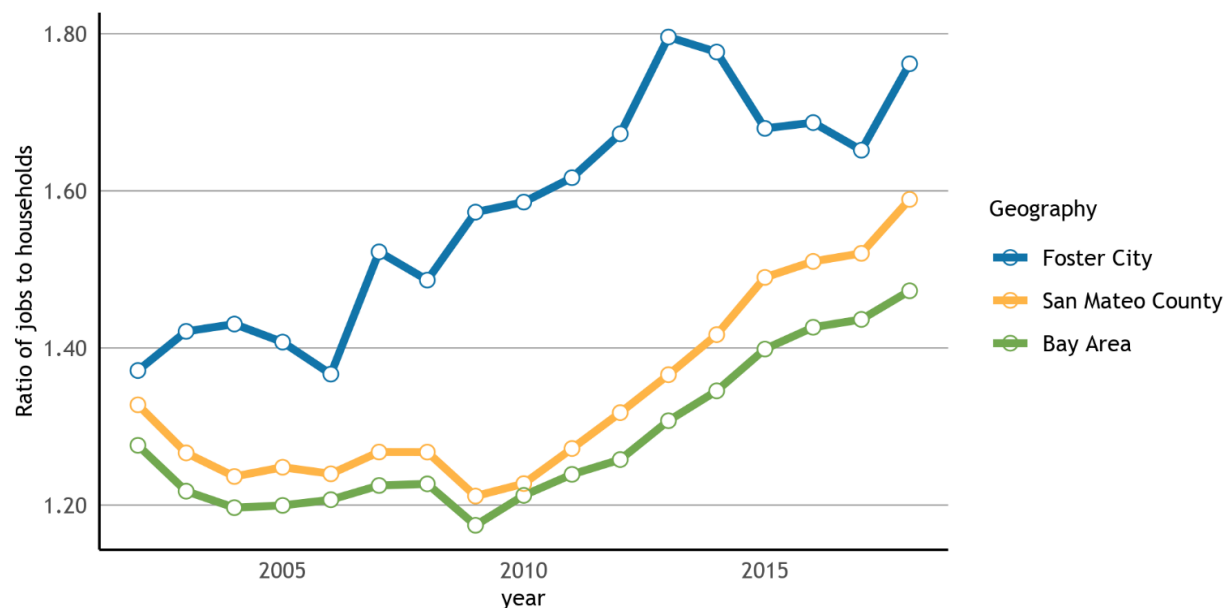


Figure 2-3: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are cross-walked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

Although Foster City has a higher percentage of households (64%) with incomes greater than 100% of Area Median Income (AMI) compared with San Mateo County (49%), there are a significant number of households in the lower income ranges, including 14.6% of owner-occupied households and 17.3% of renter-occupied households in the very low-income category (up to 50% of AMI), including 6.6% of owners and 9.6% of renters in the extremely low-income category (less than 30% of AMI). American Indian or Alaska Native residents experience the highest rates of poverty at 26.5%, followed by Black or African American residents at 8.3%.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. In Foster City, although the largest proportion of both renters and owners falls in the greater than 100% of AMI income group, 9.6% of renters earn less than 30% of AMI compared to 6.6% of owners, and 28% of renters earn less than 80% AMI compared to 25.7% of owners.

HOUSING STOCK CHARACTERISTICS AND TRENDS

Housing Growth

The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing home prices, and exacerbating issues of displacement and homelessness. The number of homes in Foster City increased 5.7% from 2010 to 2020, which is above the growth rate for San Mateo County of 3.6% and above the 5.0% growth rate of the Bay Area region's housing stock during this time period.

Housing Costs and Cost Burden

A diversity of homes at all income levels creates opportunities for Foster City residents to live and thrive in the community.

Ownership – The typical home value¹ in Foster City was estimated at \$1,642,750 in December of 2020, per data from Zillow. Since 2001, the typical home value in Foster City has increased 161.5% from \$628,240 to \$1,642,750. This change is above the change in San Mateo County and the region. **Single people and families earning a moderate income or below fall far short of being able to afford these prices.**

¹ Zillow describes the Zillow Home Value Index (ZHVI) as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow.

-The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series.

- For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: Zillow, Zillow Home Value Index (ZHVI).

2. HOUSING NEEDS ASSESSMENT

Rental Prices – The typical contract rent for an apartment in Foster City was \$3,060 in 2019. According to Zillow, the median rent in Foster City was \$3,450 in November 2022. **To rent a typical apartment without cost burden, a household would need to make \$122,640 per year.**²

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Foster City, 18% of households spend 30% to 50% of their income on housing, while 13.3% of households are severely cost-burdened and use most of their income for housing.

Renters are slightly more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Foster City, 17.7% of renters spend 30% to 50% of their income on housing compared to 19.6% of those that own. Additionally, 14.9% of renters spend 50% or more of their income on housing, while 13.3% of owners are severely cost-burdened.

Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness. 80.9% of Foster City households making less than 30% of AMI spend the majority of their income on housing. For Foster City residents making more than 100% of AMI, just 0.6% are severely cost-burdened, and 87.7% of those making more than 100% of AMI spend less than 30% of their income on housing.

Housing Type and Tenure

It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 35.4% of homes in Foster City were single family detached, 20.0% were single family attached, 7.0% were in small multi-family buildings (2-4 units), and 37.5% were medium or large multi-family buildings (5+ units) (see Figure 2-4).

Between 2010 and 2020, the number of multi-family units increased more than single-family units. Generally, in Foster City, **the share of the housing stock that is detached single family homes is below that of other jurisdictions in the region. 57% of housing units are owner occupied and 43% of housing units are renter occupied.**

Vacant units make up 5.7% of the overall housing stock in Foster City. The rental vacancy stands at 5.9%, while the ownership vacancy rate is 0.7%. A vacancy rate of at least 5% for rental housing and 2% for ownership housing is generally considered a healthy balance between supply and demand.

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity—ability for individuals to stay in their homes—in a city and region. Generally, renters may be displaced more quickly if prices increase, and are more likely to experience overcrowding. Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. **In Foster City fewer residents rent than own their homes: 42.9% versus**

² Note that contract rents may differ significantly from, and often being lower than, current listing prices.

57.1%. By comparison, 39.8% of households in San Mateo County and 44% of Bay Area households rent their homes.

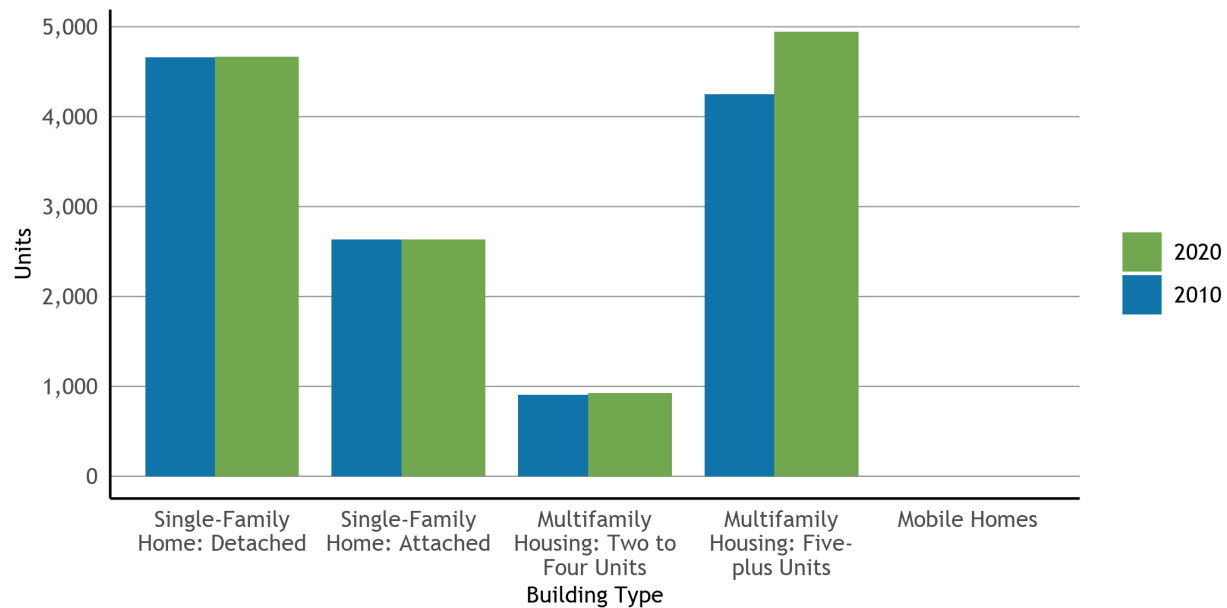


Figure 2-4: Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series

All neighborhoods in Foster City are identified as “Highest Resource” or “High Resource” areas by State-commissioned research. There are no neighborhoods designated as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³ 100% of households in Foster City live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs (except for the limited number of units in affordable housing programs). Risk of displacement may increase as older housing stock is redeveloped or replaced.

Housing Condition

Generally, there is limited data on the extent of substandard housing issues in a community. However, Census Bureau data gives a sense of some of the substandard conditions that may be present in Foster City. 1.1% of renters in Foster City reported lacking a kitchen (likely as a result of unpermitted ADUs/garage conversions and rented rooms with no kitchen privileges) and 0.2% of renters lack

³ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

2. HOUSING NEEDS ASSESSMENT

plumbing, compared to 0% of owners who lack a kitchen and 0% of owners who lack plumbing. The City's Code Enforcement staff estimates that approximately 10 ownership units, comprising .08% of the housing stock, need rehabilitation. The City works with non-profit organizations, such as Rebuilding Together Peninsula, to assist low-income homeowners with repairs.

The age of a community's housing stock can provide another indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. In Foster City, the largest proportion of the housing stock was built from 1960 to 1979, with 8,910 units constructed during this period. With the majority of the City's housing stock built prior to the 30-year benchmark, it is a City priority to ensure that housing units are maintained and in compliance with health and safety codes.

SPECIAL NEEDS POPULATIONS

Finally, some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. For resources available for these special needs populations, see Chapter 7, Resources.

SENIOR HOUSEHOLDS

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 74.3% of seniors making less than 30% of AMI in Foster City are spending the majority of their income on housing. For seniors making more than 100% of AMI, 85.6% are not cost-burdened and spend less than 30% of their income on housing. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group greater than 100% of AMI.

PERSONS WITH DISABILITIES

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. **In Foster City, 7.1% of residents have a disability of any kind and may require accessible housing, which is a lower percentage than the County (8%) and the region (10%).**⁴ The American Community Survey (ACS) documents the presence of the following types of disabilities among Foster City's residents:

Ambulatory – 3.3%

Cognitive – 1.8%

⁴ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed up.

Independent Living Difficulty – 2.6%

Hearing – 2.1%

Vision – 0.9%

Developmental Disabilities

In Foster City, of the population with a developmental disability, children under the age of 18 make up 48.3%, while adults account for 51.7%. The most common living arrangement for individuals with disabilities in Foster City is the home of a parent, family member, or guardian.

Large Households

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity. In Foster City, for large households with 5 or more persons, most units (58.3%) are owner occupied. In 2017, 1.2% of large households were very low-income, earning less than 50% of AMI. Large families are generally served by housing units with 3 or more bedrooms, of which there are 6,778 units in Foster City. Among these large units with 3 or more bedrooms, 17.6% are renter-occupied and 82.4% are owner-occupied.

Female-Headed Family Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Foster City, the largest proportion of households is married-couple family households at 62.2% of total, while female-headed households make up 7.9% of all households. Female-headed households with children may face particular housing challenges, with typically just a single wage-earner and pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In Foster City, 7.8% of female-headed households with children fall below the Federal Poverty Line, while 8.2% of female-headed households without children live in poverty.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. Farmers and farmworkers are the keystone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and the industries that process, transport, and distribute food to consumers. While overall the Bay Area has shifted away from our historical agricultural economic base, Bay Area counties still preserve strong agricultural roots. And yet, the responsibility for farmworker housing is not just with these counties. In many counties, farmworkers choose to live within incorporated cities due to the diversity and availability of housing, proximity to schools and other employment opportunities for other family members, and overall affordability. Many

2. HOUSING NEEDS ASSESSMENT

farmworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often, farmworkers are forced to occupy substandard homes or live in overcrowded situations.

In the Bay Area, about 3.7% of farmworkers, including both seasonal and permanent residents, are in San Mateo County. However, per the USDA, today's farmworkers can commute up to 75 miles to the workplace. Based on this, the need for housing for agricultural workers is not just the responsibility of Bay Area counties with a robust agricultural economy. In Foster City, according to the U.S. Census Bureau, ACS 5-Year Data (2015-2019), there are approximately 75 residents employed in the agriculture, forestry and fishing industries.

Extremely Low-Income Households

In Foster City, 63.9% of households make more than 100% of AMI, compared to 7.9% making less than 30% of AMI (1,008 households), which is a much lower percentage than the region (14.7%) or San Mateo County (13.3%) (see Figure 2-5). In San Mateo County, 30% AMI is the equivalent to the annual income of \$44,000 for a family of four. Many households with multiple wage earners—including food service workers, full-time students, teachers, farmworkers, and healthcare professionals—can fall into lower AMI categories due to relatively stagnant wages in many industries.

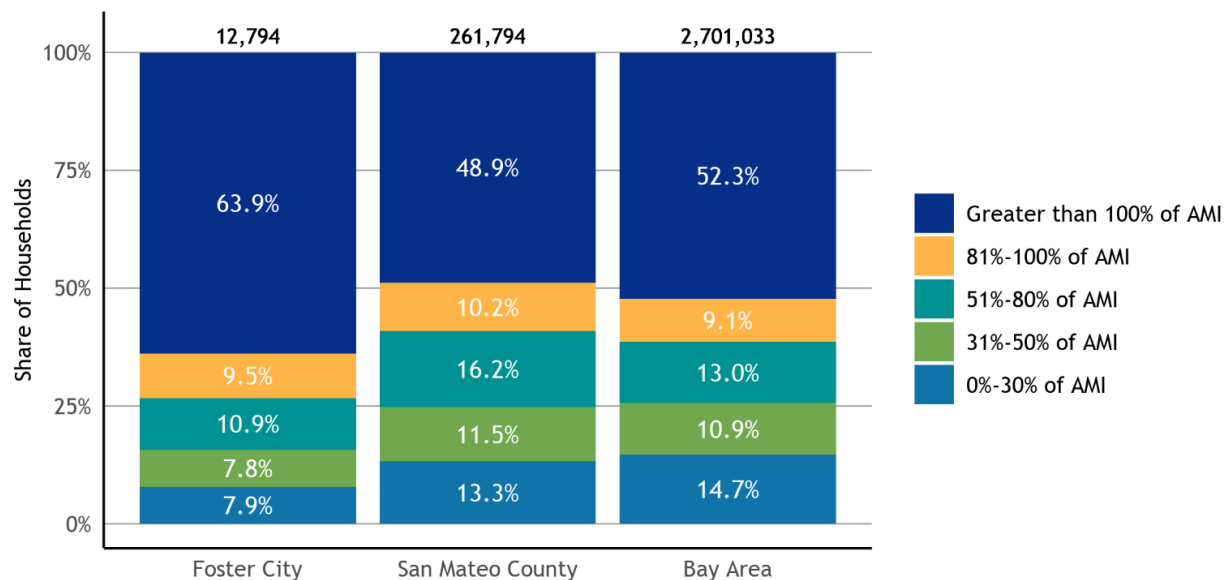


Figure 2-5: Households by Household Income Level

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

HCD's guidance notes that instead of using U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households. The City assumes that 50% of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 260 extremely low-income housing units in Foster City, or half of 520.

People Experiencing Homelessness

Homelessness remains an urgent challenge throughout the region, reflecting a range of social, economic, and psychological factors. Homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.5% are unsheltered. Of homeless households with children, most are sheltered in emergency shelters.

San Mateo County conducted the latest Point in Time (PIT) Count from February 24, 2022 through March 3, 2022. Volunteers were deployed to conduct an observational count of those experiencing unsheltered homelessness. In both 2019 and 2022, Foster City had four unsheltered homeless according to the San Mateo County PIT data (<https://www.smcgov.org/media/133851/download?inline=>). Foster City's strategy has been to support Countywide efforts and agencies providing services and facilities that are better located to be effective (see Table 2-1).

More information on each of these population groups can be found in Appendix A.

ASSISTED RENTAL HOUSING "AT RISK" OF CONVERSION

Foster City prioritizes preserving assisted housing developments and at-risk units that could be lost over the next 10 years and adequately planning for preventing or minimizing tenant displacement and reduction in the local affordable housing stock. At-risk units are defined as multi-family rental housing complexes which are eligible to convert to market-rate due to the expiration of some types of affordability restrictions, such as termination of subsidy contract, mortgage prepayment, or expiring use restrictions. The only affordability restrictions due to expire in the next 10 years are the last 10 of the 74 units at Foster's Landing, set to expire on December 31, 2023. The City has worked with the landlord, Essex Property Trust, to develop and implement several programs to assist the tenants to relocate. The majority of Foster City's affordable housing inventory is at a low risk with many of the existing affordable units secured in perpetuity or owned and operated by non-profit housing providers. A more detailed assessment is included in Appendix A.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The RHNA process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. This process is repeated every 8 years, **and for this cycle the Bay Area is planning for the period from 2023 to 2031.** In the case of the San Francisco Bay Area, ABAG, and HCD determine the number of housing units that should be produced in the region. This determination of need is primarily based on estimated job growth.

2. HOUSING NEEDS ASSESSMENT

TABLE 2-1: NUMBER OF UNSHELTERED INDIVIDUALS BY SAN MATEO COUNTY CITIES

City	2013 Count	2015 Count	2017 Count	2019 Count	2022 Count
Atherton	0	1	0	1	3
Belmont	43	11	3	7	13
Brisbane	34	21	19	4	6
Burlingame	13	7	21	25	10
Colma	7	3	1	8	1
Daly City	27	32	17	66	49
East Palo Alto	119	95	98	107	169
Foster City	7	0	6	4	4
Half Moon Bay	114	84	43	54	68
Hillsborough	0	0	0	0	0
Menlo Park	16	27	47	27	56
Millbrae	21	8	7	9	9
Pacifica	150	63	112	116	161
Portola Valley	2	0	1	0	0
Redwood City	306	223	94	221	245
San Bruno	98	8	26	12	63
San Carlos	10	20	28	30	14
San Francisco International Airport	5	1	3	21	14
San Mateo	103	82	48	74	60
South San Francisco	173	55	33	42	42
Unincorporated	46	32	30	73	43
Woodside	6	2	0	0	0
Total	1,299	775	637	901	1,092

Note: Universe: Population experiencing homelessness.

Source: San Mateo County: Annual Point in Time Count Report.

ABAG then allocated that need for each jurisdiction, based on their share of the region's households and adjusted for access to high opportunity areas, proximity of jobs to transportation and transit, and an equity adjustment to ensure that each jurisdiction receives an allocation of lower-income units that is at least proportional to its share of the region's total households in 2020 (see Table 2-2). As shown above in Table 2-2, the amount of housing required is significantly higher than required for the last Housing Element. Approximately 43% of all new housing is required to be affordable to low- and very low-income households.

This chapter has summarized a wide variety of housing needs that are presented in more detail in Appendix A. Table 2-3 below identifies the links between the housing needs and contributing factors and highlights the key actions proposed to address these needs. Some of these needs and actions overlap with those discussed in Chapter 3 and Appendix B regarding Affirmatively Furthering Fair Housing.

TABLE 2-2: FOSTER CITY'S CURRENT AND PAST RHNA

Housing Element Cycle	Very Low	Low	Moderate	Above Moderate	Total
2001 – 2006	96	53	166	375	690
2007 – 2014	111	80	94	201	486
2015 – 2022 (5 th Cycle)	148	87	76	119	430
2023 – 2031 (6 th Cycle)	520	299	300	777	1,896

Source: ABAG, 2021. Final RHNA Allocation Report 2023-2031, December.

2. HOUSING NEEDS ASSESSMENT

TABLE 2-3: HOUSING NEEDS ACTION PLAN

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
About 32.6% of renters and 32.9% of owners are cost burdened or severely cost burdened.	Growth in rents and sales prices have outpaced income growth.	Increase the supply of affordable housing through a variety of programs:	
	Lack of adequate supply of housing has increased demand and prices.	▪ H-A-5-b: Local, State and Federal Funding for Affordable Housing	▪ Apply for at least one funding opportunity per year
		▪ H-A-5-e: NOFAs for Affordable Housing	▪ Biannually beginning in 2024
		▪ H-C-4-a: Rental Housing Assistance Information	▪ December 2023 and then annually ▪ Increase number of housing vouchers used in Foster City by 2 per year
		▪ H-D-1-b: General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory	▪ Prior to or upon adoption of Housing Element
		▪ H-D-4-a: ADUs	▪ 24 ADUs by 2031
		▪ H-D-4-b: ADU/JADU Financial Incentive Program	▪ Implement program by December 2024 ▪ Provide 5-8 income-restricted ADU units by 2031
		▪ H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review	▪ December 2024
		▪ H-D-4-d: Improved Public Information on ADUs	▪ Improve website and counter information by December 2023
		▪ H-D-4-e: Amnesty Program for Existing Unapproved ADUs	▪ Implement program by December 2025
		▪ H-D-4-f: Objective Design Standards for ADUs	▪ Adopt standards by December 2024
		▪ H-D-4-g: Multi-Family ADUs	▪ 40-70 multi-family ADUs by 2031
		▪ H-D-4-i: Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zoned Areas	▪ Allow up to 3 ADUs per single-family lot by December 2023
		▪ H-D-4-j ADUs and JADUs in Religious and Institutional Uses and School Sites	▪ 12 units in religious and institutional sites by 2031 ▪ 12 units in school sites by 2031

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> H-E-2-a: Inclusionary 20% Requirement H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirements Including Extremely Low-Income H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> Ensure inclusionary units are provided consistent with ordinance requirements Ensure inclusionary units are provided consistent with ordinance requirements Ongoing: at least 5 new matches per year
		<ul style="list-style-type: none"> H-E-10-a: Improve Housing Mobility and Increase Missing Middle Housing Choices 	<ul style="list-style-type: none"> Implement a suite of programs with mid-cycle review in 2027
Increasing senior population results in needs to age in place, move to multi-family and/or accessible units.	Many seniors on fixed incomes find it difficult to keep up with increases in housing cost.	Increase support for seniors to age in place or move to appropriate housing: <ul style="list-style-type: none"> H-F-1-f: Support Services for Special Needs Population H-F-1-h: Age Friendly Initiative 	<ul style="list-style-type: none"> Host roundtable annually beginning by December 2024 Adoption of Age-Friendly Action Plan by December 2024
Increase in jobs to household ratio creates need for more units.	Foster City (and San Mateo County as a whole) has added more jobs than housing units in the past 10 years.	Increase the supply of affordable housing through a variety of programs (described above).	
Home ownership costs are out of reach for households earning a low or moderate income.	Growth in sales prices has outpaced income growth.	Provide assistance to lower income homeowners: <ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowners Rehabilitation Loans H-B-2-b: Facilitate Non-Profit Rehabilitation/Maintenance Assistance 	<ul style="list-style-type: none"> 18 new loans by 2031, half very low income and half low-income 6 units improved with assistance by 2031 or 1 very low-income owner unit improved with assistance per year
Persons with disabilities face additional housing challenges	<p>Difficulties are compounded with low income, racial discrimination, need for supportive services, and/or other factors.</p> <p>Persons with disabilities often need extremely low-income housing.</p>	Provide housing that addresses special needs for accessibility and supportive services: <ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowners Rehabilitation Loans H-B-2-b: Facilitate Non-Profit Rehabilitation/Maintenance Assistance 	<ul style="list-style-type: none"> 18 new loans by 2031, half very low income and half low-income 6 units improved with assistance by 2031 or 1 very low-income owner unit improved with assistance per year

2. HOUSING NEEDS ASSESSMENT

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> H-D-4-b: ADU/JADU Financial Incentive Program 	<ul style="list-style-type: none"> Implement program by December 2024 Provide 58 income-restricted ADU units by 2031
		<ul style="list-style-type: none"> H-D-6-c: Amend Parking Requirements 	<ul style="list-style-type: none"> December 2024
		<ul style="list-style-type: none"> H-E-1-a: Existing Unit Purchase Program-Opportunities for Supportive Housing 	<ul style="list-style-type: none"> One (1) unit converted to supportive housing by 2031
		<ul style="list-style-type: none"> H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement 	<ul style="list-style-type: none"> Ensure inclusionary units are provided consistent with ordinance requirements
		<ul style="list-style-type: none"> H-E-9-a: Family Friendly Housing 	<ul style="list-style-type: none"> Facilitate ten (10) rental units of 3 or more bedrooms by 2031.
		<ul style="list-style-type: none"> H-E-9-b: Small Housing Units 	<ul style="list-style-type: none"> Facilitate ten (10) rental units less than 500 SF by 2031
		<ul style="list-style-type: none"> H-F-1-a: Facilities and Services for Special Needs 	<ul style="list-style-type: none"> Establish expedited permit review process and begin annual proactive outreach by December 2023 Facilitate at least one (1) new facility serving special needs population during the planning period
		<ul style="list-style-type: none"> H-F-1-c: Adaptable/Accessible Units for the Disabled 	<ul style="list-style-type: none"> Ensure accessible and adaptable units are provided consistent with the California Building Code and that affirmative marketing is included consistent with Chapter 17.90 and the City's BMR Administrative Guidelines
		<ul style="list-style-type: none"> H-F-1-d: Reasonable Accommodation 	<ul style="list-style-type: none"> Amend Chapter 17.84 by December 2023 Update City's website by December 2023
		<ul style="list-style-type: none"> H-F-1-e: Home Sharing for Special Needs Population 	<ul style="list-style-type: none"> At least 50% of home share matches assist someone with special needs
		<ul style="list-style-type: none"> H-F-1-f: Support Services for Special Needs Population 	<ul style="list-style-type: none"> Host roundtable annually beginning by December 2024

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> H-F-1-g: Extremely Low-Income Units for Special Needs 	<ul style="list-style-type: none"> Ensure affirmative marketing plan is provided and implemented for ELI units
		<ul style="list-style-type: none"> H-F-1-h: Age Friendly Initiative 	<ul style="list-style-type: none"> Adopt Age-Friendly Action Plan by December 2024
		<ul style="list-style-type: none"> H-F-1-i: Community Care Facilities 	<ul style="list-style-type: none"> Amend regulations by December 2024
		<ul style="list-style-type: none"> H-F-3-a: Transitional and Supportive Housing Zoning 	<ul style="list-style-type: none"> Ensure regulations are applied so that transitional and supportive housing is subject only to the same restrictions as other residential uses in the same zone
		<ul style="list-style-type: none"> H-F-3-b: Supportive Housing 	<ul style="list-style-type: none"> Amend regulations by December 2023
		<ul style="list-style-type: none"> H-F-1-j: Public Investment in Accessibility 	<ul style="list-style-type: none"> Target areas with higher disabled populations – Census Tracts 6083 and 6080.25 Number of capital improvement projects identified in the CIP budget each year that include accessibility improvements
		<ul style="list-style-type: none"> H-F-3-a: Transitional and Supportive Housing Zoning 	<ul style="list-style-type: none"> Ensure regulations are applied so that transitional and supportive housing is subject only to the same restrictions as other residential uses in the same zone
		<ul style="list-style-type: none"> H-F-3-b: Supportive Housing 	<ul style="list-style-type: none"> Amend regulations by December 2023
		<ul style="list-style-type: none"> H-C-3-c: Facilitate Resolution of Rental Disputes 	<ul style="list-style-type: none"> Ongoing
		<ul style="list-style-type: none"> H-C-3-d: Facilitate Tenant Protection Act of 2019 (AB 1482) 	<ul style="list-style-type: none"> Update website by December 2023 Provide at least one information session per year
		<ul style="list-style-type: none"> H-G-1-a: Non-Discrimination 	<ul style="list-style-type: none"> Update website by December 2023 Hold at least one (1) informational sessions for landlords and tenants annually beginning in 2024

2. HOUSING NEEDS ASSESSMENT

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> H-G-2-a: Anti-Discrimination Regulations 	<ul style="list-style-type: none"> Implement program by December 2023 Provide updated information annually
		<ul style="list-style-type: none"> H-G-2-b: Fair Housing Training for Landlords and Tenants 	<ul style="list-style-type: none"> Conduct at least one fair housing training for tenants and landlords annually, beginning in 2024
		<ul style="list-style-type: none"> H-G-2-c: Information Specific to Fair Housing 	<ul style="list-style-type: none"> Implement program by December 2023 Number of physical locations the resources are made available without requiring internet access
		<ul style="list-style-type: none"> H-G-2-d: Multilingual Tenant Resources 	<ul style="list-style-type: none"> Implement program by December 2024 Collaboration for provision of multilingual fair housing services
		<ul style="list-style-type: none"> H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> Research options and report to City Council by December 2024
Very few housing units are available for extremely low-income households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<p>Increase the supply of extremely low-income housing:</p> <ul style="list-style-type: none"> H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirements including Extremely Low-Income H-E-9-b: Small Housing Units 	<ul style="list-style-type: none"> Ensure inclusionary units are provided consistent with ordinance requirements Facilitate ten (10) rental units less than 500 SF by 2031
A variety of housing types in all areas of the city are needed to provide housing choices for all types of households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<p>Provide sites in the Sites Inventory that expand BMR units geographically and provide programs that provide a variety of housing unit types:</p> <ul style="list-style-type: none"> H-D-4-a-h: ADUs H-E-6-a: Home Sharing Program H-E-9-a: Family Friendly Housing H-E-9-b: Small Housing Units H-E-10-a: Improve Housing Mobility and Increase Missing Middle Housing Choices 	<ul style="list-style-type: none"> 24 ADUs by 2031 Ongoing: at least 5 new matches per year Facilitate ten (10) rental units of 3 or more bedrooms by 2031. Facilitate ten (10) rental units less than 500 SF by 2031 Annual Monitoring; mid-cycle review in 2027



CHAPTER 3 | AFFIRMATIVELY FURTHERING FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combating discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

In order to comply with AB 686, the City has collaborated with Root Policy Research, 21 Elements, the Association of Bay Area Governments (ABAG), and UC Merced to complete **a full assessment and outreach plan, including an analysis of the history of the region in regard to fair housing, which can be found in Appendix B including source references and charts.** The Fair Housing Assessment for Foster City includes the following sections: **fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the City’s fair housing action plan.**

PRIMARY FINDINGS

A summary of the major findings is as follows:

- **Foster City replicates San Mateo County and region overall in terms of household size and household composition but diverges in household income and racial diversity:** Foster City has a much higher proportion of households with incomes greater than 100% AMI than the County or region and a much lower proportion of lower than 50% AMI households. Between 2010 and 2020, the number of lower-income households (<\$50,000) in Foster City declined by 22%, either because they left the city or moved to a higher-income bracket. This was offset by an increase in higher-income households (\$100,000 or more) (an increase of 36%). Middle-income households (\$50,000 up to \$100,000) also declined in the city and county, though Foster City’s population declined the greatest at 44% compared to the decline in the county at 27%.
- In regards to racial diversity in comparison to the County, Foster City has a much higher share of Asian households (48% in Foster City compared to 30% in San Mateo County). Foster City’s residents have grown **more racially diverse since 2000 largely due to the growth of Asian residents, primarily Asian Indian and Chinese.** There has

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

also been notable growth in the city's population of residents identifying as Black/African American (from 282 people in 2010 to 717 people in 2020) and Hispanic/Latino (an increase of 717 people between 2010 and 2020), although these populations have remained small overall (1.4% Black/African American and 7.2% Latinx in 2020) in comparison to White (31.8% in 2020) and Asian (58.8% in 2020) residents. Overall, the city has low to moderate diversity and is less diverse than the City of San Mateo and Redwood City, but somewhat more diverse than other nearby higher income communities.

- **Where segregation¹ exists in the city, it is for Asian residents.** From 2000 to 2020, Asian residents have become increasingly more isolated, while White residents have become less segregated from other racial groups.² In comparison to the average Bay Area city, in Foster City, Asian residents are more segregated and White residents are less segregated. There are no concentrations of above moderate-income residents in Foster City and there is less neighborhood level income segregation in Foster City than in the average Bay Area city.
- **The share of the population living with at least one disability is 7% in Foster City compared to 8% in San Mateo County and 10% in the Bay Area.** Foster City has no Census tracts where the population of persons with disabilities exceeds 10%. Foster City's population of residents with a disability significantly declined between 2012 and 2020 with 84% of residents under 65 and 94% over 65 leaving the city. This is substantially higher than the county overall where younger populations have minimally decreased (-4%) and older populations increased (28%).
- **Foster City's households are mostly made up of 3- to 4-person households (38%) and 2-person households (36%).** Compared to the County and Bay area overall, Foster City has slightly fewer 1-person households (20% compared to 22% in the county) and 5-person households (6% compared to 11% in the county).
- **Poverty rates vary modestly across races and ethnicities—except for residents identifying as “other” races or mixed-race.** More than one-fourth (26.4%) of residents identifying as “other race or multiple races” live below the poverty line, many of whom are children. Hispanic/Latinx³ residents also have lower income distribution and higher poverty rates (8.3%). In Foster City, 3.5% of the 2020 population lives below the poverty line, compared to 6.7% in San Mateo County.
- **Foster City scores well on positive environmental outcomes, with no census tracts in the city scoring poorly.** The City also scores high on California Healthy Places Index (HPI)—based on 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and health care.
 - The City's location, on the coast and away from uses that emit pollution, is a major factor that contributes to such positive environmental outcomes. With less congestion and traffic, coastal

¹ Segregation is defined as a high concentration of persons of a particular race, religion, or some other category.

² Foster City's isolation index of 0.538 for Asian residents means that the average Asian resident lives in a neighborhood that is 53.8% Asian. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. Additional explanation, including the isolation index values for all racial groups in Foster City for the years 2000, 2010, and 2020 can be found in Appendix B, Section 3.2.

³ Throughout this report, we will use the term used by the original data source, including Hispanic, Latino, and Latinx interchangeably.

cities often experienced reduced air pollution, improving livability indexes and both environmental and health outcomes.

- Both Foster City and San Mateo County have also prioritized planning and policy identification for anticipated climate impacts in the Bay Area.
- In order to maintain FEMA accreditation and keep Foster City properties out of the flood zone, Foster City voters approved Measure P in 2018, authorizing the City to issue a \$90 million general obligation (GO) bond to improve and strengthen the Foster City levee system. The Levee Improvements Project began construction in 2020 and is anticipated to be completed in 2024.
- **All of Foster City is considered a high resource area; there are no concentrations of poverty or significant racially segregated housing areas.**
- **Foster City offers a variety of housing types** with mostly medium or large multi-family (37.5%) and single-family detached units (35.4%). One-fifth are single family attached and 7% are small multi-family units.
- **Renters are more likely to be living in 1- and 2-bedroom units than owners, and owners are more likely to be occupying 3- to 4- and 5-bedroom units.** To the extent that larger renter households desire to live in Foster City, **the lack of rental housing stock to accommodate their needs could limit their access to housing in the city.**
- **There are disparities in housing cost burden in Foster City by race and ethnicity—but not by tenure (renters/owners).** Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the city. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened. Renters are often more likely to be cost-burdened than owners—however, there are more concentrations of cost-burdened owners than renters in the city. Despite Foster City’s comparably high housing costs, cost burden is on par with the County and Bay Area.
- **The vast majority of households (95%) in Foster City are not overcrowded**—indicated by more than one occupant per room. This slightly better than the percentage of households that are not overcrowded in San Mateo County (92%) and the Bay Area at large (93%). However, renter households are more likely to be overcrowded, with 5.9% of households with more than one occupant per room, compared to 1.4% of owner households. Low rates of overcrowding are associated with low displacement risk in Foster City.
- **Barriers to housing choice are largely related to the city’s very high costs of housing and lack of affordable production.** Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Just 9% of the city’s rental units rent for \$2,000 and less. **The County has four times the proportion of rentals priced under \$2,000 than the City.**
- **Three of the city’s nine census tracts are vulnerable to displacement and most of these are also tracts where the proportion of renters are the highest, according to a metric developed by the**

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Urban Displacement Project.⁴ Housing vulnerability/instability and risks of displacement in Foster City could be driving lower-income households (<\$50,000) to leave the area at higher rates.

- **Mortgage denial rates are relatively modest—ranging from 12% to 20%—and similar across races and ethnicities.**
- **Nearly 17,000 jobs in Foster City can be accessed via public transportation** and 89% of the city's stations and vehicles are considered ADA-accessible—similar to the county overall (89%).⁵ Importantly, however, substantially more jobs can be accessed by personal vehicles—in 2022, an estimated 107,000 jobs are accessible via car. This can present job access challenges for Foster City's residents as commute times are long (33 minutes on average)—especially compared to the county (27 minutes) and surrounding jurisdictions (e.g., Redwood City has an average commute time of 26 minutes). **Yearly household transportation costs could also restrict access to jobs and increase unemployment**—in 2021, average transportation costs for Foster City's residents was \$14,595 per year. Combined with high housing costs, lower-income households are more likely to experience disparities in job access.
 - Foster City has reduced transportation costs for commuters with shuttles, initiated between 2003 and 2012 through agreements with employers and Commute.org. Foster City's shuttle services—North Foster City, Lincoln Centre, and Mariners Island—service relatively similar routes in the city with all shuttles servicing Chess Drive and Lakeside Drive. These same areas received the highest job proximity index by block group in 2018 with a score of 80.
 - Foster City's transit lines—AC transit and SamTrans transit—are more widespread with stops in various areas of employment such as shopping areas. Census tracts that do not have shuttle service options received a lower job proximity index of 60-80 and between 2000 and 2014 reduced poverty levels at a lower rate than areas with shuttle access.
- There are no prominent pockets of unemployment in Foster City—all census tracts have an unemployment rate of 0% to 8%. Foster City's January 2021 unemployment rate of 4.1% is lower than both the Bay area region (5.9%) and county overall (6.6%).
- **Racial and ethnic minority students** served by the San Mateo Union High School District, of which Foster City is part, **experience lower educational outcomes compared to other students.** Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. However, **Pacific Islander, Hispanic, and Black students in the San Mateo Union High School District were less likely to meet the admission standards**, with rates of 29%, 46%, and 46% respectively. Homeless students in the San Mateo Union High School District are less likely to meet UC or CSU admission standards compared to other school districts in the county—only 21% of students experiencing homelessness met admission rates in 2020-2021. Although San Mateo Union High School District has relatively low dropout rates—4% of students—compared to other districts in the County, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.**

⁴ Chapple, K., Thomas, T., and Zuk, M., 2021. Urban Displacement Project website. Berkeley, CA: Urban Displacement Project. Also see Section 5.6 in Appendix B.

⁵ See Section 4.3 in Appendix B for more detailed information and sources.

- Barriers to positive education outcomes and access to high-performing schools in the city involve various factors—absenteeism, extenuating circumstances, and dropout and discipline (e.g., suspension) rates. In Foster City, Pacific Islander students experience chronic absenteeism at a disproportionately higher rate than other students—32% of students identifying as Pacific Islander were considered chronically absent in the 2020-2021 school year. This represents a 26%-point gap between rates for the overall student body (6%). Chronic absenteeism for the county overall are similar—Pacific Islander (26%), Black/African American (18%), and Hispanic (15%) students had the highest rates compared to the county’s student body (10%). Students with disabilities are also more likely to be chronically absent—Bayshore Elementary was the only school district to have lower rates of chronic absenteeism for students with disabilities than all students in the district.
- **Resident-reported housing challenges and discrimination.** Nearly 150 residents of Foster City completed a survey about their housing challenges conducted by Root Policy Research for all San Mateo County jurisdictions. Most respondents did not report housing concerns, and most were owners. Respondents proportionally represented Black or African American and Hispanic residents in the city; however, more respondents were White and fewer were Asian than in the city overall.
- The top needs identified by those with challenges include:
 - 80% of Housing Choice (Section 8) voucher holders said **finding a unit that takes vouchers is “somewhat” or “very” difficult**. These respondents cited a variety of factors for those difficulties including vouchers not covering rent (38%), not enough time to find units that accept vouchers (38%), landlords not renting to voucher holders (23%), and difficulty finding information about units that accept vouchers (23%);
 - 20% of respondents said that **public transit does not go to needed locations or operate during times needed**, and 14% said they cannot get to transit easily or safely;
 - 20% said their house or apartment is not large enough for their family;
 - 15% of respondents said they would like to move from their current housing but cannot afford to; and
 - 11% said the HOA in their neighborhood would not let them make desired changes to their house or property.
- **Some residents reported experiencing housing discrimination:**
 - Respondents with disabilities said they had been told their **rent would cost more because of their service or emotional support animal** and/or told they could not have a service or emotional support animal.
 - 20% of residents who thought they had been **discriminated against in sales transactions** said a real estate agent required prequalification before they would show properties; 17% were refused a mortgage loan; 10% said a real estate agent would not make a disability accommodation.
 - The top reasons for being denied housing were:
 - Landlord not accepting the applicants’ source of income such as social security or disability benefits (28% of those denied).
 - Lack of a stable housing record (28%).
 - Lack of a regular or consistent job or job history (28%).
 - Income too low (17%).

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

- Health care or service needs (17%).
- Foreclosure, children in the household, real or perceived sexual orientation or gender identity, COVID, and/or language spoken (each 11%).
- Though fair housing complaints and inquiries are rather low in Foster City, **four of seven inquiries in the past eight years (2013-2021) were cited as “disability” bias**—compared to Redwood City (five) and the City of San Mateo (four).
- **The City is aware of two legal cases in Foster City involving fair housing issues.** The first case related to the Redevelopment Plan adopted by the Foster City Community Development Agency (Agency) in November 1981 and the Housing Element adopted by the City in May 1981. The Settlement Agreement imposes minimums on the Agency for spending on low- and moderate-income housing and for the quantity of affordable housing by income level. The second case was in 2004 between BRE Properties (former owner of Foster’s Landing), a Foster’s Landing tenant, and Department of Fair Employment and Housing (DFEH) resulting in the agreement by BRE Properties to provide training on the duties, responsibilities, obligations, and rights of an owner and/or managing agent.
- **The proposed housing sites in the Sites Inventory are well distributed throughout the city.** The additional housing site locations in the Sites Inventory will expand deed restricted affordable housing to the southern edge of the city with inclusion of the Lantern Cove and Schooner Bay sites, and farther west to the Harbor Cove site. **There are not existing patterns of socio-economic concentrations that could be exacerbated by the inclusion or exclusion of housing sites.** Sites are discussed in depth in *Chapter 5, Housing Resources and Sites* and *Appendix D, Housing Resources and Sites*. The AFFH analysis of the Sites Inventory is discussed in detail in *Appendix B, Section 6*.
- **There are a few tracts with some larger deviations from citywide averages that may be suitable for geographic targeting of programs.** Observations on the factors that have more variation from citywide averages include:
 - **Disability.** Census tracts 6083 (Neighborhood 3) and 6080.25 (central Foster City) have the highest percentage of persons with a disability at 9.2% and 9.6%, respectively, compared to the citywide average of 7.1%. Tract 6080.25 includes the City’s two affordable senior apartments and Atria assisted living facility. Geographic targeting of Program H-F-1-j Public Investment in Accessibility could be utilized in these two tracts.
 - **Renter Cost Burden.** Census tract 6080.13 and 6080.23 (Neighborhoods 7 and 8) include the highest renter cost burden at 49.5% compared to the citywide average of 32.6%. The Lantern Cove and Schooner Bay sites in this area will increase the significantly housing options and affordable housing in this neighborhood.
 - **Owner Cost Burden.** Census tracts 6083 (Neighborhood 3) and 6082 (Neighborhood 2) include higher owner cost burden at 41.1% and 38.9%, respectively, compared to the citywide average of 32.9%. Geographic targeting of Program H-B-2-a Lower-Income Homeowner Rehabilitation Loans and H-B-2-b: Facilitate Non-Profit Rehabilitation/Maintenance Assistance could help address this.

CONTRIBUTING FACTORS AND FAIR HOUSING ISSUES

The following fair housing issues were identified as a result of the detailed analysis included in Appendix B:

- Foster City's high housing costs limit housing choice and have a disproportionate impact on Black or African American and Hispanic households.

Contributing Factors

- Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments. These jobs often do not support the city's housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden (Highest priority).
- The lack of housing in Foster City to accommodate larger renter households can disproportionately impact households of color, which tend to be larger (Highest priority).
- Foster City's low production of affordable housing limits housing choices of Black or African American and Hispanic households who have lower incomes.

Contributing Factors

- Foster City has had limited production of affordable housing. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City's inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the city's rental units rent for \$2,000 and less. San Mateo County has four times the proportion of rentals priced under \$2,000 than the City (High priority).
- Foster City's multi-family housing is aging and vulnerable to redevelopment and displacement of low- and moderate-income households.

Contributing Factors

- The high water table in Foster City creates maintenance needs, particularly for multi-family buildings (Medium Priority).
- Aging, low-density apartment developments may have economic incentives to redevelop (High priority).
- Residents report experiencing fair housing discrimination in Foster City mostly based on disability and/or being a voucher holder/source of income. Few of those experiencing discrimination file complaints or take action.

Contributing Factors

- Property owners' lack of knowledge about fair housing laws (High priority).
- Property owners violating fair housing laws (High priority).
- Black or African American, Hispanic, and Pacific Islander students are less likely than other students to meet college admission standards and have higher high school dropout rates.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Contributing Factors

- The underlying factors for these differences are unknown and need to be examined as part of AFFH actions (Low priority).

CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, broad barriers to open housing choice, and until recently, very limited resources to respond to needs.

Foster City has historically accommodated a diversity of housing needs by offering a variety of housing types in all residential neighborhoods—more so than many jurisdictions in the County. Yet home values and rents are much higher in Foster City than in the County and the Bay area overall. Foster City's fair housing actions that are part of the overall Housing Element are intended to address barriers to housing choice by adding affordable housing options and preserving existing housing opportunities. Table 3-1 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Foster City, many of which also address housing needs identified in Table 2-3, Housing Needs Action Plan.

Contributing factors have been prioritized giving highest priority to those factors that:

- limit or deny fair housing choice,
- limit access to opportunity, or
- negatively impact fair housing or civil rights compliance.

The priorities for the Fair Housing Action Plan are:

1. Address disproportionate impacts by increasing the supply of affordable housing and providing more housing choices throughout the city. (Highest)
2. Protect tenants from displacement through an anti-displacement strategy. (High)
3. Address housing discrimination through fair housing information and training. (High)
4. Address housing discrimination by providing additional support and opportunities for housing to meet special needs. (High)

The City also considered the limitations of the City's authority/ability to influence change in a contributing factor. Lower prioritization also reflects the limitations of the City's powers to change some factors.

FAIR HOUSING ACTION PLAN

TABLE 3-1: SUMMARY MATRIX OF FAIR HOUSING ISSUES AND ACTIONS

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Foster City's high housing costs limit housing choice and have a disproportionate impact on Black or African American and Hispanic households.	<p>Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments. These jobs often do not support the city's housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden. Low Priority</p> <p>The lack of housing in Foster City to accommodate larger renter households can disproportionately impact households of color, which tend to be larger. Moderate Priority</p>	<p>Increase the supply of affordable housing through a variety of programs:</p> <ul style="list-style-type: none"> H-C-4-a: Rental Housing Assistance Information H-D-1-b: General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory H-D-4-a: ADUs H-D-4-b: ADU/JADU Financial Incentive Program H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review H-D-4-d: Improved Public Information on ADUs H-D-4-e: Amnesty Program for Existing Unapproved ADUs H-D-4-f: Objective Design Standards for ADUs H-D-4-g: Multi-Family ADUs H-D-4-i: Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zones Areas H-D-4-j ADUs and JADUs in Religious and Institutional Uses and School Sites 	<ul style="list-style-type: none"> December 2023 and then annually Increase number of housing vouchers used in Foster City by 2 per year Prior to or upon adoption 24 ADUs by 2031 Implement program by December 2024 Provide 5-8 income-restricted ADU units by 2031 December 2024 Improve website and counter information by December 2023 Implement program by December 2025 Adopt standards by December 2024 40-70 multi-family ADUs by 2031 Amend Chapter 17.78 by December 2023 12 units in religious and institutional sites by 2031 12 units in school sites by 2031

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> ▪ H-E-2-a: Inclusionary 20% Requirement 	<ul style="list-style-type: none"> ▪ Ensure inclusionary units are provided consistent with ordinance requirements
		<ul style="list-style-type: none"> ▪ H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirements Including Extremely Low-Income 	<ul style="list-style-type: none"> ▪ Ensure inclusionary units are provided consistent with ordinance requirements
		<ul style="list-style-type: none"> ▪ H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> ▪ Ongoing: at least 5 new matches per year
		<ul style="list-style-type: none"> ▪ H-E-10-a: Improve Housing Mobility and Increase Missing Middle Housing Choices 	<ul style="list-style-type: none"> ▪ Annually review progress; if at mid-cycle review in 2027 the City is not on track, then initiate necessary zoning text or map amendments or other changes.
Foster City's low production of affordable housing limits housing choices of Black or African American and Hispanic households who have lower incomes.	Foster City has had limited production of affordable housing. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City's inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City's rental units rent for \$2,000 and less. San Mateo County has four times the proportion of rentals priced under \$2,000 than the city. High Priority	Increase the supply of affordable housing through a variety of programs (described above).	
Foster City's multi-family housing is aging and vulnerable to redevelopment and displacement of low- and moderate-income households.	The high water table in Foster City creates maintenance needs, particularly for multi-family buildings. Moderate Priority Aging, low-density apartment developments may have economic incentives to redevelop. High Priority	Protect tenants from displacement through an anti-displacement strategy: <ul style="list-style-type: none"> ▪ H-C-2-c: Replacement Unit Requirements ▪ ▪ H-C-3-a: Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments 	<ul style="list-style-type: none"> ▪ Amend requirements by December 2023 ▪ Establish submittal requirements by December 2023

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> Review and approve of an Anti-Displacement Plan that minimizes displacement for any repair or redevelopment that would displace one or more tenants 	
		<ul style="list-style-type: none"> H-C-3-b: Anti-Displacement Strategy 	<ul style="list-style-type: none"> Implement program by December 2024
Residents report experiencing fair housing discrimination in Foster City mostly based on disability and/or being a voucher holder/source of income. Few of those experiencing discrimination file complaints or take action.	<p>Tenants' and property owners' lack of knowledge about fair housing laws. High Priority</p> <p>Property owners violating fair housing laws. High Priority</p> <p>Tenants fear of retaliation, few options to relocate. High Priority</p>	<p>Address housing discrimination through fair housing outreach and education:</p> <ul style="list-style-type: none"> H-C-3-c: Facilitate Resolution of Rental Disputes H-C-3-d: Facilitate Tenant Protection Act of 2019 (AB 1482) H-G-1-a: Non-Discrimination H-G-2-a: Anti-Discrimination Regulations H-G-2-b: Fair Housing Training for Landlords and Tenants H-G-2-c: Information Specific to Fair Housing H-G-2-d: Multilingual Tenant Resources H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> Ongoing Update website by December 2023 Provide at least one information session per year Update website by December 2023 Hold at least one (1) informational sessions for landlords and tenants annually beginning in 2024 Implement program by December 2023 Provide updated information annually Conduct at least one fair housing training for tenants and landlords annually, beginning in 2024 Implement program by December 2023 Number of physical locations the resources are made available without requiring internet access Implement program by December 2024 Collaboration for provision of multilingual fair housing services Research options and report to City Council by December 2024

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		Provide additional support and opportunities for housing to meet special needs:	
		<ul style="list-style-type: none"> H-E-1-a: Existing Unit Purchase Program-Opportunities for Supportive Housing 	<ul style="list-style-type: none"> One (1) unit converted to supportive housing by 2031
		<ul style="list-style-type: none"> H-E-9-a: Family Friendly Housing 	<ul style="list-style-type: none"> Facilitate ten(10) rental units of 3 or more bedrooms by 2031.
		<ul style="list-style-type: none"> H-E-9-b: Small Housing units 	<ul style="list-style-type: none"> Facilitate ten (10) rental units less than 500 SF by 2031
		<ul style="list-style-type: none"> H-F-1-a: Facilities and Services for Special Needs 	<ul style="list-style-type: none"> Establish expedited permit review process and begin annual proactive outreach by December 2023 Facilitate at least one (1) new facility serving special needs population during the planning period
		<ul style="list-style-type: none"> H-F-1-c: Adaptable/Accessible Units for the Disabled 	<ul style="list-style-type: none"> Ensure accessible and adaptable units are provided consistent with the California Building Code and that affirmative marketing is included consistent with Chapter 17.90 and the City's BMR Administrative Guidelines
		<ul style="list-style-type: none"> H-F-1-d: Reasonable Accommodation 	<ul style="list-style-type: none"> Amend Chapter 17.84 by December 2023 Update City's website by December 2023
		<ul style="list-style-type: none"> H-F-1-e: Home Sharing for Special Needs Population 	<ul style="list-style-type: none"> At least 50% of home share matches assist someone with special needs
		<ul style="list-style-type: none"> H-F-1-f: Support Services for Special Needs Population 	<ul style="list-style-type: none"> Roundtable at least annually
		<ul style="list-style-type: none"> H-F-1-g: Extremely Low-Income Units for Special Needs 	<ul style="list-style-type: none"> Ensure affirmative marketing plan is provided and implemented for ELI units
		<ul style="list-style-type: none"> H-F-1-h: Age Friendly Initiative 	<ul style="list-style-type: none"> Adopt Age-Friendly Action Plan by December 2024

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Black or African American, Hispanic, and Pacific Islander students are less likely than other students to meet college admission standards and have higher high school dropout rates.	The underlying factors for these differences are unknown and need to be examined as part of AFFH actions. Low Priority	<ul style="list-style-type: none"> ▪ H-F-1-i: Community Care Facilities 	<ul style="list-style-type: none"> ▪ Amend regulations by December 2024
		<ul style="list-style-type: none"> ▪ H-F-1-j: Public Investment in Accessibility 	<ul style="list-style-type: none"> ▪ Target areas with higher disabled populations – Census Tracts 6083 and 6080.25 ▪ Number of capital improvement projects identified in the CIP budget each year that include accessibility improvements
		<ul style="list-style-type: none"> ▪ H-F-3-a: Transitional and Supportive Housing Zoning 	<ul style="list-style-type: none"> ▪ Ensure regulations are applied so that transitional and supportive housing is subject only to the same restrictions as other residential uses in the same zone
		<ul style="list-style-type: none"> ▪ H-F-3-b: Supportive Housing 	<ul style="list-style-type: none"> ▪ Amend regulations by December 2023
		<ul style="list-style-type: none"> ▪ Increase the supply of affordable housing through a variety of programs (described above). 	

3. AFFIRMATIVELY FURTHERING FAIR HOUSING



CHAPTER 4 | CONSTRAINTS

Many factors can constrain the provision of the quantity and affordability of housing. These include governmental factors such as land use controls, development standards, and fees as well as nongovernmental factors, such as the price of land, cost of construction, and environmental constraints.

State law, specifically Government Code Section 65583(a)(5-6) requires that the Housing Element include a discussion of the factors that present constraints to the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including both government actions and market forces (non-governmental constraints).

The identification and analysis of these constraints have informed the City of Foster City's development of appropriate programs that mitigate these constraints, as provided in Chapter 8, Housing Goals, Policies, and Programs.

GOVERNMENTAL CONSTRAINTS

City policies and regulations designed to address the City's goals for the overall quality of housing, preservation of neighborhood character, or safety or environmental goals can also result in constraints to housing. This section describes the City's policies and regulations that could potentially constrain housing and discusses measures to reduce such constraints.

KEY FINDINGS

Appendix C, Constraints, includes a detailed analysis of the potential constraints imposed by the City's policies and regulations, including General Plan Land Use designations, zoning regulations, development standards, parking requirements, inclusionary housing requirements, fees, permit processing procedures, and other factors. A summary of the key findings is provided below.

- **General Plan and Zoning Standards:** The City's Land Use and Circulation Element of the General Plan includes designations for various types of land uses on the Land Use Plan and also includes policies to guide development. Title 17, Zoning, of the Municipal Code regulates the types of uses, location, density, and scale of residential development as well as specifics such as parking, open space, landscaping, and other design-related requirements through standards. Limited densities in areas with adjacent higher densities

4. CONSTRAINTS

and services nearby unnecessarily restrict additional housing. Program H-D-1-b is added to make 'General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Site Inventory.'

- **Development Standards:** There are many locally imposed development standards that can affect the type, appearance, and cost of housing built in Foster City. Uncertainty of the City's expectation can result in additional processing time and cost. The Housing Accountability Act, among other things, prohibits a jurisdiction from denying or reducing the density of residential and mixed-use projects (comprised of 2/3 or more residential) if the project complies with objective design standards, unless a finding can be made that the project would have an unavoidable impact on public health or safety that cannot be mitigated in any way other than rejecting the project or reducing its size. Programs H-D-6-e and H-D-6-f are added to amend the Zoning regulations, including but not limited to R-3 and R-4, to include objective design standards and objective approval findings for new and redeveloped multi-family or mixed-use developments.
- **Minimum Floor Area:** Foster City zoning regulations include a minimum floor area for single-family dwelling, townhouse, condominium or apartment and this precludes some type of housing. Program H-D-6-b is added to rescind the minimum floor area requirement. These requirements were rescinded in January 2023.
- **Parking Requirements:** Parking requirements can add significantly to the cost of housing. Parking requirements are intended to provide adequate on-site parking so that parking doesn't impact adjacent areas. Program H-D-6-c is added to amend parking requirements for multi-family housing as necessary, including but not limited to setting a maximum of two stalls per unit and reducing guest parking requirements by 50%.
- **Fees:** Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city. Foster City's fees are higher than the median but within the interquartile range for single-family and multi-family units in a small project but are significantly lower than the median and the quartile 1 for multi-family units in a large project (see tables in Appendix C for more detail).
- **Impact Fees:** Impact fees are also charged to cover the cost of providing municipal services or mitigating project impacts. Program H-D-6-d is added to provide a 75% reduction in development impact fees for very low- and low-income units, provided that at least 20% of the units in the project are designated as affordable, and a 100% fee reduction for very low- and low-income units if at least 25% of the units in the project are designated as affordable per adopted Resolution No. 2022-75.
- **Processing Procedures:** Permit processing may pose a considerable constraint to the production and improvement of housing. Single-family home applications (a single unit on an existing lot) requires approximately one to two months from a complete submittal; while a multifamily family residential development consisting of 15 or more units can take approximately six to nine months. These timeframes are not unusual for residential developments in the region. The discrepancy in length of approval time between single family and multi-family developments is due to the level of complexity

of larger multi-family projects. Program H-D-6-a is added to review the entire development process and remove any governmental and regulatory constraints to the production of affordable housing, including streamlining the preliminary review process and to allow more types of projects to be approved at the staff level.

- **Standards Flexibility:** Foster City provides for a Planned Development (PD) process to allow certain zoning requirements to be different from those which otherwise would be required by a zoning district. PD allows flexibility of design which is in accordance with the objectives and spirit of the general plan. The applicant can choose to comply with the objective standards in the base zoning or may request flexibility in those standards. Program H-D-3-a is added to amend the zoning regulations for the Planned Development Combining District, Chapter 17.36, to align with requirements for objective standards and retain the ability to provide flexibility.
- **Infrastructure:** A Water Capacity Study was conducted to assess total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection compared to the projected water demand associated with the 2023-2031 Housing Element. The Water Capacity Study concludes that the water demand associated with the 2023-2031 Housing Element, in addition to the existing and future uses will be accommodated during non-drought years within a 20-year projection. However, during single and multiple dry years, EMID's total annual water demand is expected to exceed EMID's available water supplies from 2025 to 2045 with or without the additional demand from the 2023-2031 Housing Element. The estimated demand from the 2023-2031 Housing Element, in addition to the demand from the existing and planned future uses, will exacerbate EMID's existing projected water supply shortfall during single and multiple dry years. The Housing Element includes Policy H-A-4 Adequate Water Supply and Sewer Capacity for New Housing Development, as well as Program H-A-4-a Adequate Water Supply, to work with EMID to develop water conservation requirements and/or increased water supply that will ensure sufficient water capacity to accommodate the RHNA. See additional discussion of the Water Capacity Study below.
- **Inclusionary Requirements:** While inclusionary zoning is intended to have a positive impact on housing affordability by increasing the supply of affordable units, it has the potential to add to the cost of market rate housing. Historically, Foster City has managed to include 15-30% BMR units in its residential developments as well as providing two 100% affordable senior apartment developments. In March 2022, the City adopted Chapter 17.90, Below Market Rate Inclusionary Housing Program, establishing objective standards for the inclusionary housing requirements. The required rental percentages are: 10% very low-income, 5% low-income, and 5% moderate-income and the required percentage for ownership units is 20% moderate-income. The City also adopted requirements for the Affordable Housing Overlay Combining District of 4% extremely low-income, 4% very low-income, and 7% low-income.

In conclusion, Foster City's development and permitting process is not a constraint to housing development. The relatively small size of the City staff facilitates the various departments working closely to guide applicants through the development process. The City maintains public information on the City's website to assist applicants, consistent with Government Code Section 65940.1(a)(1)(B), including information on fees, zoning and development standards, application requirements, fee reports, and nexus studies. Review by IDEC and at Planning Commission Study Sessions provide the applicant with early, informal feedback before expending additional time and expense on detailed plans. The additional objective design standards proposed in Programs H-B-4-a Update Architectural and Solar

4. CONSTRAINTS

Guidelines for Single-Family Homes, H-D-6-e Multi-Family Objective Design Standards, and H-D-6-f SB9 Objective Design Standards will provide additional predictability to the City's requirements.

Several Housing Programs are proposed to examine and amend some of these requirements to reduce potential constraints, such as the elimination of minimum floor area requirements for specific dwelling unit types (Housing Program H-D-6-b) and amendment of the City's parking standards (Housing Program H-D-6-c). See the section below on the Housing Constraints Action Plan for additional detail.

WATER SUPPLY

A Water Capacity Study was conducted to assess total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection compared to the projected water demand associated with the 2023-2031 Housing Element.¹ The Water Capacity Study concludes that the water demand associated with the 2023-2031 Housing Element, in addition to the existing and future uses will be accommodated during non-drought years within a 20-year projection. However, during single and multiple dry years, EMID's total annual water demand is expected to exceed EMID's available water supplies from 2025 to 2045 with or without the additional demand from the 2023-2031 Housing Element. The estimated demand from the 2023-2031 Housing Element, in addition to the demand from the existing and planned future uses, will exacerbate EMID's existing projected water supply shortfall during single and multiple dry years.

The Housing Element includes Policy H-A-4 Adequate Water Supply and Sewer Capacity for New Housing Development, as well as Program H-A-4-a Adequate Water Supply, to work with EMID to develop water conservation requirements and/or increased water supply that will ensure sufficient water capacity to accommodate the RHNA, such as the potential use of water demand offset policies, require new and renovated developments to have "net neutral" water demand, or the use of recycled water for irrigation.

PROVISIONS FOR A VARIETY OF HOUSING NEEDS

Appendix C also includes a section on Provisions for a Variety of Housing Needs to discuss how the City's regulations do not constrain the provision of specific types of housing that address various housing needs, as required by State law. These include accessory dwelling units, housing for persons with disabilities, community care facilities, transitional and supportive housing, emergency shelters, and manufactured housing.

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are generally market factors over which individual local governments have little or no control and include land, labor and construction costs, and availability of financing. Appendix C, Constraints, includes a detailed analysis of development costs, availability of financing,

¹ The Water Capacity Study followed the requirements for water supply assessments contained in California Water Code Sections 10910 through 10915, amended by the enactment of Senate Bill 610 (SB 610) in 2002. SB 610 requires an assessment of total projected water supplies available during normal, single-dry, and multiple-dry water years, during a 20-year projection, are sufficient to meet the projected water demand.

availability of construction labor, neighborhood opposition, and constraints specific to Foster City, such as:

- Geologic conditions requiring pile-supported foundations for most multi-story buildings;
- High water table precluding underground parking; and
- High-voltage electric transmission lines precluding buildings in large areas of the City.

HOUSING CONSTRAINTS ACTION PLAN

This chapter has summarized a wide variety of constraints to the production and affordability of housing that are presented in more detail in Appendix C. The City's policies and regulations are designed to address the City's goals for the overall quality of housing, preservation of the City's waterfront character, or safety or environmental goals, but can also result in constraints to housing. Table 4-1 below identifies the links between the constraints issues and contributing factors and highlights the key actions proposed to address these constraints.

4. CONSTRAINTS

TABLE 4-1: HOUSING CONSTRAINTS ACTION PLAN

Housing Constraints Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Zoning densities	Limited densities in areas with higher densities already adjacent and services nearby unnecessarily restrict additional housing.	<ul style="list-style-type: none"> H-D-1-b: General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Site Inventory 	<ul style="list-style-type: none"> Prior to or upon Housing Element adoption
Development standards	Uncertainty of the City's expectations can result in additional processing time and cost.	Increase certainty of the City's standards: <ul style="list-style-type: none"> H-B-4-a: Update Architectural and Solar Guidelines for Single Family Homes H-D-4-f: Objective Design Standards for ADUs H-D-6-e: Multi-Family Objective Design Standards H-D-6-f: SB 9 Objective Design Standards 	<ul style="list-style-type: none"> December 2025 December 2024 December 2023 December 2024
Zoning constraints such as minimum unit sizes	Minimum unit sizes limit and/or preclude some types of housing	<ul style="list-style-type: none"> H-D-6-b: Minimize Zoning Constraints H-E-9-b: Small Housing Units 	<ul style="list-style-type: none"> Rescinded minimum floor areas in January 2023 Amend zoning regulations by December 2024 <u>Amend zoning regulations by December 2024;</u> <u>Conduct outreach at least annually.</u> Facilitate ten (10) rental units less than 500 SF by 2031
Parking requirements	Parking requirements in excess of needs add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-c: Amend Parking Requirements 	<ul style="list-style-type: none"> December 2024
Fees	Fees add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-d: Development Impact Fee Waivers 	<ul style="list-style-type: none"> Ongoing as applications submitted
Processing procedures	Processing time can add to the cost of development.	<ul style="list-style-type: none"> H-D-3-a: Update Planned Development Process H-D-6-a: Minimize Governmental Constraints 	<ul style="list-style-type: none"> December 2026 Engage with affordable housing developers by December 2024; Amend code by December 2025; repeat in 2028
Infrastructure	Water and sewer availability and roadway capacity can limit the ability to add housing.	<ul style="list-style-type: none"> H-A-4-a: Adequate Water Supply H-A-4-b: Housing Element Transmittal to EMID H-A-4-c: Update Urban Water Management Plan 	<ul style="list-style-type: none"> Prior to or concurrent with adoption of Housing Element Within 5 days of adoption December 2025

Housing Constraints Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none">▪ H-A-4-d: Water Conservation	<ul style="list-style-type: none">▪ Improve website and handouts by December 2023
		<ul style="list-style-type: none">▪ H-B-5-h: Water Supply Assessment	<ul style="list-style-type: none">▪ Ongoing

4. CONSTRAINTS



CHAPTER 5 | HOUSING RESOURCES AND SITES

Resources to provide additional housing include both physical sites as well as financial and administrative resources. State Housing Element Law (Government Code Sections 65583(a)(3)) requires that cities demonstrate they have adequate sites to meet their housing obligations. The City must complete an analysis of land resources to demonstrate capacity to meet the projected housing needs during the planning period, taking into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. (See Appendix D for the detailed analysis of sites.) For a built-out city such as Foster City, finding sufficient sites can be a challenge.

REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is the State-required process that seeks to ensure each California jurisdiction is planning for enough housing to accommodate their “fair share” of the State’s housing needs for all economic segments of the community. For this Housing Element cycle the California Department of Housing and Community Development (HCD) provided the Association of Bay Area Governments (ABAG) with a Regional Housing Needs Determination (RHND) of **441,176 units**. ABAG then developed a RHNA methodology to allocate the RHND across all cities, towns, and counties in the region.

Foster City’s RHNA by income category is provided in Table 5-1.

TABLE 5-1: FOSTER CITY REGIONAL HOUSING NEEDS ALLOCATION, 2023-2031

Income Category	Units	Percent of Total
Very Low-Income (0-50% AMI)	520	27%
Low-Income (51-80% AMI)	299	16%
Moderate-Income (81-120% AMI)	300	16%
Above Moderate-Income (Over 120% of AMI)	777	41%
Total	1,896	100%

Note: AMI = Area Median-Income. Percentages may not add up to 100% due to rounding.
Source: Association of Bay Area Governments, Final Regional Housing Needs Allocation (RHNA) Plan, 2021.

5. HOUSING RESOURCES AND SITES

Recent changes to State law require jurisdictions to continually maintain adequate capacity in their sites inventories to meet their RHNA. The State's "No Net Loss" requirements (Government Code Section 65853) stipulate that a jurisdiction must provide sufficient sites at all times throughout the RHNA planning period. A jurisdiction can fall out of compliance if they take actions such as:

- Reduce a site's residential density.
- Approve development applications with fewer units on the site than identified in the Housing Element.
- Approve development applications with higher income units than stated in the Housing Element.

RHNA CYCLES

This current RHNA cycle is the sixth time the State has gone through the RHNA/Housing Element process. When referring to the current RHNA and current Housing Element planning period, the term "6th cycle" may be used.

In the event that a site is developed below the density projected in the Housing Element or at a different income level than projected, a jurisdiction must have adequate sites available to accommodate the remaining balance of the RHNA. If a jurisdiction does not have adequate sites, it must identify and potentially rezone additional sites that can accommodate the remaining need. In order to ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the Planning Period, HCD recommends that jurisdictions create a buffer of at least 15% to 30% more capacity than required, especially to accommodate the lower-income RHNA.

The sites analysis demonstrates that there is adequate supply of suitable land to accommodate the City's housing allocation of 1,896 units, including housing for very low-, low-, moderate-, and above moderate-income households.

EVALUATION OF SITES

LOCATION OF SITES

The City examined several factors to assess the suitability and feasibility of properties for residential development, using the criteria included in Housing Element Program H-D-1-a, which are closely related to the recommended "Best Practices" in the HCD Site Inventory Guidebook. In order to have measurable indicators, the following were used:

- **Distance to major roadways.** The City's roadway system is classified into arterials, collectors, and local streets as indicated on Map G-5 in the Land Use and Circulation Element. Proximity to an arterial would minimize impacts on local streets.
- **Distance to an evacuation route.** Foster City is basically an island with limited ingress/egress points: East Hillsdale Blvd. to San Mateo, SR 92 on/off ramps at Edgewater Blvd. and Foster City Blvd., and East Third Avenue to San Mateo. From the areas south of SR 92, access to East Hillsdale Boulevard was used to gauge distance to a major evacuation route.
- **Distance to a park.**
- **Distance to a grocery store.**
- **Distance to a bus stop (excluding the routes intended for school children).**

- **Distance to the public library or City Recreation Center.**
- **Adjacencies.** The percentage of border not adjoining single-family or townhouse development was used to identify sites with more ability to locate new units away from existing low-density development.
- **Affirmatively furthering fair housing** by expanding the geographic distribution and variety of housing types and sizes in the city.

A chart showing ratings for these factors is included in Table 5-2.

SIZE OF SITES

Per Government Code Section 65583.2(c)(2)(A), (B), and (C), a site smaller than half an acre shall not be deemed adequate to accommodate lower-income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the locality provides other evidence to the department that the site is adequate to accommodate lower-income housing. None of the sites included in the Sites Inventory are less than 0.5 acres (see Table 5-2).

Parcels larger than 10 acres are considered inadequate to accommodate housing affordable to lower-income households, unless the housing element demonstrates development of housing affordable to lower-income households on such sites was successful during the prior planning period, or there is other evidence that the site is realistic and feasible for lower-income housing. Table 5-2 includes size of the sites included in the sites inventory showing that there are seven ~~(7)~~ sites that are larger than 10 acres. An analysis of recent developments, including Pilgrim Triton with site area 19.6 acres and Foster Square with 15 acres (see Table 2 of Appendix D) demonstrates that large parcels have been successfully developed in the prior planning period. Pilgrim Triton includes 100 Grand Apartments and Triton Apartments which have 20% affordable units with no financial subsidy. Foster Square also includes the 100% affordable senior apartments at Alma Point, which satisfied the 20% affordable requirement for Foster Square.

SUITABILITY OF NON-VACANT SITES/REALISTIC AVAILABILITY

Foster City is built-out with the exception of a few vacant (partially submerged) parcels that are outside the levee flood protection. The City identified several underutilized properties that are ripe for redevelopment. The sites chosen are significantly underutilized given their size, large surface parking lots, aging buildings, marginal uses, aged structures on site, and given the fact that demand for housing is strong. Discussion is included analyzing the specifics for each site regarding why its nonvacant status is not an impediment to housing development. A non-vacant site is a site with any sort of existing use, including sites with structures, improvements, or income production. If the inventory identifies non-vacant sites to address a portion of the RHNA, the Housing Element must describe the realistic development potential of each site within the planning period (2023-2031). The analysis must consider the extent that the non-vacant site's existing use impedes additional residential development, the jurisdiction's past experience converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives or standards that encourage additional housing development on the non-vacant sites.

5. HOUSING RESOURCES AND SITES

TABLE 5-2: HOUSING SITE SELECTION CRITERIA

Site Name	Distance to Arterial St	Distance to E. Hillsdale Blvd (Evacuation)	Distance to Park	Distance to Grocery Store	Distance to Bus Stop	Distance to Rec Center or Library	% Border with SF or TH	AFFH-Expand Locations	Size
Pipeline Projects									
Laguna Vista Condos & Apts	0.0	0.0	0.0	0.7	0.1	0.5	0	N	
Project Applications									
Lantern Cove	0.3	1.4	0.2	0.8	0.8	2.0	13%	Y	16.8
Schooner Bay	0.0	1.7	0.1	1.0	1.1	2.2	0%	Y	24.8
Eaves Apartments MF ADUs	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11
RHNA 5 Sites									
Franciscan Apartments	0.0	0.4	0.0	0.5	0.0	0.6	30%	N	6.4
Sand Cove Apartments	0.0	0.3	0.0	0.1	0.0	0.0	0%	Y	8.77
The Lagoons Apartments	0.0	0.4	0.0	0.5	0.1	0.2	0%	Y	9.64
Beach Cove Apartments	0.0	0.7	0.1	0.1	0.1	0.8	14%	Y	18.7
Shadow Cove Apartments	0.0	0.8	0.2	0.1	0.0	0.9	15%	Y	7.9
Harbor Cove Apartments	0.0	0.0	0.0	0.2	0.0	0.6	0.0	Y	15.1
Other Residential Sites									
Eaves Apartments	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11.0
Foster's Landing Apartments	0.0	0.3	0.1	0.4	0.1	0.1	0%	N	29.1
Commercial Site to Rezone to Allow Mixed Use									
1010 Metro Center Blvd. (to allow mixed use)	0.0	0.0	0.2	0.6	0.1	0.5	0%	N	6.345
Non-Residential Site to Rezone to Residential									
1601 Beach Park Blvd.	0.0	0.9	0.4	1.1	0.0	1.9	25%	Y	1.35

Notes: = Up to 0.5 miles; less than 30% border with SF or TH
 = 0.6 to 0.9 miles; 30% or more border with SF or TH
 = 1.0 miles or more

Y = would expand geographic area of BMR housing

N = would not expand geographic area of BMR housing

Source: Urban Planning Partners and Foster City Community Development Department.

For jurisdictions that rely on non-vacant sites for more than 50% of the lower-income RHNA, the non-vacant site's use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. Foster City's Sites Inventory relies on non-vacant sites for more than 50% of the lower-income RHNA.

For the redevelopment of existing apartment properties, the existing use does not have to be discontinued, but would instead be reconfigured. Unlike a commercial property, there are not long-term leases to be terminated. The City looked at several factors to evaluate the potential for redevelopment of these properties:

- **Existing Density.** Sites with lower existing densities may be more likely to consider redevelopment if they can increase their density. Many of the older apartment developments have a density of less than 20 units/acre.
- **Percent Increase at General Plan Density.** Sites with the potential to increase existing densities by more than 50% are considered more likely to have substantial economic incentive to redevelop.
- **Land to Improvement Ratio (LIR).** A parcel's land to improvement ratio can help identify properties that have potential for redevelopment. An LIR lower than 1.0 means that the value of the land is lower than the value of the improvements. An LIR higher than 1.0 means the value of the improvements is lower relative to the land value. Recently developed projects in Foster City (Plaza Apartments, Triton Apartments, 100 Grand Apartments, and Atria) have an average LIR of 0.16, in other words, the improvements had a value 6.25 times the value of the land. Properties that have a higher LIR than 0.16 present opportunities to redevelop the property to achieve LIRs closer to those of the recently redeveloped properties.
- **Land Area.** A larger site could mitigate potential impacts with increased setbacks and/or lower heights near the adjacent developments. The larger developments also provide more opportunity to relocate existing tenants within the development if needed for the construction. With the exception of 1601 Beach Park Boulevard, all the sites are more than 5 acres in size.
- **Age.** The older apartment developments are believed to be more likely to be considering making significant investments in either upgrading or redeveloping their property to remain competitive in the marketplace and/or to correct existing problems. The active applications for Lantern Cove and Schooner Bay, both constructed 38 years ago, indicates that developments 35 years or older are likely to be considering making significant investments.
- **Owner Interest.** Interest by the property owner in adding units to the site is an indication they have done some research into the economics of redeveloping their site. Submittal of an application is a stronger indication of the viability of a proposal. Two of the 12 sites do not have property owner interest at the present time, but as indicted in Table 4, they have similar characteristics to properties that do have owner interest, indicating that they are also likely to be viable sites for additional housing units.
- **Infill Potential.** Some apartment developments have areas of clustered parking or recreational uses that could be redeveloped with housing and not require removal of existing housing units.
- **Adjacent Uses.** Sites that border streets and/or the lagoon will be able to redevelop with less significant impacts on adjacent development compared to sites that have more adjacencies to single-family developments.

Appendix D analyzes the specifics for each site regarding why its nonvacant status is not an impediment to housing development. After analysis of each site, it is noted that the nonvacant status is not an impediment for any of the sites. Barriers to redevelopment include factors applicable to any development such as availability of financing and time required for the entitlement process, as well as factors applicable to redevelopment such as provision of an anti-displacement plan for the existing tenants, as required by Program H-C-3-a.

5. HOUSING RESOURCES AND SITES

RE-USE OF SITES (SITES FROM THE PREVIOUS (5TH) CYCLE HOUSING ELEMENT)

AB 1397 requires stronger justification when nonvacant sites are used to meet housing needs, particularly for lower-income housing, requires by right housing when sites are included in more than one housing element, and adds conditions around size of sites, among others. Table 4 in Appendix D includes list of the sites from the previous 5th cycle Housing Element that are included in this planning period. These sites are included to meet the 2023-2031 RHNA because they remain highly viable sites for redevelopment with new housing. Appendix D also notes the status of these sites including if the owners have submitted applications or are actively preparing plans for review.

REALISTIC CAPACITY

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Consistent with HCD guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. The Housing Element sites inventory surveyed large-scale residential development projects approved or built within recent years to develop estimates related to potential development by General Plan designation and zoning (see Appendix D, Table 2, Multi-Family Development Densities: 2002-2022). These recent developments indicate the City's commitment to allowing the higher densities necessary to accomplish the City's housing goals and to create more vibrant mixed-use neighborhoods. The application for Lantern Cove and preliminary application for Schooner Bay are examples of how an existing apartment property can be partially redeveloped to achieve the density of 35 units per acre for the entire site, the maximum allowed on sites with the R-3 or R-4 zoning. Specific circumstances for each site were then evaluated, such as surrounding development, constraints such as PG&E transmission lines, configuration of existing buildings, and other factors to arrive at a realistic capacity.

Appendix D of the Housing Element also includes an analysis of the realistic capacity of each site. This can include:

- Use of minimum densities provided by the zoning of the parcel, or
- Utilize various factors to calculate realistic capacity and describe the methodology used including:
 - Typical densities of existing or approved residential development at a similar affordability level.
 - Current or planned availability and accessibility of infrastructure.
 - Applicable land use controls and site improvement requirements.
 - Adjust for any areas that cannot be developed.
- The capacity calculation must be adjusted to reflect the realistic potential for residential development, including factors such as local or regional development trends, track records/past production trends for similar sites, and current or planned availability of infrastructure.

SITES INVENTORY CATEGORIES

The Sites Inventory includes several categories of sites. The types of sites are listed below, followed by a summary of the requirements for all sites and the specific requirements for the various types of sites. The categories of sites in Foster City include:

- Pipeline projects (units permitted or under construction but not completed as of June 30, 2022).
- Proposed Projects (projects that have submitted a project proposal but are not yet approved).
- Accessory Dwelling Units (ADUs).
- Previous Housing Element (RHNA 5) Sites.
- Other Residential Sites.
- Commercial Site to Allow Mixed Use.
- Non-Residential Site to Rezone to Residential.

PIPELINE PROJECTS

Units permitted or under construction but not yet completed as of June 30, 2022, will count toward the 2023-2031 RHNA. The only residential units permitted or under construction as of June 30, 2022 are in the Pilgrim Triton Phase C (Laguna Vista) development and four ADUs, as shown in Table 5-2. Of the 70 Laguna Vista condominiums, 22 were granted occupancy as of June 30, 2022, leaving 48 units under construction, all of which are above moderate-income. In addition, the 22-unit Workforce Apartments were not completed as of June 30, 2022, and will therefore count toward the 2023-2031 RHNA. In addition, there are four ADUs under construction, for **a total of 74 Pipeline Units**.

PROPOSED PROJECTS

Proposed projects are those that have submitted a project proposal but have not yet been approved. Affordability must be based on the projected sales prices, rent levels, or other mechanisms establishing affordability. These include two large apartment redevelopment projects at Lantern Cove (356 units) and Schooner Bay (646 units) to remove some buildings and replace them with larger buildings with more units, and the multi-family ADU proposal at The Eaves Apartments for 22 units.

These projects equal 1,024 units.

ACCESSORY DWELLING UNITS

In addition to pipeline projects, HCD guidance stipulates that a projection of ADUs expected to be built within the 8-year planning period can also be counted as part of the inventory. The units projected in this section include ADUs and Junior ADUs (JADU) at single-family houses (not multi-family ADUs). The City has had a few ADUs permitted and constructed at single-family houses in recent years, particularly since 2018 State legislation was enacted to facilitate the construction of ADUs. Even if no more ADU permits were issued in 2022 after March 31, the City has issued an average of 2.66 building permits for ADUs over the last 3 years (2020-2022), with the biggest growth in the last 2 years.

The significant growth in ADUs, including three permits issued in the first 3 months of 2022, indicates that the City can reasonably expect increased ADU production at the 2021 rate of three per year through

5. HOUSING RESOURCES AND SITES

the duration of the planning period, especially since the COVID-19 pandemic disrupted permitting and construction during much of 2020. **At a rate of 3 ADUs/year, a total of 24 ADUs would be constructed in Foster City during the 8-year planning period this cycle.** This number is conservative given additional changes in State law, the City's efforts to further facilitate ADU construction, actual ADU production over the last 2 years, and new programs to promote the production of ADUs.

SITES FROM THE PREVIOUS (5TH) CYCLE HOUSING ELEMENT

Sites that were used in the previous Housing Element can be reused if certain requirements are met:

- A program is included requiring rezoning to allow residential use “by right” at specified densities for projects that include at least 20% of units affordable to lower-income households.
– OR –
- If a site is rezoned to a higher density, it can be considered a “new” site (only if it was not utilized to accommodate a shortfall of sites to accommodate the previous RHNA).

Sites proposed to be used from the previous Housing Element include:

- Harbor Cove
- Beach Cove
- Franciscan
- Sand Cove
- Lagoons
- Shadow Cove

This Housing Element includes Program H-D-1-c providing zoning actions to be approved concurrently with or prior to adoption of this Housing Element, including these actions that relate to the RHNA 5 sites:

- **Rezone R-3 RHNA 5 sites to R-4.** These sites include Harbor Cove, Franciscan, Sand Cove, and The Lagoons. (completed in January 2023)
- **Rezone R-4 RHNA 5 sites to allow by right development** for projects with 20% or more lower-income units. These sites include Beach Cove and Shadow Cove. (completed in January 2023)
- **Amend R-3 (Chapter 17.18) and R-4 (Chapter 17.20) for consistency with General Plan** minimum and maximum densities. (completed in January 2023)

Four of the RHNA 5 sites have active owner interest in developing plans for additional housing units. The two sites without active owner interest have similar characteristics to the other sites. A realistic capacity of 90% of the General Plan maximum capacity was used for these sites. Collectively, these RHNA 5 sites include a capacity for ~~786~~670 additional units.

OTHER RESIDENTIAL SITES (NON-VACANT)

In addition to the previous Housing Element sites, the City has selected some other non-vacant residentially zoned sites with potential for additional residential development. Given the difficulties of aggregating and redeveloping ownership units, apartment developments as the most likely candidates in the “residentially zoned” category. The Eaves Apartments and Foster’s Landing sites were selected

based on the criteria for housing sites and owner interest in developing additional units. Realistic capacity estimate for the Eaves at 90% of General Plan maximum density yields a capacity of 59 additional units. Realistic capacity for Foster's Landing used 80% of General Plan maximum density due to the area encumbered by a PG&E easement, yielding a capacity of 907 units. Collectively these two sites have capacity for ~~919~~ **966** additional units.

COMMERCIAL SITE TO ALLOW MIXED USE (NON-VACANT)

The City has included the non-vacant non-residential former OSH site at 1010 Metro Center Boulevard in the Sites Inventory. The site is 6.345 acres with frontage on both Metro Center Boulevard and Foster City Boulevard. The General Plan allowed density is 15 to 60 units per acre. Given the large area of the property encumbered with easements, a realistic capacity for a mixed-use development is 35 units per acre applied to the entire site but with the development concentrated in the buildable portion of the site. A building of 4 to 8 stories would be similar to the height of other buildings adjacent to this site. This Housing Element includes Program H-D-1-b providing General Plan amendment and zoning actions to be approved concurrently with or prior to adoption of this Housing Element to allow commercial or mixed use at this site.

At 35 units per acre, a realistic capacity is 222 units. Because the owner has the option to develop the site with either commercial or mixed-use commercial/residential, a "discount" of 50% is applied to the capacity listed in the Sites Inventory, providing a capacity of 111 in the Sites Inventory.

NON-RESIDENTIAL SITE TO REZONE TO RESIDENTIAL

The City has included the non-vacant non-residential former Lutheran Church site at 1601 Beach Park Boulevard in the Sites Inventory. The site is 1.35 acres with frontage on Beach Park Boulevard, Gull Avenue, and Sea Island Lane. A preliminary application was submitted in 2019 for 32 townhouse style condominiums on 1.35 acres at 1601 Beach Park Boulevard. A General Plan Amendment from Public/Semi-Public to Two-Family Residential and a rezoning from PF Public Facilities to R-2 Two-Family Residential is included in Program H-D-1-b, to be approved concurrently with adoption of this Housing Element. **A realistic capacity under the R-2 zoning for the 1.32-acre site is 16 units.** The proposed project would be subject to the City's inclusionary housing regulations in Chapter 17.90, requiring 20% affordable housing. Developments of for-sale units require 20% moderate-income units.

SITES INVENTORY LIST

The Sites Inventory List with realistic capacities including the sites discussed above is provided in Table 5-3.

TABLE 5-3: SITES INVENTORY

<u>Site Name</u>	<u>Extremely Low</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total Capacity^b</u>
<u>Pipeline Projects</u>						
<u>Laguna Vista Condominiums</u>					<u>48</u>	<u>48</u>
<u>Workforce Apartments</u>		<u>5</u>	<u>12</u>	<u>5</u>		<u>22</u>
<u>ADUs Under Construction</u>		<u>2</u>	<u>1</u>	<u>1</u>		<u>4</u>

5. HOUSING RESOURCES AND SITES

<u>Site Name</u>	<u>Extremely Low</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total Capacity^b</u>
<u>Proposed Projects</u>						
<u>Lantern Cove^a</u>	<u>14</u>	<u>14</u>	<u>25</u>		<u>303</u>	<u>356</u>
<u>Schooner Bay</u>	<u>26</u>	<u>26</u>	<u>45</u>		<u>549</u>	<u>646</u>
<u>Eaves Apartments MF ADUs</u>	<u>7</u>		<u>7</u>	<u>7</u>	<u>1</u>	<u>22</u>
<u>Accessory Dwelling Units</u>						
<u>ADUs</u>	<u>7</u>		<u>7</u>	<u>7</u>	<u>3</u>	<u>24</u>
<u>RHNA⁵ Sites</u>						
<u>Franciscan Apartments</u>	<u>21</u>		<u>14</u>	<u>14</u>	<u>32</u>	<u>81</u>
<u>Sand Cove Apartments</u>	<u>29</u>		<u>19</u>	<u>19</u>	<u>45</u>	<u>112</u>
<u>The Lagoons Apartments</u>	<u>33</u>		<u>22</u>	<u>22</u>	<u>51</u>	<u>128</u>
<u>Beach Cove Apartments</u>	<u>46</u>		<u>29</u>	<u>29</u>	<u>69</u>	<u>173</u>
<u>Shadow Cove Apartments</u>	<u>23</u>		<u>14</u>	<u>14</u>	<u>34</u>	<u>85</u>
<u>Harbor Cove Apartments</u>	<u>25</u>		<u>15</u>	<u>15</u>	<u>36</u>	<u>91</u>
<u>Other Residential Sites</u>						
<u>Eaves Apartments</u>	<u>16</u>		<u>10</u>	<u>10</u>	<u>23</u>	<u>59</u>
<u>Foster's Landing Apartments</u>	<u>236</u>		<u>154</u>	<u>154</u>	<u>363</u>	<u>907</u>
<u>Commercial Site to Allow Mixed Use</u>						
<u>1010 Metro Center Boulevard</u>	<u>30</u>		<u>18</u>	<u>18</u>	<u>45</u>	<u>111</u>
<u>Non-Residential Site to Rezone to Residential</u>						
<u>1601 Beach Park Boulevard</u>				<u>3</u>	<u>13</u>	<u>16</u>
<u>Total</u>	<u>560</u>		<u>392</u>	<u>322</u>	<u>1,611</u>	<u>2,885</u>
<u>RHNA</u>	<u>520</u>		<u>299</u>	<u>300</u>	<u>777</u>	<u>1,896</u>
<u>Total with EL, VL, L = Lower</u>	<u>952</u>			<u>322</u>	<u>1,611</u>	<u>2,885</u>
<u>RHNA</u>	<u>819</u>			<u>300</u>	<u>777</u>	<u>1,896</u>
<u>Remaining Need (Surplus)</u>	<u>133</u>			<u>22</u>	<u>834</u>	<u>989</u>
<u>Percent of Surplus</u>	<u>16%</u>			<u>7%</u>	<u>107%</u>	<u>52%</u>

^a Numbers of units per project application including City's inclusionary requirements per Chapter 17.90 and if in AHO, 17.92.

^b Realistic Capacity based on analysis provided in Appendix D.

Source: Foster City Community Development Department.

<u>Site Name</u>	<u>Extremely Low</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total Capacity¹</u>
<u>Pipeline Projects</u>						
<u>Laguna Vista Condominiums</u>					<u>48</u>	<u>48</u>
<u>Workforce Apartments</u>		<u>5</u>	<u>12</u>	<u>5</u>		<u>22</u>
<u>ADUs Under Construction</u>		<u>2</u>	<u>1</u>	<u>1</u>		<u>4</u>
<u>Proposed Projects</u>						
<u>Lantern Cove</u>	<u>14</u>	<u>14</u>	<u>25</u>		<u>303</u>	<u>356</u>
<u>Schooner Bay</u>	<u>26</u>	<u>26</u>	<u>45</u>		<u>549</u>	<u>646</u>

5. HOUSING RESOURCES AND SITES

Site Name	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity ¹
Eaves Apartments MF ADUs	7		7	7	1	22
Accessory Dwelling Units						
ADUs (Single Family)	7		7	7	3	24
Previous Housing Element (RHNA5) Sites						
Franciscan Apartments	22		14	14	33	83
Sand Cove Apartments	38		22	22	57	139
The Lagoons Apartments	32		20	20	49	121
Beach Cove Apartments	65		38	38	98	239
Shadow Cove Apartments	31		18	18	46	113
Harbor Cove Apartments	25		15	15	36	91
Other Residential Sites						
Eaves Apartments	27		16	16	41	100
Foster's Landing Apartments	221		131	131	336	819
Commercial Site to r Allow Mixed Use						
1010 Metro Center Boulevard	30		18	18	45	111
Non-Residential Site to Rezone to Residential						
1601 Beach Park Boulevard				3	13	16
Total	592		389	315	1,658	2,954
RHNA	520		299	300	777	1,896
Surplus	72		90	15	881	1,058
Surplus (Buffer) Percentage	14%		30%	5%	113%	56%

¹Realistic Capacity based on analysis provided in Appendix D.

Source: Foster City Community Development Department.

The location of these sites is shown on Figure 5-1.

5. HOUSING RESOURCES AND SITES

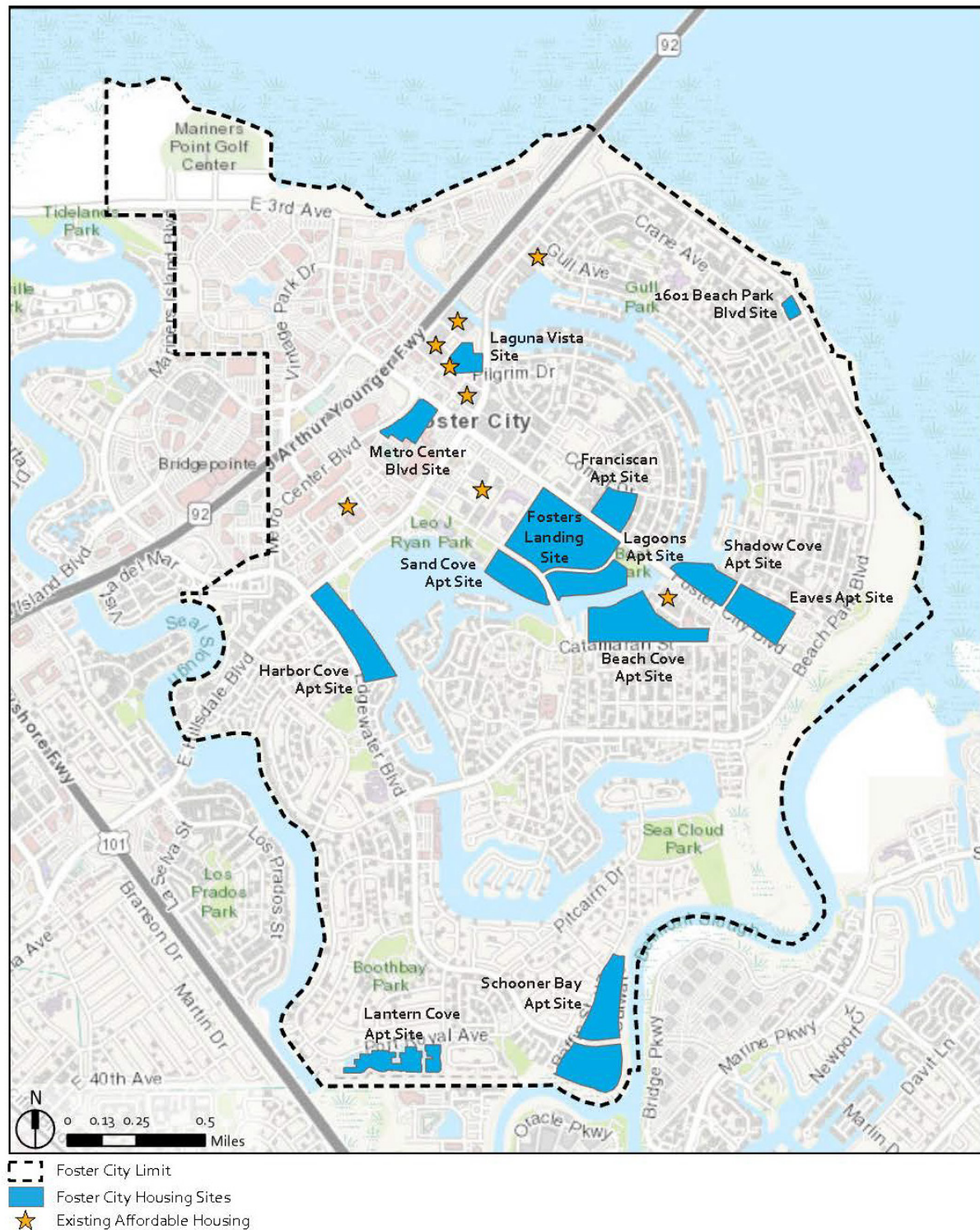


Figure 5-1: Sites Inventory Map

Source: Foster City Community Development Department.

ANALYSIS OF SITES INVENTORY

AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS OF SITES INVENTORY

The location of housing is a key factor in addressing disparities in access to all types of housing and to facilitating inclusive communities. Providing additional housing opportunities in high resource areas can provide improved access to public services, recreation amenities, educational and employment opportunities, and other essential services such as grocery stores and medical services.

AB 686 requires an analysis of sites identified to meet RHNA obligations for their ability to affirmatively further fair housing. As indicated in the AFFH analysis, all of Foster City is considered a high resource area. In addition, there are not concentrations of poverty or significant racially segregated housing areas. Foster City's primary fair housing issue is the high cost of housing and the need for more affordable housing.

LOCATION OF EXISTING AFFORDABLE HOUSING

The geographic distribution of existing deed restricted below market rate housing is shown in Figure 5-1. These units are located primarily in the central core of the City along East Hillsdale Boulevard from Metro Senior Apartments on Village Lane and Town Green Lane on the west to Miramar Apartments at Gull Avenue on the east, with Marlin Cove Apartments on Foster City Boulevard being the most southerly location. ADUs and the Existing Unit Purchase Program provide scattered additional affordable housing units throughout the single-family neighborhoods.

DISTRIBUTION OF SITES IN THE SITES INVENTORY

The proposed housing sites in the Sites Inventory are well distributed throughout the city. The additional housing site locations in the Sites Inventory will expand deed restricted affordable housing to the southern edge of the city with inclusion of the Lantern Cove and Schooner Bay sites, farther west to the Harbor Cove site, and farther east to the 1601 Beach Park Boulevard site. In addition, ADUs distributed throughout the single-family neighborhoods with increase housing options in these areas.

POTENTIAL EFFECT ON PATTERNS OF SEGREGATION

Although Foster City doesn't have significant segregation issues within the city, from a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of segregation, disparate impacts for impacted racial and ethnic groups, and foster more inclusive communities free from barriers that restrict access to opportunity.

POTENTIAL EFFECT ON ACCESS TO OPPORTUNITY

The wide distribution of housing sites will provide additional housing options for lower-income households to choose housing near amenities and services that are important to them, such as parks, schools, transit, or other features. The sites in the Sites Inventory were selected based on accessibility to a variety of services and amenities, such as parks, schools, shopping, transit, and transportation. From a

5. HOUSING RESOURCES AND SITES

broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disparate impacts for impacted racial and ethnic groups by providing more affordable housing choices near desirable resources such as employment and high-quality education. This will foster more inclusive communities free from barriers that restrict access to opportunity.

POTENTIAL EFFECT ON DISPROPORTIONATE HOUSING NEEDS

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."¹

Overpayment is a significant housing challenge for lower-income residents. There is not a significant geographic concentration of cost burdened renters, but there are slight concentrations of cost burdened owners (the percentage of cost burdened owners in each census tract varies between 26.20% to 46.50%). There are disparities in housing cost burden in Foster City by race and ethnicity. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the city. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.

Although there are not existing patterns of socio-economic concentrations that could be exacerbated by the inclusion or exclusion of housing sites, there are a few tracts with some larger deviations from citywide averages that may be suitable for geographic targeting of programs. Observations on the factors that have more variation from citywide averages include:

- **Disability.** Census tracts 6083 (Neighborhood 3) and 6080.25 (central Foster City) have the highest percentage of persons with a disability at 9.2% and 9.6%, respectively, compared to the citywide average of 7.1%. Tract 6080.25 includes the City's two affordable senior apartments and Atria assisted living facility. Geographic targeting of Program H-F-1-j Public Investment in Accessibility could be utilized in these two tracts.
- **Renter Cost Burden.** Census tract 6080.13 and 6080.23 (Neighborhoods 7 and 8) include the highest renter cost burden at 49.5% compared to the citywide average of 32.6%. The Lantern Cove and Schooner Bay sites in this area will increase the significantly housing options and affordable housing in this neighborhood.
- **Owner Cost Burden.** Census tracts 6083 (Neighborhood 3) and 6082 (Neighborhood 2) include higher owner cost burden at 41.1% and 38.9%, respectively, compared to the citywide average of 32.9%. Geographic targeting of Program H-B-2-a Lower-Income Homeowner Rehabilitation Loans and H-B-2-b: Facilitate Non-Profit Rehabilitation/Maintenance Assistance could help address this.

¹ California Department of Housing and Community Development Guidance, 2021, page 39.

The increased quantity and distribution of affordable housing as proposed in the Sites Inventory will address disproportionate housing needs by providing more affordable housing in a wider variety of locations in the city. From a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disproportional housing needs. Geographic targeting is included in many housing programs designed to increase housing choices and mobility by including more affordable options in or near existing single-family areas. This includes programs related to funding, ADUs, rental housing assistance, home sharing program, Existing Unit Purchase Program, and new housing options at school sites, religious sites, and commercial sites. As stated in Program H-E-10-a Improve Housing Mobility and Increase Missing Middle Housing Choices, the City will implement a suite of programs targeted to include more housing choice with the goal of expanding housing opportunities affordable to extremely low-, very low-, low-, and moderate-income households as well as missing middle housing (duplexes, triplexes, and fourplexes).

FINANCIAL AND ADMINISTRATIVE HOUSING RESOURCES

In addition to physical resources such as housing sites, the City also has financial and administrative resources that can be utilized to assist the development of housing as well as address other housing needs. The City has funding sources dedicated to affordable housing from the Successor Housing Agency (to the former Community Development Agency), City Affordable Housing Fund that received payments from the Commercial Linkage Fee and other sources. Other housing resources are described in more detail in Appendix D, including:

- Low Income Housing Tax Credits (LIHTC)
- Community Development Block Grant (CDBG)
- Permanent Local Housing Allocation (PLHA)
- Section 8 Housing Choice Vouchers
- Housing Endowment and Regional Trust (HEART)
- HIP Housing
- Veterans Affairs Supportive Housing (VASH) Vouchers

See Appendix D for additional detail on financial and administrative housing resources.

5. HOUSING RESOURCES AND SITES



CHAPTER 6 | OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

This Housing Element builds upon the successes of the City’s 2015-2023 Housing Element. This is described in more detail in the appendices, which include a matrix that lists all of the 2015-2023 Housing Element programs and describes whether the program target has been achieved and if it should be retained, deleted or modified.

REGIONAL HOUSING NEEDS

For the 2015-2023 planning period, the City was required to plan for a Regional Housing Needs Allocation (RHNA) of a minimum of 430 units in four income categories. For this planning period, the City issued permits for 885 dwelling units including 166 below market rate (BMR) units. (Units completed by June 30, 2022, will count toward the 2015-2023 RHNA; units under construction but not yet completed as of June 30, 2022, will count toward the 2023-2031 RHNA.) This addressed between 18% and 60% of the Below Market Rate (BMR) RHNA, as shown in Table 6-1.

Foster City was one of only 38 out of the 539 jurisdictions in California to be exempted from the streamlined ministerial approval process as of June 1, 2022 (per SB 35, Chapter 366, Statutes of 2017) based on the prorated progress toward meeting the lower (very low- and low-income) and above moderate-income RHNA for the RHNA 5 Cycle (2015-2023).

TABLE 6-1: RHNA PROGRESS FOR 2015-2023 UNITS COMPLETED BY AFFORDABILITY

Income Level	RHNA	Total Units Completed (As of 6/30/22)	% RHNA Met
Very Low	148	89	60%
Low	87	50	57%
Moderate	76	14	18%
Above Moderate	119	679	571%
Total	430	832	193%

Source: City of Foster City, 2022.

6. OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

Some of the particularly noteworthy accomplishments of the 2015-2023 Housing Element include:

TIER 1 HOUSING OPPORTUNITY SITES

The City has worked with developers to facilitate the Pilgrim Triton and Foster Square mixed-use developments, which include 20% affordable housing. Included in the Pilgrim Triton Phase C development is the 22-unit Workforce Apartments, which will be owned by the City. The preference categories adopted by the City Council will enable the units to provide preference to house first responders and disaster service workers to retain/improve the City's emergency response capabilities (H-D-2-a Tier 1 Housing Opportunity Sites and H-D-4-a Mixed Use Housing).

HOUSING IMPACT FEE

The City adopted a Commercial Linkage Fee in December 2016 applicable to new commercial developments to support the provision of affordable housing (H-D-8-a Housing Impact Fee and H-E-1-a Funding for Affordable Housing).

MINIMIZE IMPACTS OF EXPIRATION OF AFFORDABILITY COVENANTS

The City worked with Essex Properties to develop and implement several programs to assist the BMR tenants at Foster's Landing as the affordability covenants began to expire in phases between 2020 and 2023. In September 2020, the City Council approved the execution of the Post BMR Expiration Rent Agreement, which is an agreement between the City and Essex Property Trust to provide up to \$800,000 (split 50/50 between the City and Essex) to preserve the affordability of 50 units for 1 year for Phase I tenants of Foster's Landing BMR units, which were set to expire on December 31, 2020. In February 2021 an Early Relocation Assistance Program was approved to provide financial assistance to off-set relocation costs. The City obtained a Permanent Local Housing Assistance (PLHA) grant from San Mateo County to provide additional relocation assistance and rental subsidies and hired Housing Industry Foundation (HIF) to administer the program (H-E-5-b New Agreements for Affordability of Existing Rental Units) and (H-E-5-d Minimize Impacts of Expiration of Affordability Covenants).

AT-RISK TENANT PREFERENCE POLICY

On March 18, 2020, City Council Approved Resolution 2020-24, an amendment of Resolution 2000-123 to place tenants at-risk of displacement in the top tier (1a) of the affordable housing preference categories. This allowed impacted tenants at Foster's Landing Apartments to move to the top of BMR waiting lists at other properties because of termination of the affordability restrictions at Foster's Landing (H-E-5-e Affordable Housing Preference for Displaced Residents).

SPECIAL NEEDS

The City worked to address special housing needs through a variety of strategies. A large part of the City's efforts to address senior housing needs during the RHNA 5 Planning Period was to facilitate the

6. OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

development of Foster Square. As part of the development of Foster Square, the City contributed funding for the 66-unit Alma Point Senior Apartments completed in 2016 which includes 65 very low-income and extremely low-income units, including 5 units for persons with specified health care needs, and 2 units for homeless. The City approved the 131-unit/24 bed Atria Assisted Living facility completed in 2016. Senior market rate condominiums (200 units) at Foster Square were completed in 2017-2021.

Accessible and adaptable units are required in new developments to address the needs of people with disabilities. Four accessible units in the Workforce Apartments were affirmatively marketed to people/groups with disabilities. Between 2015 and 2022, 161 accessible and 234 adaptable units were constructed.

Home sharing is a strategy to provide additional affordable housing that can address special needs. Since FY 2007-08 through 2021, the Home Sharing Program provided through an agreement with HIP Housing has placed 129 people from Foster City into shared housing arrangements; provided information and counseling to 547 Foster City residents or workers and helped 11 families complete the self-sufficiency program.

In addition, there are four licensed Adult Residential care homes and six licensed Assisted Living care homes in the city.

The City has supported emergency shelters and housing assistance through funding for CALL Primrose, HIP Housing, Samaritan House, and LifeMoves.

COMMUNITY OUTREACH

The City launched a number of community outreach initiatives (H-A-3-a Community Outreach) (see the Community Outreach section for a summary of findings from these efforts).

- **Foster City's CommUNITY Dialogue Series.** This community engagement series was initiated in 2017 and included workshops regarding the evolution of the city, housing, transportation and mobility, and commercial retail.
- **Foster City Age Friendly Community Initiative.** In September of 2020, Foster City initiated the process of planning for an Age Friendly Community. The City asked residents who are age 55 and over what they think would help make Foster City a more "livable" community than it already is for older adults. Residents were invited to participate in one of a series of virtual focus group discussions that took place throughout the month of September. These meetings were facilitated by the Center for Age Friendly Excellence (CAFE).
- **Home is Foster City Initiative.** In FY 2019-2020, the City launched the "Home is Foster City" initiative that began with the intent of hosting conversations on who we are as a community, to better learn together, and understand various factors as they relate to housing. Due to the public health orders, the initiative was paused but was resumed in 2021 with Community Workshops held on September 28 (virtual) and September 30, 2021 (in-person).
- **Housing Element Update Engagement.** In 2020, the City launched a Housing Element Update webpage with basic information and an invitation for people to sign up for a notification list to stay involved. In February 2022, the City launched an updated community engagement website for the

6. OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

Housing Element Update, including a combination of tools from Bang The Table and MapSocial, to provide opportunities for community engagement and feedback on the Housing Element Update.



CHAPTER 7 | PUBLIC PARTICIPATION

Foster City believes that community input is a critical aspect of developing a Housing Element that promotes a community-based vision for housing and responds to community needs and preferences. While the Housing Element provides an opportunity to have a community conversation about how to address local housing challenges, develop policies, and find solutions, in Foster City we ensure that the community engagement process is ongoing throughout the 8-year RHNA cycle. This included the CommUNITY Dialogue Series and the Home is Foster City outreach program. Specific to the Housing Element update, Foster City hosted web-based information, workshops, meetings, surveys, and City Council and Planning Commission Study Sessions (see Appendix F for a complete list). In addition, the City completed focused outreach to groups that are historically under-represented in planning processes, including renters, low-income households, and disabled residents. Focused efforts included selecting appropriate meeting formats and extensive publicity; outreach through service providers, employers, and property managers; and guidance from a countywide Equity Advisory Group.

In 2020, the City launched a Housing Element Update webpage with basic information and an invitation for people to sign up for a notification list to stay involved. In February 2022, the City launched an updated community engagement website for the Housing Element Update, including a combination of tools from Bang The Table and MapSocial, to provide opportunities for community engagement and feedback on the Housing Element Update. The website is available here: <https://engage.fostercity.org/housing-element>. The website includes links to:

- Housing Preferences and Priorities Survey
- Interactive Map with opportunities to provide feedback on sites
- Share your Foster City Housing Story
- Link to subscribe to project updates
- Background information on the Housing Element
- Links to related documents and related websites
- Links to agenda packets for previous meetings

In addition to conversations focused on Foster City, the 21 Elements working group provided additional opportunities for community input. 21 Elements is a multi-year, multi-phase collaboration between all San Mateo County jurisdictions, along with partner agencies and stakeholder organizations, that aims to support jurisdictions in developing, adopting, and implementing local housing policies and programs.

7. PUBLIC PARTICIPATION

The Draft Housing Element was posted on the City’s website and notification sent to stakeholders on May 4, 2022 for a 30-day review period ending June 3, 2022. During this time, the draft Housing Element was advertised for public review and comment. Revised versions of the Draft Housing Element were also posted on July 5, 2022, February 6, 2023, February 16, 2023, May 1, 2023, and May 15, 2023.

SUMMARY OF OUTREACH ACTIVITIES

This section summarizes key outcomes from all the outreach activities. A more detailed summary of the feedback received from all community engagement methods is contained in the Appendix F.

COMMUNITY DIALOGUE SERIES

The CommUNITY Dialogue Series (CDS), a series of conversations that brings together community members that live and work in Foster City to discuss the challenges facing Foster City, held dialogues on land use, affordable workforce housing, transportation, traffic and commercial retail. Foster City community members were first invited to participate from May through December 2017. Home is Foster City is a continuation of the CommUNITY Dialogue series that took place from 2019 to early 2020. Home is Foster City included a webpage with facts about housing and related issues, a photo contest, and an online survey. The effort was promoted through a series of “pop-ups” at community gathering spaces, such as grocery stores, soccer games, food truck events, etc. The Community Meeting scheduled for April 21, 2020 was cancelled due to COVID.

21 ELEMENTS / LET’S TALK HOUSING

21 Elements organized a Let’s Talk Housing series of countywide meetings and provided community members with an introduction of the Housing Element update and why it matters in fall of 2021. These meetings were attended by more than 1,000 community members. Additionally, an All About RHNA webinar and a countywide four-part webinar series helped educate and inform San Mateo County residents and stakeholders on regional and local housing issues.

CITY-WIDE COMMUNITY WORKSHOPS

The City of Foster City held two community workshops on September 28, 2021 (virtual) and September 30, 2021 (in-person). A presentation about the contents and goals of

WHAT WE HEARD

- Housing cost is too high.
- People value that Foster City is close to their work and is community oriented.
- Need more playgrounds and open space.
- No more low-income housing, it brings in the wrong people.
- Congested housing takes away green spaces for children.

TOPICS REVIEWED

- Why Affordability Matters
- Housing and Racial Equity
- Housing in a Climate of Change
- Putting it All Together for a Better Future
- Building Market-Rate and Affordable Housing
- Addressing Fair Housing Issues
- Housing needs for low-income, disabled, and underserved households

TOPICS REVIEWED

- Infrastructure that should be paired with new housing.
- Sites to prioritize for new housing, including repurposing commercial space.
- Preserving green space and community character while building new housing.
- How to balance affordable and market rate housing.
- Housing types to prioritize (e.g., mixed-use, townhomes, and workforce housing).

the Housing Element update, including the findings to date about related trends and needs. Following the discussion, groups reconvened to share what each group discussed and receive any additional ideas. about 80 community members participated.

ONLINE SURVEY

A Housing Preferences and Priorities survey was publicized by the City and available on the City's website from February 23, 2022, until March 28, 2022. Invitations to participate were distributed to community members, organizations, local employers, renters, and others with the intent to reach more members of the community than were represented during meetings. The questionnaire included questions about a set of housing policies and a set of resiliency policies, the same policies which were presented during the meeting. Participants were asked to select any and all policies which they supported.

ONLINE MAP-BASED FEEDBACK

A map-based engagement tool was provided to provide information on potential housing sites and to gather community feedback on the pros and cons of specific sites. Participants could suggest new sites, leave comments, or give a "thumbs up" or "thumbs down" to sites suggested by the City or by other previous participants. Full results can be found in Appendix F: Public Engagement Input.

STUDY SESSIONS AND PUBLIC HEARINGS

A Planning Commission Study Session was held on July 15, 2021, to present and receive feedback on housing needs identified to date, policies and programs, and next steps for engaging the community. Additional Joint City Council and Planning Commission Study Sessions were held on March 2, 2022, April 21, 2022, and May 17, 2022.

The Public Review Draft Housing Element was available for public review and comment for over 30 days between May 4, 2022, and June 3, 2022. The availability of the draft Housing Element was publicized online, in social media, and in the local newspaper. The Planning Commission and City Council received a presentation on the Public Review Draft Housing Element on April 21, 2022, and also had the opportunity to provide comments. Joint Study Sessions were held on May 17, 2022 and November 15, 2022.

WHAT WE HEARD

- Foster City Residents are concerned about the impact of new housing on existing infrastructure (schools, transportation, services).
- Safety/security is a top priority.
- Residents want to maintain a single-family character and open space in the city.
- There are many underutilized sites, primarily office spaces and older duplexes and apartments.
- Housing should be placed near the highways.
- Residents approve of mixed-use housing and retail, but do not want to lose the retail that exists.
- There are mixed opinions about building on the golf course.
- There is a need for more affordable homeownership options.
- Existing tenants need to be protected from displacement.
- Housing discrimination impacts people with disabilities and people trying to use housing vouchers.

TOPICS REVIEWED

- RHNA
- Scoping of Issues for Environmental Impact Report
- Housing Element Requirements
- Housing Needs
- Evaluation of Current Housing Element
- Considerations for Housing Sites
- Policies and Programs

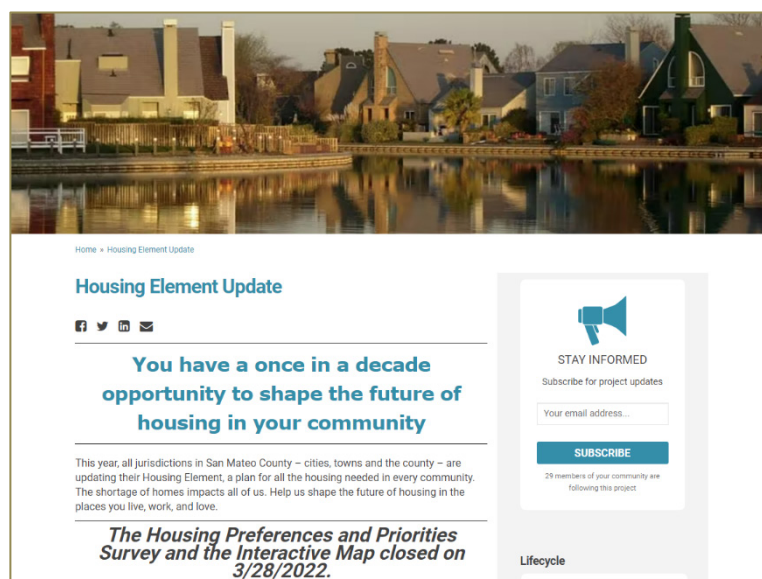
7. PUBLIC PARTICIPATION

The Housing Element was considered for adoption by the Planning Commission and City Council at public hearings in May 2023.

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Changes in Housing Element Law since the last cycle require the careful consideration of populations who have historically been under-represented in planning processes and deliberate and proactive actions to remove barriers to participation. Consistent with HCD guidance, the following best practices were utilized to include public participation from all economic segments of the community.

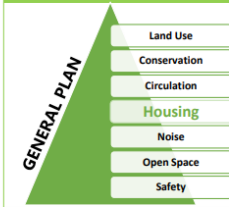
- Leveraged the efforts of 21 Elements to engage with historically under-represented communities, including low-income households and those with disabilities.
- Promoted survey conducted by Root Policy Research on AFFH issues.
- Public meetings scheduled outside of working hours and in a variety of formats.
- Robust and diverse meeting publicity implemented digitally and in person.
- Publication of various Fact Sheets one pagers (examples shown below) explaining terms to avoid jargon and make information more accessible.
- Tabling at public events, such as the Farmer's Market.
- Outreach to historically underrepresented groups, such as renters, through apartment property managers.
- Outreach to Foster City workers who may not live in Foster City through Chamber of Commerce and major employers.
- Outreach to nonprofit housing and service providers to discuss potential housing programs.
- Use of a wide variety of print and social media.
- Met with Equity Advisory Group facilitated by 21 Elements to receive feedback on proposed policies and programs.



CITY OF FOSTER CITY

HOUSING ELEMENT

General Plan and its Seven Elements



What is RHNA?

RHNA is a representation of future housing need for all income levels of a jurisdiction and is a requirement of California State housing law. Every jurisdiction must plan for its RHNA allocation in its Housing Element of its General Plan.

The State develops an estimate of housing need based upon estimated employment growth and other factors. This is a complex process since it relies on future projections and certain assumptions. This gets translated into a regional number which is then allocated to each city by its Regional Council Of Governments (COGs), in our case ABAG (the Association of Bay Area Governments). The RHNA is the number for both total housing and affordable housing units that each city must plan and zone to allow that amount of housing to be built.

Be informed – Visit the [Foster City Housing Information Page](#) Stay Involved – Join the mailing list

The City of Foster City encourages input from anyone with an interest in Housing Element update.
If you would like to learn more or stay involved, [Sign up for the mailing list](#)

What is a Housing Element?

State Law establishes a framework for local land use regulation. It requires every City to adopt a General Plan for its physical development. A Housing Element which is one part of the General Plan includes goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing. State Law requires cities to update their Housing Element every eight years.

While cities don't build housing themselves, they create policies & programs that affect where housing can be built, how much, and how it gets approved. Each jurisdiction's housing plan needs to help ensure that there will be enough capacity and supportive policies to meet the projected Regional Housing Need Allocation (RHNA).

Why is Housing so important to the State?

The State has identified housing challenges that need to be addressed in order to not only address the housing production shortfall but also to create diverse housing choices.

Creating more housing—and more diverse housing choices—means:

- **Young families** can find an affordable starter home.
- **Young adults** moving out of their childhood home and into the housing market can stay in the cities they grew up in.
- **Our aging population** will have more options for retirement, including downsizing, providing housing for on-site health or home care and staying in their communities.
- **Workers** – teachers, firefighters, health care workers, essential workers – can find homes near job centers (which will reduce traffic).
- **Children grandchildren** can stay near their parents and grandparents in the communities they feel a part of.
- More people will have more opportunities, **across incomes**, to rent or own homes in the places they live, work and love.

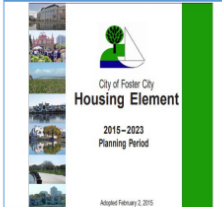
Join the Conversation!

Stay tuned for upcoming meeting related to Housing.

CITY OF FOSTER CITY

CURRENT HOUSING ELEMENT
RHNA 5

Housing Element 2015-2023



When was Housing Element adopted and what does it include?

The Housing Element for the 2015-2023 planning period was adopted by the City Council on February 2, 2015.

Our current Housing Element includes the following goals:

- Reinforce the City's Commitment to Meeting Housing Needs (RHNA)
- Protect Existing Housing, Community Character & Resources
- Protect the Supply and Affordability of Rental Housing
- Consider Potential Public and Private Redevelopment Opportunities to Increase the Supply of Housing
- Address Affordable Housing Needs
- Address Special Housing Needs

Where are we in meeting our RHNA?

Income Level	RHNA (2015-2023)	Year 1: 2014-15	Year 2: 2016	Year 3: 2017	Year 4: 2018	Year 5: 2019	Year 6: 2020	Year 7: 2021*	Year 8: 2022	Total Units to Date	% RHNA Met	Total Remaining RHNA
Very Low	148	83		1		2	4			90	60.8%	58
Low	87	49				2	2			51	58.6%	36
Moderate	76	14					0			14	18.4%	62
Above Moderate	119	563	74			20	28			685	576%	0
Total	430	709	74	1	0	22	34	0		840		156

*building permits for 60 above moderate units anticipated to be issued for PTPH in 2021

What is pending from Housing Element?

- Adopt and Implement **Affordable Housing Overlay Zone (AHOZ)** to encourage the production of additional housing units, including affordable units.
- **Rezoned** selected housing sites with AHO.
- Design criteria to review development pursuant to AHO – **Multifamily Objective Design Standards**.
- Adopt **Inclusionary Ordinance**.

To learn more about our current Housing Element, please visit:

[Chapter 4 – Housing Element | Foster City, California](#)

What if the City does not implement?

- Potential enforcement action from Dept of Housing & Community Development
- Potential decertification of our Housing Element
- Potential loss of eligibility for funding
- Potential legal challenges and associated attorney fees
- Potential loss of local control

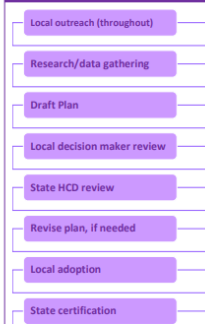
Join the Conversation!

Stay tuned for upcoming meetings related to Affordable Housing Overlay Zone, Multifamily Objective Design Standards and Inclusionary Ordinance.

CITY OF FOSTER CITY

HOUSING ELEMENT UPDATE
2023-2031 (RHNA 6)

Process for updating Housing Element



Does the State require cities to produce housing units?

Under current State law, a jurisdiction is not required to build these housing units. Rather, it is required to ensure that there are "opportunity sites" that have the appropriate General Plan and Zoning designation to accommodate these housing units under market-driven conditions.

Be informed – Visit the [Foster City Housing Information Page](#) Stay Involved – Join the mailing list

The City of Foster City encourages input from anyone with an interest in Housing Element update.
If you would like to learn more or stay involved, [Sign up for the mailing list](#)

Requirement for updating Housing Element

California State law requires that local jurisdictions update the Housing Element every eight (8) years (or more frequently if they are not submitted on time). These frequent updates are required because housing is critical to ensure economic prosperity and quality of life for our region and the state. The revised Housing Element for Foster City must be adopted by the City Council and submitted to the State Department of Housing and Community Development Department no later than January 2023.

Why do we need to update and what is included in it?

Importance of updating Housing Element

- Allows the City to plan for the housing needs of the community.
- Demonstrates the ability to meet future housing growth needs.
- Allows the community to participate in the planning process.
- Makes the City eligible for some State grants and funding sources.
- Ensures the City complies with State housing law.
-

What is included in a Housing Element?

- A detailed analysis of the City's demographic, economic and housing characteristics.
- A comprehensive analysis of constraints to producing and preserving housing.
- A review of the City's progress in implementing current housing policies and programs.
- An identification of goals, objectives, and policies, in addition to a full list of programs that will implement the vision of the plan.
- An analysis of sites that could accommodate new housing at various income level, demonstrating the City's ability to meet our Regional Housing Needs Assessment (RHNA).

Join the Conversation!

Stay tuned for upcoming meetings on Housing Element update.

SUMMARY OF HOW PUBLIC INPUT IS INCORPORATED

Public input gathered through the public engagement efforts influenced the development of the Housing Element, including the selection of sites as well as the housing policies and programs. Key themes and strategies are summarized below.

HOUSING SITES

- Focus on sites that do not impact single-family neighborhoods and parks/open spaces. *Given that the City is predominantly built-out, the Sites Inventory is predominantly apartment sites from the previous RHNA 5 Housing Element and similar sites including existing low-density apartment properties with potential to add housing units.*
- Preserve existing neighborhood commercial sites, such as Edgewater Shopping Center but look for other sites to convert, such as office buildings. *The 1010 Metro Center Boulevard commercial site was included in the Sites Inventory as a mixed-use site, which has excellent access to major roadways and transit. Program H-D-2-a Potential Re-Use of Commercial Sites to evaluate potential re-use of commercial sites was retained with a biannual review beginning by July 2026.*
- Focus on sites with access to major roads and highways due to the limited evacuation routes. *The majority of the sites in the Sites Inventory are located on major arterial roadways.*

HOUSING POLICIES AND PROGRAMS

- Housing cost is too high. Lack of affordability impacts health, economic equity, environmental and racial justice. *Programs were included/modified to add affordable units through inclusionary requirements (H-E-2-a Inclusionary 20% Requirement, H-E-2-b Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income, expanded incentives for ADUs in programs under H-D-4). Programs expanded support for low-income homeowners with H-B-2-a Lower Income Homeowner Rehabilitation Loans and H-B-2-b Facilitate Non-Profit Rehabilitation/Maintenance Assistance.*
- Increase affordable housing supply, protect renters and vulnerable households by providing stability, fill the gaps with subsidies. *Programs were included/modified to protect the rental housing stock (H-C-1-a Condominium Conversion Regulation, H-C-2-b Continue to Monitor Expiration of Affordability Covenants, H-C-2-c Replacement Unit Requirements) and incentivize production of affordable housing (H-E-3-b Financing and Subsidy Programs).*
- The use of existing apartment sites for new housing increases the risks of displacement for existing apartment residents. *Tenant protections were included in H-C-3-a Anti-Displacement Plan for Redevelopment of Existing Multi-family Developments, H-C-3-b Anti-Displacement Strategy, and H-C-3-d Facilitate Tenant Protection Act of 2019.*
- Housing discrimination disproportionately impacts people with disabilities and people trying to use housing vouchers. *Program H-C-4-a Rental Housing Assistance Information was expanded. Several programs were included under H-G-2 Improved Access to Fair Housing Information.*

- There is a lack of housing options for people with special needs/disabilities, including supportive housing. *Program H-E-1-a Existing Unit Purchase Program Opportunities for Supportive Housing was included to facilitate use of City-owned units for supportive housing. Program H-E-2-b Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income will provide extremely low-income units. Several programs were included under H-F-1 Special Needs.*

7. PUBLIC PARTICIPATION



CHAPTER 8 | HOUSING GOALS, POLICIES, AND PROGRAMS

The section below contains the City’s Goals, Policies, and Programs related to the Housing Element. Goals are shown in capital letters, e.g., H-A. Policies related to each Goal include the Goal plus a number, e.g., H-A-1. Programs related to each Policy include the Goal and Policy reference followed by a lower-case letter, e.g., H-A-1-a.

H-A

Reinforce the City's Commitment to Meeting Housing Needs

Establish and monitor goals, policies, and programs to address the City's housing needs, encourage public participation in all housing policy matters, and promote equal housing opportunities.

H-A-1

City Leadership. Provide an active leadership role in helping to attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner and monitoring progress annually to review housing goals and target achievements.

H-A-1-a

Annual Tracking of Housing Activity. *The City will provide a statistical summary of residential building activity tied to various types of housing, household need, income and Housing Element program targets.*

Responsible Agency: Community Development Department

Timeframe: Provide information annually by April 1 as part of the General Plan Annual Progress Report

Funding Source: General Fund

H-A-1-b

No Net Loss/Development Pipeline Monitoring. *Evaluate residential development proposals for consistency with the 2023-2031 Housing Element Sites Inventory. If a development approval will cause the Sites Inventory to be unable to accommodate all income levels of the RHNA, then additional site(s) shall be added pursuant to Government Code Section*

8. HOUSING GOALS, POLICIES, AND PROGRAMS

65863(b)(1). No later than December 2023, the City will develop a procedure to monitor the development of proposed projects and vacant and non-vacant sites in the Sites Inventory and ensure that adequate sites are available throughout the 6th Cycle Planning Period to meet the remaining RHNA by income category to implement "no net loss" requirements. The City will monitor and report on the "no net loss" requirement on an annual basis with the Annual Progress Report. The procedure will monitor:

- 1) Unit count and income/affordability assumed on parcels included in the sites inventory as proposed projects, vacant, and underutilized sites.
- 2) Actual units constructed and income/affordability when parcels are developed.
- 3) Net change in capacity and income/affordability and a summary of remaining capacity and income/affordability in meeting the City's remaining RHNA.
- 4) Within one year of report on the "no net loss", if necessary, make adjustments (e.g., incentives, rezonings, etc.) or identify additional sites.
- 5) *In 2027 conduct a mid-term evaluation of the effectiveness of strategies in promoting housing opportunities throughout the City, including but not limited to programs geographically targeted in single-family areas, and make adjustments to achieve the quantified objectives by 2031 as called for in H-E-10-a.*

Responsible Agency: City Council, Planning Commission, Community Development Department

Timeframe: Develop procedure for monitoring by December 2023 and provide information annually by April 1 as part of the General Plan Annual Progress Report; *2027 mid-term evaluation*

Performance Metric(s): Maintenance of Sites Inventory sufficient to accommodate the RHNA

Funding Source: General Fund

H-A-1-c **Future Housing Element Updates.** The City will update its Housing Element, consistent with State Law requirements.

Responsible Agency: Community Development Department, Planning Commission, City Council

Timeframe: Provide the next update by January 2031

Funding Source: General Plan Maintenance Fund

H-A-1-d **Evaluate General Plan Amendments for Consistency with Housing Element.** Any future amendments to the General Plan will be evaluated for consistency with the Housing Element.

Responsible Agency: Community Development Department, Planning Commission, City Council

Timeframe: Ongoing

Funding Source: General Plan Maintenance Fund

H-A-2 Community Engagement. Encourage and support community engagement in the formulation and review of the City's housing policy, including encouraging neighborhood level planning and working with community groups such as homeowners associations and service clubs as well as the building and real estate industry to advocate for programs that will increase affordable housing supply and opportunities.

*H-A-2-a **Community Outreach.** The City will build on the success of "Home is Foster City" and "Community Dialogue Series" outreach programs to improve citizen awareness of housing needs, rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing resources by:*

- (1) having printed housing information available at City Hall, library, and other key locations;*
- (2) providing public information through articles in the local newspaper, on the City's website, the digital marquee, social media, and with cable TV public service announcements;*
- (3) using additional methods to reach underserved and/or often underrepresented members of the community, including but not limited to low-income households, renters, and persons with disabilities.*

Responsible Agency: Community Development Department, Communications/City Clerk Department

Timeframe: Update website and print materials by December 2023; update social media and local newspaper articles at least once per year

Funding Source: General Fund

H-A-3 Cooperation with Other Agencies. Continue participation in County-wide housing assistance programs and coordinate with other public and private agencies in the use of available programs to provide lower-cost housing in Foster City.

*H-A-3-a **Technical Assistance to Non-Profits.** The City will update the City's BMR Administrative Guidelines to provide technical assistance, such as information on applicable regulations and policies and how to coordinate various programs, to non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs. The City will facilitate provision of affordable housing by providing technical assistance in a liaison role with non-profit housing groups and managers of affordable housing units in the City.*

Responsible Agency: Community Development Department, City Attorney

Timeframe: Update City's BMR Administrative Guidelines and post on the City's website by December ~~2024~~2023; hold annual roundtable meetings and/or trainings with non-profit housing groups and managers of affordable housing units

Funding Source: General Plan Maintenance -Fund

Geographic Targeting: Citywide

H-A-4 Adequate Water Supply and Sewer Capacity for New Housing Development. The City will work with the Estero Municipal Improvement District (EMID) Board of Directors to ensure there is adequate water supply and sewer capacity to support the development of the sites identified in RHNA 6.

8. HOUSING GOALS, POLICIES, AND PROGRAMS

- H-A-4-a* **Adequate Water Supply.** Work with EMID to develop water conservation requirements and/or increased water supply that will ensure sufficient water capacity to accommodate the RHNA, such as the potential use of water demand offset policies, require new and renovated developments to have "net neutral" water demand, or use of recycled water for irrigation.
Responsible Agency: Community Development Department, EMID
Timeframe: Prior to or concurrent with adoption of Housing Element
Funding Source: General Fund
- H-A-4-b* **Housing Element Transmittal to EMID.** Upon adoption of the Housing Element, Provide a copy to EMID in compliance with California Government Code Section 65589.7.
Responsible Agency: Community Development Department
Timeframe: Within five (5) days of adoption
Funding Source: General Fund
- H-A-4-c* **Update Urban Water Management Plan.** Work with EMID on updates to the Urban Water Management Plan (UWMP) and other policies and procedures to ensure implementation of the required priority for water and sewer service for developments with units affordable to lower-income households, as required by California Government Code 65589.7.
Responsible Agency: Community Development Department, Public Works Department
Timeframe: Assist with update of next UWMP by 2025
Funding Source: General Fund
- H-A-4-d* **Water Conservation.** Work with EMID to develop, promote, and implement water conservation methods and programs for new and existing developments, such as low flow fixtures, rebate programs, "lawn begone", etc. Improve promotion by providing information on conservation programs to building permit applicants.
Responsible Agency: Community Development Department, and EMID
Timeframe: Improve Building Division website and handout information on conservation programs by December 2023
Funding Source: General Fund

H-A-5 **Secure Funding for Housing Programs.** Identify and/or develop sources of funding for affordable housing programs.

- H-A-5-a* **Commercial Linkage Fee.** Continue to implement the City's commercial linkage fee on new commercial development as a way to require new commercial development to contribute to the supply of affordable housing and to provide funding for affordable housing programs, including periodic review and update of the fee every five to seven years following the update in 2022.
Responsible Agency: Community Development Department, City Council
Timeframe: Review and update by 2028; review and update every five to seven years thereafter
Performance Metric(s): Total fees collected annually
Funding Source: General Plan Maintenance Fund

- H-A-5-b** ***Local, State and Federal Funding for Affordable Housing.** Monitor the availability of and apply for local, state or federal funding sources that could be used to provide funding for affordable housing programs.
Responsible Agency: Community Development Department
Timeframe: Report on funding applications to City Council annually in the General Plan Annual Report
Performance Metric(s): Number of funding applications -annually
Quantified Objective: Apply for at least one funding opportunity per year
Funding Source: General Fund
*Geographic Targeting: Funding that will expand housing choices in single-family areas such as for ADUs, home share programs, and lower-income homeowners.**
- H-A-5-c** ***Expand Sources of Funds for the City Affordable Housing Fund.** Provide the necessary legal framework to be able to accept grants and donations to the City Affordable Housing Fund as a qualified trust fund from County, State, or Federal programs; employers; organizations; and individual donors.
Evaluate potential sources of reliable funding for affordable housing programs.
Responsible Agency: Community Development Department, City Attorney, City Council
Timeframe: Recommend legal framework to City Council by December 2023
Funding Source: General Fund*
- H-A-5-d** ***Budgeting for Housing Programs.** As part of the annual budget, allocate funds from the City Affordable Housing Fund or other sources to fund programs to address housing needs identified in the Housing Element and based on timing commitments specified for each program, that may include but are not limited to:
(1) Staffing and other resources to administer housing programs.
(2) H-B-2-a: Lower Income Homeowner Rehabilitation.
(3) H-B-2-b: Facilitate Non-Profit Rehabilitation and Maintenance Assistance.
(4) H-D-4-b: ADU Financial Incentive Program.
(5) H-F-2-a: Emergency Housing Assistance.
(6) H-G-2-b: Fair Housing Training for Landlords and Tenants.
Responsible Agency: City Council, Community Development Department
Timeframe: Implement funding for programs as part of the annual budget process
Performance Metric(s): Amount of funding allocated annually
Funding Source: Affordable Housing Fund¹*
- H-A-5-e** ***NOFAs for Affordable Housing.** Develop a funding program and outline criteria objectives affordable housing developers to apply for Notices of*

¹ Affordable Housing Fund is used to reference all City funds that are restricted to affordable housing purposes, including but not limited to: Fund 122 Los and Moderate-Income Housing Fund, Fund 124 City Affordable Housing Fund, and Fund 137 Commercial Linkage Fee.

8. HOUSING GOALS, POLICIES, AND PROGRAMS

Funding Availability (NOFAs) funded by the City's Affordable Housing Funds.

Responsible Agency: City Council, Community Development Department

Timeframe: Biannually beginning in 2024.

Performance Metric(s): Amount of funding allocated annually

Funding Source: Affordable Housing Fund

H-A-6 Encourage Local Hiring. Encourage developers and contractors to evaluate hiring local labor, hiring from, or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.

*H-A-6-a **Local Labor Program List.** Establish and post a list of local labor unions and apprenticeship programs on City's website and encourage the developers and contractors to hire local labor.*

Responsible Agency: Community Development Department, City Attorney

Timeframe: Establish the list by December 2023. Bi-annually update the list or upon requests from the local unions to be added to the list.

H-B Protect Existing Housing, Waterfront Character, and Resources

Maintain the high quality of existing housing and waterfront character and assure energy efficiency in new and existing housing.

H-B-1 Encourage Maintenance of Existing Housing. Encourage maintenance of the existing housing ~~stock~~ by continuing to enforce zoning and property maintenance regulations, housing and other codes for all types of residential units.

*H-B-1-a **Continue Code Enforcement.** Continue the existing Zoning and Building Code Enforcement and Property Maintenance programs. In addition, continue the mandatory fire code inspection program. Provide referrals to assistance programs in cases where owner is eligible per H-B-2-b.*

Responsible Agency: Community Development Department; Fire Department

Timeframe: Continue to implement program

Performance metric: Close 90% of code enforcement cases within 90 days

Performance Metric(s): Percentage of cases closed within 60 days.

Funding Source: General Fund

H-B-2 Encourage Rehabilitation of Existing Housing. Encourage rehabilitation to the extent feasible and when necessary for lower- and moderate-income homeowners.

*H-B-2-a **Lower-Income Homeowner Rehabilitation Loans.** The City will provide or partner with a regional program to provide rehabilitation loans, energy improvement such as weatherization or solar, disaster assistance programs, and proactive outreach to lower-income homeowners.*

Responsible Agency: Community Development Department

Timeframe: Implement program by December 2024

Quantified Objective: 18 new loans by 2031 or 3 per year, half of which being very low income and half of which being low income

Performance Metric(s): Number of new loans by 2031

Funding Source: Affordable Housing Fund

Geographic Targeting: Increased outreach for program participation to owners in census tracts with higher reported cost burden, 6082 and 6083

- H-B-2-b** **Facilitate Non-Profit Rehabilitation/Maintenance Assistance.** *The City will initiate a rebate program to provide up to \$5,000 in funding to very low-income homeowners who cannot otherwise afford the repairs. Eligible repairs include weatherization of doors and windows, broken windows and doors, installation of smoke detectors, water-heater replacement, electrical/mechanical work, plumbing repairs, solar photovoltaic, and accessibility improvements. The City will identify possible non-profit organizations (such as Rebuilding Together Peninsula, churches, service clubs, or Girl or Boy Scouts) that can provide assistance/proactive outreach and will provide information on the City's website and handouts at City Hall.*
Responsible Agency: Community Development Department
Timeframe: Implement program by December 2024
Quantified Objectives: 6 units improved with assistance by 2031 or one very low-income owner unit improved with assistance per year
Performance Metric(s): Number of units assisted by 2031
Funding Source: Affordable Housing Fund
Geographic Targeting: Increased outreach for program participation to owners in census tracts with higher reported cost burden, 6082 and 6083

H-B-3 **Encourage Energy Conservation in Housing.** Encourage adoption of energy conservation measures and promote energy conservation programs and City staff training that provide assistance for energy conservation improvements.

- H-B-3-a** **Encourage Energy Conservation.** *The City will continue to encourage Energy Conservation measures by enforcing CALGreen Energy requirements and continue to waive building permit fees for solar permits (photovoltaic panels). The City will continue the solar photovoltaic \$1000 rebate program as long as funds are available.*
Responsible Agency: Community Development Department
Timeframe: Continue to implement program
Quantified Objectives: Issue 15 electric vehicle charging and 50 photovoltaic permits per year
Performance Metric(s): Number of electric vehicle charging and photovoltaic permits issued per year
Funding Source: General Fund
- H-B-3-b** **Expedited Energy Conservation Permits.** *Continue to streamline permit processes for expedited review of solar permits and Electric Vehicle charging stations permits.*
Responsible Agency: Community Development Department
Timeframe: Continue to implement program
Objectives: First review 80% of expedited permits in 10 business days
Performance Metric(s): Percentage of permits reviewed within ten business days
Funding Source: General Fund

8. HOUSING GOALS, POLICIES, AND PROGRAMS

H-B-3-c **Increase Awareness Regarding Energy Conservation.** *The City will continue to partner with regional agencies, such as Peninsula Clean Energy, RICAPS, and BAYREN. Update the City's website to make information easy to find and promote energy conservation resources, programs, and rebates*
Responsible Agency: City Manager Department, Community Development Department
Timeframe: Update website by December 2023 and annually thereafter
Funding Source: General Fund

H-B-3-d **Climate Action Plan.** *Implement recommended energy conservation measures for housing upon completion of the 2023 Climate Action Plan update.*
Responsible Agency: City Manager Department, Community Development Department
Timeframe: Adopt CAP implementation programs by the end of 2024
Funding Source: General Fund

H-B-4 **Housing Design.** Assure excellence in housing design consistent with existing architecture, site planning, and amenities, including room additions. Provide adequate flexibility to allow a variety of housing types to meet different housing needs, including room additions that provide affordable housing opportunities by allowing families to more economically meet their needs than by moving and purchasing a new home.

H-B-4-a **Update Architectural and Solar Guidelines for Single Family Homes.** *Update the Architectural and Solar Guidelines to implement the City's Architectural Review requirements contained in Chapter 17.58 of the Foster City Municipal Code to ensure that development preserves the architectural character and scale of the neighborhoods and community and is well designed.*
Responsible Agency: Community Development Department
Timeframe: Update Architectural and Solar Guidelines by December 2025
Funding Source: General Fund

H-B-5 **Review Potential Environmental Impacts of New Housing.** When a new housing development is proposed that meets threshold requirements for review under the California Environmental Quality Act (CEQA), perform a review of potential environmental impacts to ensure that the impacts on existing and prospective residents are considered.

H-B-5-a **Air Quality Impacts.** *When site-specific development is proposed and/or a Rezoning application is processed, potential air quality impacts from project traffic and other significant sources shall be studied, and mitigation measures to ensure compliance with the Bay Area Air Quality Management District standards in effect at the time shall be recommended if necessary.*
Responsible Agency: Community Development Department
Timeframe: Continue to implement program
Funding Source: Development Permit Fees

H-B-5-b **Geotechnical Studies.** *Prior to any residential construction on the project sites, geotechnical studies would be required by the City unless a site-specific*

geotechnical study is already on file with the City.

Responsible Agency: Community Development Department

Timeframe: Continue to implement program

Funding Source: Development Permit Fees

- H-B-5-c **Seismic Hazards.** Buildings shall conform to the requirements of the latest adopted edition of the California Building Standards Code to reduce potential seismic-related hazards.*

Responsible Agency: Community Development Department

Timeframe: Continue to implement program

Funding Source: Development Permit Fees

- H-B-5-d **Environmental Site Assessment.** When a site-specific development is proposed for housing on a site that was previously used for commercial or industrial uses, a Phase I and II Site Assessment shall be conducted to identify the extent of contamination and the clean-up measures necessary to meet the requirements of the Department of Toxic Substances Control and the Regional Water Quality Control Board.*

Responsible Agency: Community Development Department

Timeframe: Continue to implement program

Funding Source: Development Permit Fees

- H-B-5-e **NPDES Requirements.** All National Pollutant Discharge Elimination System (NPDES) requirements will be met or required as mitigation measures for applicable housing projects.*

Responsible Agency: Public Works Department

Timeframe: Continue to implement program

Funding Source: Development Permit Fees

- H-B-5-f **Noise Studies.** Noise studies shall be undertaken for each site when a site-specific housing development is proposed. These studies will identify needed mitigation measures to reduce noise levels to an acceptable level for residential uses of the sites as identified in the Noise Element of the Foster City General Plan.*

Responsible Agency: Community Development Department

Timeframe: Continue to implement program

Funding Source: Development Permit Fees

- H-B-5-g **Traffic Impacts.** Traffic impacts shall be evaluated for housing development pursuant to the threshold requirements for CEQA analysis of traffic impacts. Each site-specific evaluation will consider Vehicle Miles Traveled (VMT), intersection and freeway impacts, TDM measures incorporated into the project, parking, transit, pedestrian/bicycle safety, and potential impacts on neighborhood streets and evacuation.*

Responsible Agency: Community Development Department and Public Works Department

Timeframe: Continue to implement program

Funding Source: Development Permit Fees

8. HOUSING GOALS, POLICIES, AND PROGRAMS

H-B-5-h **Water Supply Assessment.** A Water Supply Assessment (WSA) shall be performed for housing development proposals not previously analyzed pursuant to the threshold requirements for WSAs contained in California Water Code Section 10910 et seq. and California Government Code Section 66473.7.

Responsible Agency: Community Development Department

Timeframe: Continue to implement program

Funding Source: Development Permit Fees

H-C Protect the Supply and Affordability of Rental Housing

H-C-1 Regulation of Conversions. Regulate the conversion of apartments to condominiums, community apartments and stock cooperatives to preserve the existing stock of rental apartments.

H-C-1-a **Condominium Conversion Regulation.** Continue implementation of the condominium conversion ordinance linking any conversions to the development of additional rental housing within the city. The ordinance provides for lifetime leases for seniors and handicapped tenants. Continue the requirement for deed restrictions on resale (unless financing is impossible), or 1% of gross sales must be contributed to the City, and comparable rental housing must be available in the Housing Market Area.

Responsible Agency: Community Development Department

Timeframe: Continue to implement program

Funding Source: General Fund

H-C-1-b **Amend Percentage of BMR Units in Conversions.** Review the existing conversion regulations in Chapter 17.76 of the Municipal Code to ensure conformance with applicable state law pertaining to the percentage of converted units required to be set aside for qualified lower- and moderate-income owners.

Responsible Agency: Community Development Department, Planning Commission, City Council

Timeframe: Report to City Council regarding conformance by December 2024

Funding Source: General Fund

H-C-2 Protection of the Rental Housing Stock. Promote the retention of rental units and encourage rental subsidy programs that can be applied to existing housing.

H-C-2-a **Monitor Affordable Housing Regulatory Agreements.** The City will continue to monitor and enforce existing affordable housing regulatory agreements, including but not limited to exploration of ways to improve the efficiency of the process, and updating the City's BMR Administrative Guidelines to incorporate procedures for investigating complaints.

Responsible Agency: Community Development Department

Timeframe: Adopt efficiency improvements and update the BMR Administrative Guidelines by December 2024

Quantified Objectives: Retain 426 existing and any new deed restricted affordable rental units

Funding Source: City Affordable Housing Fund

H-C-2-b **Continue to Monitor Expiration of Rental Affordability Covenants.** Monitor affordable rental housing developments that are at risk of conversion to market rate (there are none in this 2023-2031 planning period). Work with landlords, tenants, and other agencies at least five years prior to the expiration date of affordability covenants to minimize the impacts of the expiration of affordability covenants as follows:

- Proactively reach out to owners to ascertain their intentions and discuss alternatives;
- Work with owners and property managers to evaluate preservation options in exchange for extensions of affordability covenants;
- Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights.

Responsible Agency: Community Development Department

Timeframe: Include information in General Plan Annual Report listing any expiration dates within ten years; reach out to owners at least five years prior to expiration

Performance Metric(s): Number of units subject to affordability covenants monitored

Funding Source: City Affordable Housing Fund

H-C-2-c **Replacement Unit Requirements.** The City shall not approve a housing development project that will include the demolition of existing housing units unless provisions are included to demonstrate compliance with California Government Code Sections 65915(c)(3) and 66300(d), requiring replacement units to be restricted to lower-income households to match the percentage of lower-income tenants, as provided in Chapter 17.55, Replacement Units, adopted in January 2023. The City shall include the necessary information in the planning application submittal requirements.

Responsible Agency: Community Development Department

Timeframe: Amend submittal requirements by December 2023

Performance Metric: Consistent with state law, confirm that no housing development project will demolish residential dwelling units regardless of whether the parcel was listed in the Sites Inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met

Funding Source: General Fund

H-C-3 Tenant Protections. Mitigate potential impacts of displacement and promote greater awareness of tenant and landlord rights and obligations.

H-C-3-a **Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments.** If an existing multifamily apartment development is repaired or redeveloped including the displacement of one or more tenants, the application submitted for repairs or redevelopment including displacement of

8. HOUSING GOALS, POLICIES, AND PROGRAMS

any tenants shall include a plan that demonstrates how impacts to existing tenants that are being displaced are minimized through such means as phasing, financial assistance, and relocation services. Such plan shall also include a robust outreach plan to affected tenants.

Responsible Agency: Community Development Department

Timeframe: Amend submittal requirements by December 2023

Funding Source: General Fund

H-C-3-b *Anti-Displacement Strategy.* *Develop an Anti-Displacement Strategy, including assessment of a variety of tenant protection measures to determine if appropriate for Foster City, including but not limited to: a) expansion of relocation benefits beyond those required by California law for landlords to pay to lower-income tenants to also apply to moderate-income tenants; b) expansion of the amount of relocation benefits beyond those required by California law for lower-income tenants; c) minimum lease terms; d) required notifications to tenants and landlords of legal requirements; and e) expansion of any other relocation/anti-displacement provisions.*

Responsible Agency: Community Development Department

Timeframe: Implement program by December 2024

Funding Source: General Plan Maintenance Fund

H-C-3-c *Facilitate Resolution of Rental Disputes.* *Continue working with the Peninsula Conflict Resolution Center and the Tri-County Apartment Association as vehicles to moderate rent increases and minimize displacements in the City and to resolve rental disputes between renters and property owners.*

Responsible Agency: City Council, Community Development Department

Timeframe: Update website by December 2023 *Funding Source: General Fund*

H-C-3-d *Facilitate Tenant Protection Act of 2019 (AB 1482).* *In coordination with programs promoting fair housing under H-G, provide information on laws regarding maximum annual rent increases, just cause evictions, and financial compensation requirements.*

Responsible Agency: City Council, Community Development Department

Timeframe: Update website by December 2023; Provide at least one information session per year

Funding Source: General Fund

H-C-4 *Rental Assistance Programs.* *Continue to publicize and participate in rental assistance programs such as Section 8, Housing Voucher programs, and other available rental programs.*

H-C-4-a *Rental Housing Assistance Information.* *Encourage the use of federal, State and local rental housing programs by providing information on the City's website. Continue to publicize and promote programs offered by the San Mateo County Housing Authority through proactive public outreach including but not limited to the Section 8 Rental Assistance Program, landlord incentive programs (such as Landlord Continuity Bonus, New Landlord Bonus, and Landlord "No Loss" Bonus) programs for landlords to rent to holders of Housing Choice or HUD-VASH (Veteran) Vouchers.*

Responsible Agencies: Community Development Department

Timeframe: Update website by December 2023 and then annually

Quantified objectives: Increase the number of voucher holders by 2 per year

Performance Metric(s): Number of housing vouchers used in Foster City

Funding Source: General Fund

Geographic Targeting: Promote programs to expand housing choices in single-family areas.

H-D Pursue Public and Private Redevelopment Opportunities to Increase the Supply of Housing

Assure excellence in architecture and site planning in all new projects, provide a variety of housing types and tenure and meet the City's "fair share" of regional housing need.

H-D-1 Housing Opportunity Areas. Given the diminishing availability of developable land, the City will continue to identify housing opportunity areas and sites with potential to provide additional housing consistent with other General Plan policies.

H-D-1-a Selection of Housing Opportunity Areas. The City will use the following criteria in selecting Housing Opportunity sites or areas for the Housing Sites Inventory:

- (1) Housing on the site will help affirmatively further fair housing by expanding the distribution and variety of housing types and sizes in the City.
- (2) Potential for adequate and safe internal and external vehicular and pedestrian circulation, including emergency evacuation.
- (3) Convenient access to existing public transportation or the potential for such access as public transportation systems are expanded.
- (4) Convenient access to typical neighborhood services and amenities typically required by residents.
- (5) Convenient access to typical neighborhood recreation amenities or designed to provide adequate recreation amenities on-site.
- (6) Cost effective mitigation of physical site constraints (including geologic hazards, flooding, drainage, soils constraints, wetland limitations, etc.)
- (7) Cost effective provision by the City/EMID of typical residential services and adequate utilities to the site.
- (8) Ability to meet internal residential noise standards.
- (9) Adequate size to provide required parking; parking requirements should be flexible based on the expected needs of the project's prospective residents.
- (10) The development of a specific project on the site will not result in significant adverse individual or cumulative environmental impacts on other properties in the neighborhood or area, unless the City/District adopts a Statement of Overriding Considerations as defined by the California Environmental Quality Act.

Responsible Agency: City Council, Planning Commission, Community Development Department

Timeframe: Use criteria to evaluate applications as they are submitted; use to evaluate new sites as part of mid-cycle review of RHNA progress by December

8. HOUSING GOALS, POLICIES, AND PROGRAMS

2026.

Funding Source: General Plan Maintenance Fund

Geographic Targeting: Promote programs to expand housing choices in single-family areas.

H-D-1-b

General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory. Concurrent with or prior to adoption of the Housing Element, adopt the following General Plan and zoning amendments:

- (1) **Rezone R-3 RHNA 5 sites to R-4.** These sites include Harbor Cove, Franciscan, Sand Cove, and The Lagoons. (Adopted January 2023)
- (2) **Rezone R-4 RHNA 5 sites to allow by right development for projects with 20% or more lower-income units.** These sites include Beach Cove and Shadow Cove. (Adopted January 2023)
- (3) **Amend R-3 (Chapter 17.18) and R-4 (Chapter 17.20) for consistency with General Plan minimum and maximum densities.** (Adopted January 2023)
- (4) **Rezone Commercial Housing Opportunity Site to Allow Mixed-Use.** Concurrent with adoption of this Housing Element, rezone the Housing Opportunity Site currently developed with commercial uses to allow either commercial or mixed-use of commercial and residential. This includes the 1010 Metro Center Boulevard site.
- (5) **Mixed-Use Densities.** The City will amend the Zoning regulations for the C-2 District, and others as necessary, and General Plan Land Use Designations for Town Center Commercial, Civic Center Mixed Use, and other land use designations as appropriate, to establish allowed densities in mixed use zoning districts.
- (6) **Rezone Foster's Landing from R-3/PD to CM/PD and amend General Plan from Apartment Residential to Civic Center Mixed Use.** Concurrent with adoption of this Housing Element, rezone this site to allow higher density housing/mixed use.
- (7) **Eaves from R-3 to R-4/PD.** The City will amend the zoning for this centrally located site to facilitate redevelopment.
- (8) **Rezone 1601 Beach Park Boulevard from PF to R-2 and amend General Plan from Public/Semi-Public to Two-Family Residential.** Concurrent with adoption of this Housing Element, rezone this site to allow residential use.

Responsible Agency: Community Development Department, Planning Commission, City Council

Timeframe: General Plan and Zoning in place prior to or upon Housing Element Adoption

Funding Source: General Plan Maintenance Fund

H-D-2

Encourage Housing as Part of New Development Projects. As opportunities for the development or redevelopment of property occur, whether financed with public funds or not, evaluate whether the subject site and project could and/or should include multifamily housing units as a part of the overall project, including apartments, condominiums, townhouses, or a mix of housing types.

- H-D-2-a Potential Re-Use of Commercial Sites.** *The City will reevaluate the land use designations for the City's neighborhood shopping centers or other commercial sites biannually beginning in 2026 or 1) if approvals of a development trigger the "no net loss" requirements; 2) if the owner initiates redevelopment of a commercial site, or 3) any of the commercial activities become not viable. If residential or mixed-use developments are considered, criteria for determining the appropriate housing types include:*
- (1) The type of street (major, collector, etc.) which would provide access to the site and levels of service on the street in the morning and afternoon peak hours.*
 - (2) Availability of public services and facilities such as infrastructure (water, sewer, etc.), school capacity, parks and open space.*
 - (3) The ability of the project to provide landscaping for parking areas, facade modulation and orientation of buildings which would ensure privacy for, and minimize impacts on, any adjacent single-family homes, and reduce the perception of density in a multi-family project.*
 - (4) Potential to provide housing for employees.*
 - (5) The ability of the project to provide neighborhood serving commercial uses.*
 - (6) Potential to provide waterfront amenities and/or waterfront commercial uses.*
 - (7) Maintaining a Sites Inventory that can accommodate the RHNA.*
- Responsible Agency: Community Development Department, Planning Commission, City Council*
- Timeframe: Rezone 1010 Metro Center Boulevard by December 2023; Biannual review and report to Planning Commission and City Council with first report and adoption of accompanying general plan amendments and/or zoning actions by July 2026, or sooner if circumstances require as outlined above.*
- Performance Metric(s): Change zoning designation on 1010 Metro Center Boulevard to allow redevelopment with mixed use to achieve at least minimum capacity of 111 units by December 2023. Proactively reach out to at least two commercial site owners per year to discuss options to add or redevelop with housing*
- Funding Source: General Plan Maintenance Fund*
- Geographic Targeting: Promote programs to expand housing choices adjacent to single-family areas.*

H-D-3 Planned Development Process. Encourage the use of the planned development process to achieve a diversity of housing types and tenure and to provide greater choice for residents and workers in Foster City.

- H-D-3-a Update Planned Development Process.** *Amend the zoning regulations for the Planned Development Combining District, Chapter 17.36, to align with requirements for objective standards and retain the ability to provide flexibility and incentives including but not limited to address special housing needs and a diversity of housing choices.*
- Responsible Agency: Community Development Department, Planning Commission, City Council*

8. HOUSING GOALS, POLICIES, AND PROGRAMS

Timeframe: Implement program by December 2026

Funding Source: General Plan Maintenance Fund

Geographic Targeting: Citywide

H-D-4 Accessory Dwelling Units. The City will continue to encourage Accessory Dwelling Units (ADUs) (including Junior Accessory Dwelling Units [JADUs]), and multi-family ADUs, subject to specific development standards and requirements.

H-D-4-a ADUs. Continue implementation of Chapter 17.78, Accessory Dwelling Units. Update the City's ADU ordinance to comply with State laws by December 2023 and subsequently update the City's regulations to comply with new state laws within six months of being effective.

Responsible Agency: Community Development Department

Timeframe: Update Chapter 17.78 to comply with 2023 State laws by December 2023 and update the City's regulations to comply with subsequent new State laws within 6 months of being effective.

Quantifiable Objectives: 24 ADUs by 2031

Funding Source: General Plan Maintenance Fund

Geographic Targeting: Promote programs to expand housing choices in single-family areas.

H-D-4-b ADU/JADU Financial Incentive Program. Provide or partner with another organization to provide a financial incentive program for single-family homeowners to construct an ADU/JADU that is restricted for lower-income households for 10-15 years, with an additional incentive amount for units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities.

Responsible Agency: Community Development Department

Timeframe: Implement program by December 2024

Quantifiable Objectives: 5-8 income-restricted ADU units to be financed by 2031 (included in 24 in H-D-4-a)

Performance Metric(s): Number of restricted units produced; amount of incentives offered

Funding Source: Affordable Housing Fund and/or grant funds

Geographic Targeting: Promote programs to expand housing choices in single-family areas.

H-D-4-c Preapproved ADU/JADU Designs and Expedited Review. Adopt preapproved ADU/JADU designs/plans to streamline the review process, facilitate reduced applicant cost and expedited review for ADUs/JADUs. Work with homeowners' associations to incorporate their input on preapproved designs that are appropriate for their development and encourage them to adopt prototypical designs for ADUs/JADUs. Ensure preapproved designs/plans provide choices and diversity in size to accommodate a variety of household sizes and types.

Responsible Agency: Community Development Department

Timeframe: Implement program by December 2024

Performance Metric(s): Number of preapproved ADU/JADU designs/plans

adopted

Funding Source: Affordable Housing Fund

Geographic Targeting: Promote programs to expand housing choices in single-family areas.

- H-D-4-d **Improved Public Information on ADUs.** Promote information and tools available to facilitate ADU construction and encourage desirable features such as energy conservation and universal design for accessibility. Provide easily accessible information on the City's website and at the public counter.
Responsible Agency: Community Development Department
Timeframe: Improve website and counter information by December 2023
Funding Source: General Fund
Geographic Targeting: Promote programs to expand housing choices in single-family areas.
- H-D-4-e **Amnesty Program for Existing Unapproved ADUs.** Develop a program to provide property owners with the opportunity to formally legalize existing unpermitted ADUs of any size.
Responsible Agency: Community Development Department
Timeframe: Implement program by December 2025
Performance Metric(s): Number of unpermitted ADUs formally legalized
Funding Source: General Plan Maintenance Fund
Geographic Targeting: Promote programs to expand housing choices in single-family areas.
- H-D-4-f **Objective Design Standards for ADUs.** Develop and adopt objective design standards for ADUs.
Responsible Agency: Community Development Department
Timeframe: Adopt standards by December 2024~~3~~
Funding Source: General Plan Maintenance Fund
- H-D-4-g **Multi-Family ADUs.** The City will develop incentives to encourage multi-family ADUs in accordance with Chapter 17.78 of the Municipal Code and applicable State laws including but not limited to such measures as financial assistance, reduced fees, and/or expedited processing. **The City will conduct outreach to owners of multi-family housing to explore opportunities to convert underutilized spaces including carports, garages, laundry rooms, etc.**
Responsible Agency: Community Development Department
Timeframe: Develop incentive program by December 2024; **Conduct outreach to at least two properties per year.**
Quantified Objective: ~~40-70~~ multi-family ADUs by 2031
Performance Metric(s): Number of multi-family ADUs
Funding Source: General Fund
- H-D-4-h **ADU Monitoring.** The City shall track new ADUs (at single-family and multi-family sites) and collect information on the use and affordability of these units in each Annual Progress Report. Biannually through the projection period (beginning in 2025), if determined that at least 50% units are not meeting a lower-income housing need *at the mid-cycle review in 2027*, the City shall adopt additional incentives to facilitate ADUs *and/or ensure other housing*

8. HOUSING GOALS, POLICIES, AND PROGRAMS

sites are available to accommodate the unmet portion of the lower-income RHNA. Examples of incentives include:

- *Fee waivers and reductions*
- *Annual exploration and pursuit of funding related to ADUs*
- *Increased financial incentives in addition to incentives in H-D-4-b*
- *Increased promotion of ADU resources in addition to promotion in H-D-4-d*
- *Priority processing and over the counter technical assistance*

Responsible Agency: Community Development Department

Timeframe: Annual monitoring by April 1 as part of Annual Progress Report; determination biannually beginning in 2025

Performance Metric(s): Percentage of ADUs meeting lower-income need targeted at 30% very low-income and 30% low-income

Funding Source: General Fund

H-D-4-i ***Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zoned Areas.*** *The City will amend Chapter 17.78 Accessory Dwelling Units to allow up to three ADUs per single-family lot. As ADUs are naturally more affordable by design given their size, this program will help affirmatively further fair housing by helping to provide new housing choices and affordability in high opportunity areas of the City that are largely unaffordable to many people.*

Responsible Agency: Community Development Department

Timeframe: Amend Chapter 17.78 by December 2023

Funding Source: General Plan Maintenance Fund

Geographic Targeting: Promote programs to expand housing choices in single-family areas.

H-D-4-j ***ADUs and JADUs in Religious and Institutional Uses and School Sites.*** *Amend zoning regulations allowing religious and institutional uses and school sites to construct up to four (4) ADUs and JADUs on-site when an affordable housing development may not be feasible and conduct an outreach and education campaign to subject property owners.*

Responsible Agency: Community Development Department

Timeframe: Amend zoning regulations by December 2024, Conduct outreach to at least two properties per year.

Quantified objective: 12 ADUs in religious and institutional uses and 12 ADUs in school sites by 2031

Funding Source: General Fund

Geographic Targeting: Promote programs to expand housing choices adjacent to single-family areas.

H-D-5 ***Institution-Owned Sites.*** *Facilitate the addition of residential uses on public and private institution-owned sites.*

H-D-5-a ***School Sites.*** *Pursue opportunities with the public school district and private schools, including but not limited to General Plan and PF zoning amendments, to incorporate on-site residential uses for faculty and staff*

along with educational facilities to increase the supply of school employee housing.

Responsible Agency: Community Development Department

Timeframe: Adopt General Plan and PF zoning amendments and meet with San Mateo-Foster City School District and at least one private school by December 2024

Performance Metric(s): Adoption of zoning amendments; *Coordinate with the school district to implement and promote development of housing in conformance with AB 2295 by December 2024; A minimum of two meetings held with public school districts and private schools by December 2027.*

Funding Source: General Fund

Geographic Targeting: Promote programs to expand housing choices adjacent to single-family areas.

H-D-5-b Religious and Nonprofit-Owned Sites. Pursue opportunities for provision of housing on sites owned by religious or non-profit organizations, including the special parking provisions of California Government Code Section 65913.6. Collaborate with religious and non-profit officials on amendments to zoning regulations.

Responsible Agency: Community Development Department

Timeframe: Amend zoning regulations by December 2024

Performance Metric(s): *Rezone 1601 Beach Park Boulevard from PF Public Facility to R-2 Two-Family Residential to provide a minimum capacity of 16 units by December 2023. Adoption of zoning amendments by December 2024; A minimum of two meetings held with owners of religious and nonprofit-owned sites to implement and promote development of housing in conformance with SB 4 by December 2027.*

Funding Source: General Fund

Geographic Targeting: Promote programs to expand housing choices adjacent to single-family areas.

H-D-6 Reduce Regulatory Constraints. Reduce governmental and regulatory constraints to the production of housing, especially affordable housing.

H-D-6-a Minimize Governmental Constraints. The City will review the entire development process and remove any governmental and regulatory constraints to the production of affordable housing, including streamlining the preliminary review process and to allow more types of projects to be approved at the staff level. The City will: 1) engage with affordable housing developers to identify governmental constraints, 2) continue to evaluate and improve the streamlined processing system to facilitate residential development, and 3) streamline 100% affordable housing with a priority staff-level planning entitlement process.

Responsible Agency: Community Development Department, Public Works Department, Planning Commission, City Council

Timeframe: Engage with affordable housing developers by December 2024, amend zoning code to streamline processing system by December 2025; repeat in 2028

Performance Metric(s): Number of zoning requirements, fees, processing

8. HOUSING GOALS, POLICIES, AND PROGRAMS

timelines and review procedures removed related to affordable housing
Funding Source: General Plan Maintenance Fund

- H-D-6-b **Minimize Zoning Constraints.** Evaluate zoning regulations that discourage the development of diverse housing types, including smaller, more affordable units and two- and three-bedroom units suitable for families and children. Amend City codes, including rescinding minimum floor areas in Chapter 17.56, provide that manufactured homes are permitted in single-family districts, and other amendments to encourage diverse housing types.
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Rescinded minimum floor areas in Chapter 17.56 and provided for manufactured homes by January 2023 (see Appendix H); amend zoning regulations to further encourage diverse housing types by December 2024
Performance Metric(s): Number of City codes amended
Funding Source: General Plan Maintenance Fund
- H-D-6-c **Amend Parking Requirements.** Amend parking requirements for multi-family housing as necessary, including but not limited to setting a maximum of two stalls per unit and reducing guest parking requirements by 50%, to allow General Plan densities and to reduce housing costs and provide appropriate parking requirements for elderly, developmentally disabled, or other special needs populations.
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Report with recommendations to Planning Commission and City Council by December 2024
Funding Source: General Plan Maintenance Fund
- H-D-6-d **Development Impact Fee Waivers.** Provide a 75% reduction in development impact fees for very low and low income units, provided that at least 20% of the units in the project are designated as affordable, and a 100% fee reduction for very low and low income units if at least 25% of the units in the project are designated as affordable pursuant to Resolution No. 2022-75 adopted on June 20, 2022.
Responsible Agency: Community Development Department, City Council
Timeframe: Ongoing as applications are submitted
Performance Metric(s): Number of fee waivers granted
Funding Source: General Fund
- H-D-6-e **Multi-Family Objective Design Standards.** Amend the Zoning regulations, including but not limited to R-3 and R-4, to include objective design standards and objective approval findings for new and redeveloped multi-family or mixed-use developments to address building design as well as provision of open space and recreational amenities, including amendments to ~~reduce~~ lot size, ~~increase~~ building coverage, ~~revise~~ setbacks, ~~decrease~~ open ~~space-green~~ area and other requirements to ensure the densities allowed by the General Plan can be achieved in compliance with the Housing Accountability Act.
Responsible Agency: Community Development Department, Planning

Commission, City Council

Timeframe: Adopt objective design standards and amend zoning regulations by December 2023

Funding Source: General Plan Maintenance Fund

- H-D-6-f* **SB9 Objective Design Standards.** Amend the Zoning and Subdivision regulations to include objective design standards in compliance with SB9 to allow additional housing units on single-family parcels.
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Amend zoning regulations by December 2024
Funding Source: General Plan Maintenance Fund

- H-D-6-g* **Employee Housing Act.** Implement Zoning regulations amended in January 2023 for consistency with the Employee Housing Act. *Responsible Agency: Community Development Department*
Timeframe: Ongoing
Funding Source: General Plan Maintenance Fund

H-E Address Affordable Housing Needs

Meet the City's "fair share" of very low-, low-, and moderate-income housing need and the needs of special groups, including the elderly, disabled, small and large families, extremely low-income households and persons, single parents, and local workers.

- H-E-1 Create More and Retain Existing Affordable Housing.** Utilize a variety of methods to increase and retain the supply of affordable housing, including the following programs:

- H-E-1-a* **Existing Unit Purchase Program-Opportunities for Supportive Housing.** Implement the tenant preferences adopted in January 2023 for the Existing Unit Purchase Program (City-owned units) so that when vacancies occur, housing providers have an opportunity to propose renting the unit to provide supportive housing for people with disabilities and if no acceptable proposals are received, then continue to maintain the existing units owned by the City as rentals for large very low- and low-income families.
Responsible Agency: Community Development Department, City Council
Timeframe: As vacancies occur
Quantified Objectives: One (1) unit converted to supportive housing by 2031
Performance Metric(s): Number of units converted to supportive housing
Funding Source: Affordable Housing Fund

- H-E-1-b* **New Units for City-Owned Affordable Housing Existing Unit Purchase Program.** If funds are available, purchase existing older single-family or duplex units *or other units* to provide affordable rental housing for larger families dispersed throughout the community, targeting units that need rehabilitation and thereby improving the neighborhood(s) in which they are located.
Responsible Agency: Community Development Department
Timeframe: as funds are available
Performance Metric(s): Number of units purchased and made affordable under

8. HOUSING GOALS, POLICIES, AND PROGRAMS

the program

Funding Source: Affordable Housing Fund

Geographic Targeting: Promote programs to expand housing choices in single-family areas.

H-E-1-c **First-Time Homebuyer Program.** Continue to monitor the three remaining First Time Homebuyer loans for compliance with their requirements, including owner-occupancy. Deposit any payoffs into the City's Affordable Housing Fund. Continue to promote the HEART First-Time Homebuyer Loan program *through the City's website, social media, and other means.*

Responsible Agency: Community Development Department

Timeframe: Continue to implement program at least quarterly on the City's website, social media, and/or other means.

Quantified Objectives: Two (2) loans every four (4) years.

Performance Metric(s): Number of loans granted

Funding Source: Affordable Housing Fund

H-E-2 **Private Development of Affordable Housing – Inclusionary Requirement.** Require the provision of affordable housing by the private sector through an inclusionary requirement.

H-E-2-a **Inclusionary 20% Requirement.** Implement the City's 20% inclusionary requirement as contained in Chapter 17.90.

Responsible Agency: Community Development Department

Timeframe: Continue to implement program

Performance Metric(s): Ensure inclusionary units are provided consistent with ordinance requirements

Funding Source: General Fund

H-E-2-b **Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income.** Implement the City's Affordable Housing Overlay 15% inclusionary requirement which includes a requirement for extremely low-income rental units, as contained in Chapter 17.92.

Responsible Agency: Community Development Department

Timeframe: Continue to implement program

Performance Metric(s): Ensure inclusionary units are provided consistent with ordinance requirements

Funding Source: General Fund

H-E-3 **Incentives for Affordable Housing.** The City shall offer development incentives to developers of multifamily housing projects which meet the City's housing needs, in exchange for an agreement that more than twenty percent (20%) of the total number of units constructed (or another percent, depending upon the project) shall be affordable to very low as defined by State Health and Safety Code Section 50105, low- and moderate-income persons and families as defined by Section 50093 of the State of California Health and Safety Code for a minimum period of 99 years for rentals and 45 years for ownership (restarting with each sale). Incentives to be considered include the following:

- Density bonuses, as allowed by State law and Chapter 17.86.

- Reduced or waived fees for lower income units per Program H-D-6-d.
- Assistance and support in securing public financing, such as bonds or tax credits.

- H-E-3-a *Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law.*** *The City will offer density bonuses consistent with the State Density Bonus Law and Chapter 17.86. The City will update its regulations as necessary to comply with State law.*
Responsible Agency: Community Development Department
Timeframe: Amend City regulations by December 2023 if necessary to conform to State law
Performance Metric(s): Number of projects utilizing density bonus regulations
Funding Source: General Plan Maintenance Fund
- H-E-3-b *Financing and Subsidy Programs.*** *Create a dedicated webpage to be updated quarterly with links to resources for federal, state and local funding sources that offer subsidies for affordable housing.*
Responsible Agency: Community Development Department
Timeframe: Create webpage by December 2023; update quarterly
Funding Source: General Fund
- H-E-3-c *Cooperative Ventures.*** *Encourage cooperative and joint ventures between owners, developers, non-profit groups, and/or the City in the provision of BMR housing through targeted outreach methods.*
Responsible Agency: Community Development Department
Timeframe: Biannual with first outreach meeting by June 2024.
Performance Metric(s): Number of cooperative ventures under the program
Funding Source: General Fund

H-E-4 *Resale Controls on Owner-Occupied BMR Units.* Require resale controls on owner-occupied BMR units to ensure that affordable units provided through public assistance or public action are retained for a minimum of 45 years (with a new 45-year time period starting with each resale) as affordable housing stock pursuant to Chapter 17.90 of the Municipal Code.

- H-E-4-a *Maintain Existing Owner-Occupied BMR Units.*** *Monitor the agreements for the ownership BMR units to ensure the continued affordability of these units for the terms of their agreements.*
Responsible Agency: Community Development Department
Timeframe: Annual Monitoring to be reported in General Plan Annual Report
Funding Source: Affordable Housing Fund

H-E-5 *Rent and Income Restrictions on Rental BMR Units.* Require rent and income restrictions on rental BMR units to ensure that affordable units provided through public assistance or public action are retained for 99 years or more as affordable housing stock pursuant to Chapter 17.90 of the Municipal Code, except that pursuant to Chapter 17.90, the City may accept a shorter period of affordability of no less than fifty-five years, if the applicable residential development project provides substantial evidence that a shorter-term restriction is necessary and required in order to obtain financing.

8. HOUSING GOALS, POLICIES, AND PROGRAMS

H-E-5-a *New Agreements for Affordability of Existing Rental Units.* *If a source of funding can be identified, work with owners of existing market rate rental units to include affordability agreements. Monitor availability of County, State, and Federal funding opportunities annually.*
Responsible Agency: Community Development Department
Timeframe: Meet with at least one market rate rental owner each year to identify interest; pursue grant funding opportunities annually and report in General Plan Annual Report
Performance Metric(s): Number of existing units subject to new affordability agreements
Funding Source: Affordable Housing Fund, Grants

H-E-6 *House Sharing.* Encourage and facilitate house sharing in appropriate locations where it would provide housing for lower- and moderate-income residents and not significantly impact the neighborhood (parking, access, etc.).

H-E-6-a *Home Sharing Program.* *Continue to fund the HIP Housing Home Sharing Program. Work with similar non-profits to expand the existing outreach for the Homeshare Program for both rental and ownership housing, including outreach to extremely low- and very low-income persons.*
Responsible Agency: Community Development Department, HIP Housing
Timeframe: Continue to implement program
Quantified Objectives: At least 5 new matches annually
Performance Metric(s): Number of matches annually
Funding Source: General Fund, Affordable Housing Fund
Geographic Targeting: Promote programs to expand housing choices in single-family areas.

H-E-7 *Workforce Housing.* Given the amount of commercial and retail development expected through build-out of the City, encourage an adequate supply and variety of rental and ownership workforce housing as part of new commercial development.

H-E-7-a *Housing Provisions in Development Agreements.* *Include provisions to add to the housing supply in new or extended development agreements whenever legally possible for commercial development.*
Responsible Agency: Community Development Department, Planning Commission, City Council
Timeframe: Ongoing as development agreements are considered
Performance Metric(s): Number of units produced
Funding Source: General Fund

H-E-8 *BMR Eligibility Priorities.* In order to meet a portion of the City's local housing need, consistent with Association of Bay Area Governments (ABAG) Housing Needs Determination, and as means to reduce Vehicle Miles Traveled (VMT), the City will, to the extent consistent with applicable policy, establish eligibility priorities for the BMR units in a project for City employees and people working in the City of Foster City.

H-E-8-a *BMR Eligibility Guidelines.* *Implement BMR selection guidelines based on the BMR Eligibility Priorities in Policy H-E-8, including City Resolution 2000-123 and as amended that give priority to people who are at risk of displacement*

due to expiring covenants, who live and work in the community, teachers and local government and public safety employees.

Responsible Agency: Community Development Department and City Attorney

Timeframe: Ongoing

Funding Source: General Fund

H-E-9

Variety of Housing Types. Encourage a variety of housing types and configurations to address needs of large and small and extremely low-income households.

*H-E-9-a **Family Friendly Housing.** Promote housing designs and unit mix to attract multigenerational households by encouraging developers to include housing features and more bedrooms (including three-bedroom units), as well as other on-site amenities, such as usable outdoor open space for multigenerational use, and multipurpose rooms that can be used for after-school homework clubs, computers, arts, or other resident activities. To address potential displacement of households with three or more persons, the City will research options to expand regulatory incentives to encourage the development of larger units.*

Responsible Agency: Community Development Department

Timeframe: Report to City Council by December 2024

Performance Metric(s): Facilitate ten (10) rental units of 3 or more bedrooms by 2031

Funding Source: General Plan Maintenance Fund

*H-E-9-b **Small Housing Units.** Amend the Zoning regulations to specifically allow housing targeted for extremely low-income households, including single room occupancy (SROs) and group homes for these income groups in the CM/PD, C-2, and PF zoning districts and establish or modify development standards to facilitate the development of SROs, amend regulations to provide expedited review for these housing types, explore funding sources for SROs, and conduct outreach to neighborhood groups, stakeholders, and local businesses regarding the advantages of providing opportunities for new construction and preservation of SROs.*

Responsible Agency: Community Development Department

Timeframe: Amend zoning regulations by December 2024; conduct outreach at least annually with news articles and through roundtable meetings.

Performance Metric(s): Facilitate ten (10) rental units with less than 500 square feet by 2031

Funding Source: General Plan Maintenance Fund

H-E-10

Housing Mobility and Housing Choices. The City will utilize a group of actions to improve housing mobility and promote housing choices and affordability throughout the City in addition to designating sites in the Sites Inventory in a wide geographic area.

*H-E-10-a **Improve Housing Mobility and Increase Missing Middle Housing Choices.** The City will implement a suite of programs targeted to include more housing choices with the goal of expanding housing opportunities affordable to extremely low, very low, low and moderate income households as well as*

8. HOUSING GOALS, POLICIES, AND PROGRAMS

missing middle housing (duplexes, triplexes, and fourplexes). Actions and strategies include:

- Accessory Dwelling Units: **NineTen** programs under H-D-4 Accessory Dwelling Units will be utilized to encourage and promote accessory dwelling units, including promotion and public information, financial incentives, preapproved designs, amnesty, objective design standards, allow up to three ADUs per single-family lot, and monitoring with a total target of four new ADUs or JADUs on single-family properties per year; **70 multi-family ADUs; 12 ADUs in religious and institutional uses; and 12 ADUs in school sites.** See Programs H-D-4-a through H-D-4-hi.
- Home Sharing Program: The City will encourage and facilitate house sharing through the HIP Housing Home Sharing Program with a goal of at least five new matches annually. See Program H-E-6-a.
- Institution-Owned Sites. The City will pursue opportunities for provision of housing on sites owned by religious or non-profit organizations and schools. See Programs H-D-5-a and H-D-5-b.
- Supportive Housing. The City will implement the tenant preferences adopted in January 2023 for the Existing Unit Purchase Program so that when vacancies occur, housing providers have an opportunity to rent the properties to provide supportive housing with the goal of one unit converted to supportive housing by 2031. See Program H-E-1-a.
- Lower Income Homeowner Rehabilitation. The City will encourage rehabilitation of housing for lower income homeowners through a rehabilitation loan program with a goal of 18 new loans by 2031, half of which are very low income and half of which are low income. See Program H-B-2-a.
- Rental Housing Assistance Information. The City will encourage the use of rental assistance programs such as Section 8, Housing Vouchers and other available rental programs through providing information and proactive public outreach with a goal to increase the number of voucher holders by two per year, half of which would be in single-family areas. See Program H-C-4-a.
- Amend Zoning Regulations to Facilitate Missing Middle Housing. As part of the adoption of objective design and development standards, amend zoning regulations for R-2, R-T, R-3, and R-4 to facilitate additional housing development by adjustments to minimum lot sizes, lot width, setbacks, coverage, open green area, parking, and other requirements. See Program H-D-6-e.

Responsible Agency: Community Development Department

Timeframe: Adopt amendments to municipal code to allow up to three (3)

ADUs per single family lot by December 2023. Annually review overall

progress and effectiveness in April and provide information in annual report to

HCD. If, at the mid-cycle review in 2027, the City is not on track to meet its 97

unit goal for the 8-year RHNA cycle, then the City will make necessary zoning

text or map amendments or other land use documents to facilitate a variety of

housing choices, including but not limited to, strategies that encourage

missing middle housing, lot splits/additional housing units, adaptive reuse,

and facilitating additional ADUs and/or JAUDs within six months if sufficient

8. HOUSING GOALS, POLICIES, AND PROGRAMS

progress toward this quantified objective is not being met.

Quantified Objectives:

H-E-10-A: SUBSET OF QUANTIFIED OBJECTIVES BY PROGRAM TO IMPROVE HOUSING MOBILITY IN SINGLE-FAMILY AREAS (2023-2031)

Program	Very Low	Low	Moderate	Above Moderate	Total
New Construction					
H-D-4-a ADUs (includes other programs under H-D-4)	7	7	7	3	24
H-D-4-g Multi-Family ADUs	21	21	21	7	70
H-D-4-j Religious/Institutional and School Sites	7	7	7	3	24
Rehabilitation					
H-B-2-a: Lower-Income Homeowner Rehabilitation Loans	9	9			18
Conservation					
H-B-2-b: Facilitate Nonprofit Rehabilitation/Maintenance Assistance	6				6
H-C-4-a: Rental Housing Assistance Information	8				8
H-E-1-a: Existing Unit Purchase Program – Opportunities for Supportive Housing	1				1
H-E-6-a: House Sharing Program	20	20			40
Total	579	366	735	313	971

Source: Foster City Community Development Department.

Funding Source: City Affordable Housing Fund

H-F Address Housing for Special Needs Populations

H-F-1 Special Needs. Encourage a mix of housing units throughout the City including those for lower-income seniors, veterans, families with children, single parents, young families, victims of domestic violence, farmworkers, and the disabled.

H-F-1-a Facilities and Services for Special Needs. Support housing that incorporates facilities and services to meet the health care, transit or social service needs of households with special needs, including seniors, extremely low-income households and persons, farmworkers, people with developmental disabilities, and persons with disabilities through an expedited permit review process. Proactively contact non-profit service providers and developers for persons with disabilities and other special needs groups on annual basis to inquire about their needs and notify them about funding opportunities, as they become available.

Responsible Agency: Community Development Department

Timeframe: Establish expedited permit review process and begin annual proactive outreach by December 2023

Performance Metric(s): Facilitate development of at least one (1) new facility

8. HOUSING GOALS, POLICIES, AND PROGRAMS

serving special needs population during the planning period

Funding Source: General Plan Maintenance Fund

- H-F-1-b* **Assistance to Victims of Domestic Violence.** *Assist victims of domestic violence by coordinating with and providing referrals to existing service agencies providing legal assistance, hotline, and emergency housing and prevention services to victims of domestic violence. Continue to coordinate with existing service providers, determine any other actions the City can take to assist persons in Foster City.*
Responsible Agency: Police Department
Timeframe: Ongoing
Performance Metric(s): Number of referrals provided
Funding Source: General Fund
- H-F-1-c* **Adaptable/Accessible Units for the Disabled.** *The City will ensure that new multi-family housing includes units are accessible and adaptable for use by disabled persons in conformance with the California Building Code and that developers are required to implement an affirmative marketing plan as required by Chapter 17.90 and the City's BMR Administrative Guidelines for physically accessible affordable units that provides disability-serving organizations adequate prior notice of the availability of the accessible and adaptable units and a process for supporting people with qualifying disabilities to apply.*
Responsible Agency: Community Development Department
Timeframe: Implement requirements for affirmative marketing by December 2024
Performance Metric(s): Ensure accessible and adaptable units are provided consistent with the California Building Code and that affirmative marketing is included consistent with Chapter 17.90 and the City's BMR Administrative Guidelines.
Funding Source: General Fund
- H-F-1-d* **Reasonable Accommodation.** *Utilize the adopted Chapter 17.84, containing a review process to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. Review Chapter 17.84 for conformance with State Law and amend if necessary by December 2023. Update the City's website to make information on how to submit a request more accessible by December 2023.*
Responsible Agency: Community Development Department
Timeframe: Amend Chapter 17.84 by December 2023. Update City's website by December 2023, implement as requests are made
Funding Source: General Plan Maintenance Fund
- H-F-1-e* **Home Sharing for Special Needs Population.** *Support the HIP Housing Home Sharing Program as part of a collection of policies programs and*

practices for addressing special housing needs, including seniors, those living with disabilities, those at risk of homelessness and female householders.

Responsible Agency: Community Development Department, City Council

Timeframe: Include in Annual Budget.

Performance Metric(s): At least 50% of home share matches assist someone with special needs.

Funding Source: Affordable Housing Fund

H-F-1-f **Support Services for Special Needs Population.** Continue to work with service providers such as Foster City Village, Second Harvest Food Bank, and others to facilitate the provision of support services to enable people to receive services in their homes, including persons at risk of homelessness, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans and victims of domestic violence.

Responsible Agency: Parks and Recreation Department

Timeframe: Host a roundtable meeting with service providers annually starting prior to December 2024; implement the plan developed by December 2025

Performance Metric(s): Roundtable at least annually

Funding Source: General Fund

H-F-1-g **Extremely Low-Income Units for Special Needs.** The City will ensure that for the new extremely low-income units, including those required by Chapter 17.92, developers are required to implement an affirmative marketing plan for special needs groups prior notice of the availability of the units and a process for supporting qualified households to apply.

Responsible Agency: Community Development Department

Timeframe: Include requirements in the City's BMR Administrative Guidelines for developers to submit an Affirmatively Furthering Fair Housing marketing plan for their affordable units by December 2024

Funding Source: General Fund

H-F-1-h **Age Friendly Initiative.** Continue the work begun in 2020 with the Center for Age Friendly Excellence (CAFÉ) and the Foster City Age-Friendly Community (AFC) Task Force to develop and implement an action plan including programs to address needs of seniors.

Responsible Agency: City Manager Department, Parks and Recreation Department

Timeframe: Begin program implementation by December 2024

Performance Metric(s): Adoption of Age-Friendly Action Plan by December 2024

Funding Source: General Fund

H-F-1-i **Community Care Facilities.** Amend the City's zoning regulations to expand the zoning districts that allow community care facilities to simplify and clarify definitions, permitted uses, and processing procedures for residential care facilities and group homes in all residential districts for conformance with State law, including but not limited to eliminating spacing requirements for persons with disabilities, allowing group homes objectively to facilitate

8. HOUSING GOALS, POLICIES, AND PROGRAMS

approval certainty similar to other residential uses, and allow group homes in all residential zones.

Responsible Agency: Community Development Department, Planning Commission, City Council

Timeframe: Amend Municipal Code by December 2024

Funding Source: General Plan Maintenance Fund

H-F-1-j *Public Investment in Accessibility.* *Include accessibility improvements to City streets, parks, and other facilities through implementation of the ADA Transition Plan.*

Responsible Agency: Community Development Department, Public Works Department, Parks and Recreation Department, Human Resources Department, Planning Commission, City Council

Timeframe: The ADA Transition Plan is planned for completion in early 2024, to be implemented beginning in 2024

Performance Metric(s): Number of capital improvement projects identified in the CIP budget each year that include accessibility improvements

Funding Source: Capital Improvement Program Budget

Geographic Targeting: Increased preference for census tracts with high percentage of persons with disabilities, 6083 and 6080.25.

H-F-2 *Housing for the Homeless.* *The City of Foster City recognizes the need for emergency shelter housing for the homeless and has adopted Chapter 17.82 to allow emergency shelters as a permitted use in areas zoned Neighborhood Business (C-1), Central Business (C-2), and at churches/synagogues in the Public Facilities (PF) Zoning District.*

H-F-2-a *Emergency Housing Assistance.* *To the extent funds are available, participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.*

Responsible Agency: City Council

Timeframe: Annual basis

Performance Metric(s): Amount of funding allocated under the program

Funding Source: Community Benefits Fund

H-F-2-b *Emergency Shelter Uses.* *To the extent funds are available, the City will contribute to non-profit agencies involved in providing housing for the homeless in San Mateo County. The City will also review proposals for emergency shelter uses based on the policies in the General Plan and other City development standards and requirements. Responsible Agency:*

Community Development Department

Timeframe: Annual basis

Performance Metric(s): Number of proposals reviewed; amount of contributions made

Funding Source: Community Benefits Fund

H-F-2-c *Multi-Jurisdictional Emergency Shelter.* *Pursuant to State law requirements, and as the opportunity arises, the City will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.*

Responsible Agency: Community Development Department, City Council

Timeframe: As opportunities arise

Performance Metric(s): Number of emergency shelters opportunities pursued by the City

Funding Source: General Fund, Affordable Housing Fund

- H-F-2-d Emergency Shelter Zoning.** The City will allow emergency shelters as provided in Chapter 17.82 that allows a year-round emergency shelter as a permitted use in Neighborhood Business (C-1), General Business (C-2), and at churches/synagogues in the Public Facilities (PF) Zoning District. The City will amend Chapter 17.82 as necessary to comply with State law including AB 2339, including ~~amending the definition of emergency shelters, zoning, development standards as applicable to allow residential uses and ensure sufficient capacity to meet the needs for emergency shelters, including proximity to amenities, transportation, and services, limiting parking requirements to not require more parking than other residential or commercial uses within the same zone, and changing the maximum number of beds to twenty-five (25), upon adoption of the Housing Element, and eliminating the limits on maximum length of stay.~~

Responsible Agency: Community Development Department

Timeframe: Amend Chapter 17.82 ~~upon adoption of the Housing Element (see Appendix H) and eliminate limits on length of stay by December~~May 20243.

Performance Metric(s): Number of emergency shelters allowed

Funding Source: General Plan Maintenance Fund

- H-F-2-e Low Barrier Navigation Centers.** In addition to the amendments included in Ordinance 657 to allow LBNCs in C-1 and PF Districts, amend the Zoning regulations to allow low-barrier navigation centers (low-barrier, service-enriched shelters focused on moving people into permanent housing that provide temporary living facilities) by right in the R-T, R-3, R-4, C-2, and CM/PD zoning district(s), consistent with AB 101 (2019).

Responsible Agency: Community Development Department

Timeframe: by December 2023

Funding Source: General Fund

- H-F-3 Transitional and Supportive Housing.** Treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses in the same zoning district.

- H-F-3-a Transitional and Supportive Housing Zoning.** Enforce the existing zoning regulations as amended in January 2023 by Ordinance 657 that allow transitional and supportive Housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency: Community Development Department

Timeframe: Ongoing

Funding Source: General Fund

- H-F-3-b Supportive Housing.** Review and revise the Zoning regulations as amended in January 2023 for consistency with AB 2162, effective January 1, 2019, requiring supportive housing by-right in certain zoning districts.

8. HOUSING GOALS, POLICIES, AND PROGRAMS

Responsible Agency: Community Development Department
Timeframe: Amend regulations by December 2023
Funding Source: General Fund

H-G Affirmatively Further Fair Housing

H-G-1 Equal Housing Opportunity. The City will ensure provision of housing opportunities for all people and will take appropriate actions when necessary to ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, ethnicity, sex, national origin, religion, age or other factors.

*H-G-1-a **Non-Discrimination.** To ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, marital status, disability, or other factors, Foster City will ensure that state and federal laws are adhered to regarding fair housing. The City, through its Community Development Department, will refer discrimination complaints to the appropriate legal service, county, or state agency. The City will provide public information and education services in a variety of locations, including but not limited to the City's website, City Hall, public library, Recreation Center and Senior Center.*

Responsible Agency: Community Development Department

Timeframe: Update website by December 2023; At least one (1) informational session for tenants and landlords annually beginning in 2024

Performance Metric(s): Number of informational sessions held annually

Funding Source: General Fund

H-G-2 Improved Access to Fair Housing Information.

*H-G-2-a **Anti-Discrimination Regulations.** Provide information to tenants and landlords on the City's website, City Hall, and the public library advising them of the State and City regulations that prohibit landlords from refusing to rent to someone, or otherwise discriminate against them, because they have a housing subsidy, such as a Section 8 Housing Choice Voucher, that helps them to afford their rent.*

Responsible Agency: Community Development Department

Timeframe: Implement program by December 2023; provide updated information annually

Funding Source: General Fund

*H-G-2-b **Fair Housing Training for Landlords and Tenants.** Partner with an organization to perform fair housing training for landlords and tenants.*

Target: At least one fair housing training per year beginning in 2024

Responsible Agency: Community Development Department

Timeframe: Implement program by the end of 2024

Performance Metric(s): Conduct at least one fair housing training for tenants and landlords annually, beginning in 2024

Funding Source: Affordable Housing Fund

*H-G-2-c **Information Specific to Fair Housing.** Provide information on the City's housing webpage and in ways that reach tenants without internet access to*

include resources for residents who believe they have been discriminated against, including how to file a fair housing complaint.

Responsible Agency: Community Development Department

Timeframe: Implement program by December 2023; update annually

Performance Metric(s): Number of physical locations the resources are made available without requiring internet access

Funding Source: General Fund

- H-G-2-d* **Multi-Lingual Tenant Resources.** Collaborate and cooperate with local and regional agencies who provide multilingual fair housing education services.
Responsible Agency: Community Development Department
Timeframe: Implement program by December 2024
Performance Metric(s): Collaboration for provision of multilingual fair housing services
Funding Source: General Fund

- H-G-2-e* **Rental Registry.** Unless a requirement for a State rental registry is adopted, explore a rental registry that tracks information such as rents, utilities, accessibility for disabled persons, tenant occupancy dates, and landlord contact information in order to improve the information available to landlords, tenants, and decision makers.
Responsible Agency: Community Development Department
Timeframe: Report to City Council by December 2024
Funding Source: General Fund

H-G-3 Reduce Commuting Burden. Reduce commute times and commute costs by encouraging Transit Oriented Design (TOD).

- H-G-3-a* **Commuter Shuttles.** Continue to work with Commute.org and local employers to facilitate commuter shuttles.
Responsible Agency: Community Development Department
Timeframe: Continue to implement program.
Funding Source: General Fund

- H-G-3-b* **Expand Bus Service.** Require developers to submit a transportation demand management plan with their application and work with SamTrans and/or Commute.org to implement suggestions for new bus stops and routes.
Responsible Agency: Community Development Department
Timeframe: Amend application submittal requirements by December 2024.
Funding Source: General Fund

FOSTER CITY HOUSING ELEMENT QUANTIFIED OBJECTIVES

Below is a breakdown of the Regional Housing Needs Allocation (RHNA) for Foster City for the current Housing Element planning period (2023-2031) (see Table 8-1). Approximately 43 percent of the housing need is required to be affordable to low-and very low-income households (“lower-income” households). The quantified objectives in the Foster City Housing Element are intended, in part, to make sure the City addresses its RHNA for new units.

TABLE 8-1: CITY OF FOSTER CITY REGIONAL HOUSING NEEDS ALLOCATION (RHNA) FOR 2023-2031 PLANNING PERIOD

Income Level	Units	Percentage
Very Low	520	27%
Low	299	16%
Moderate	300	16%
Above Moderate	777	41%
Total	1,896	100%

Source: ABAG, Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031, December 2021.

Quantified objectives establish the targets for units to be constructed, rehabilitated, or conserved by income level during the planning period. These objectives are not minimum or maximum requirements, but rather targets based on needs, resources, and constraints. Foster City’s quantified objectives are shown in Table 8-2.

- The construction objective provides the target for the number of new units that potentially may be constructed over the course of the Housing Element planning period.
- The rehabilitation objective refers to the number of units expected to be rehabilitated during the Housing Element planning period.
- The conservation objective refers to the number of existing deed restricted below market rate rental housing units to be preserved and lower income units assisted to provide stability throughout the Housing Element planning period. These are included in Table 8-3 below.

TABLE 8-2: SUMMARY OF FOSTER CITY HOUSING ELEMENT QUANTIFIED OBJECTIVES BY INCOME CATEGORY (2023-2031)

Income Category	New Construction	Rehabilitation	Conservation
Very Low (Extremely Low ^b)	520	21	411
Low	299		243
Moderate	300		168
Above Moderate	777		228
Total	1,896	21	1,050

^aConservation includes preservation of existing affordable housing stock per Government Code Section 65583(c)(4). Units to be conserved include existing rental affordable housing stock (not including Foster’s Landing units due to expire on 12/31/2023).

^bExtremely Low-Income is a subset of the Very Low-Income. Housing opportunities such as emergency shelters, supportive housing, shared housing and Section 8 vouchers can provide opportunities to address Extremely Low-Income housing needs. In addition, the Affordable Housing Overlay Combining District requires a certain percentage of extremely low-income units.

Source: Foster City Community Development Department.

TABLE 8-3: QUANTIFIED OBJECTIVES BY PROGRAM (2023-2031)

Program	Very Low	Low	Moderate	Above Moderate	Total
New Construction					
Various programs to achieve RHNA (including ADUs)	520	299	300	777	1,896
Rehabilitation					
H-B-2-a: Lower-Income Homeowner Rehabilitation Loans	9	9			18
Conservation					
H-B-2-b: Facilitate Nonprofit Rehabilitation/Maintenance Assistance	6				6
H-B-3-a: Encourage Energy Conservation in Housing					600
H-C-2-a: Monitor Affordable Housing Regulatory Agreements	247	103	68	8	426
H-C-4-a: Rental Housing Assistance Information	16				16
H-E-1-a: Existing Unit Purchase Program – Opportunities for Supportive Housing	1				1
H-E-6-a: House Sharing Program	20	20			40

Source: Foster City Community Development Department.

NEW CONSTRUCTION OBJECTIVES/SITES INVENTORY

The New Construction Objectives are the RHNA targets, including the targets for each income category. The Sites Inventory identifies sufficient sites and their realistic capacity to meet the new construction objectives/RHNA targets for the 2023-2031 planning period. A buffer of excess capacity is required, especially at the lower and moderate-income levels, so that the Sites Inventory can demonstrate sufficient capacity throughout the entire planning period, even if individual housing projects are approved at lower densities than projected (see Table 8-4).

TABLE 8-4: SITES INVENTORY (2023-2031)

Site Name	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity ^b
Pipeline Projects						
Laguna Vista Condominiums					48	48
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
Proposed Projects						
Lantern Cove ^a	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs	7		7	7	1	22
Accessory Dwelling Units						
ADUs	7		7	7	3	24
RHNA₅ Sites						
Franciscan Apartments	21		14	14	32	81
Sand Cove Apartments	29		19	19	45	112
The Lagoons Apartments	33		22	22	51	128

8. HOUSING GOALS, POLICIES, AND PROGRAMS

Site Name	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity ^b
Beach Cove Apartments	46		29	29	69	173
Shadow Cove Apartments	23		14	14	34	85
Harbor Cove Apartments	25		15	15	36	91
Other Residential Sites						
Eaves Apartments	16		10	10	23	59
Foster's Landing Apartments	236		154	154	363	907
Commercial Site to Allow Mixed Use						
1010 Metro Center Boulevard	30		18	18	45	111
Non-Residential Site to Rezone to Residential						
1601 Beach Park Boulevard				3	13	16
Total	560		392	322	1,611	2,885
RHNA	520		299	300	777	1,896
Total with EL, VL, L = Lower		952		322	1,611	2,885
RHNA		819		300	777	1,896
Remaining Need (Surplus)		133		22	834	989
Percent of Surplus		16%		7%	107%	52%

^aNumbers of units per project application including City's inclusionary requirements per Chapter 17.90 and if in AHO, 17.92.

^bRealistic Capacity based on analysis provided in Appendix D.

Source: Foster City Community Development Department.

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity ^b
Pipeline Projects						
Laguna Vista Condominiums					48	48
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
Proposed Projects						
Lantern Cove ^a	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs	7		7	7	1	22
Accessory Dwelling Units						
ADUs	7		7	7	3	24
RHNA₅ Sites						
Franciscan Apartments	2221		14	14	3332	8381
Sand Cove Apartments	3829		2219	2219	5745	139112
The Lagoons Apartments	3233		2022	2022	4951	121128
Beach Cove Apartments	6546		3829	3829	9869	239173
Shadow Cove Apartments	3123		1814	1814	4634	11385
Harbor Cove Apartments	25		15	15	36	91

8. HOUSING GOALS, POLICIES, AND PROGRAMS

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity ^b
Other Residential Sites						
Eaves Apartments	2716		1610	1610	4123	10059
Foster's Landing Apartments	221236		131154	131154	336363	81907
Commercial Site to Allow Mixed Use						
1010 Metro Center Blvd.	30		18	18	45	111
Non-Residential Site to Rezone to Residential						
1601 Beach Park Blvd.				3	13	16
Total	592560		389392	315322	1,6581,611	2,9542,885
RHNA	520		299	300	777	1,896
Total with EL, VL, L = Lower		952		322	1,611	2,885
RHNA		819		300	777	1,896
Remaining Need (Surplus)	72 133		90	1522	881834	1,058989
Percent of Surplus		1416%	30%	57%	113107%	5652%

*Numbers of units per project application including City's inclusionary requirements per Chapter 17.90 and if in AHO, 17.92.

^bRealistic Capacity based on analysis provided in Appendix D.

Source: Foster City Community Development Department.

Table 8-5 summarizes the Identified Fair Housing Issues, contributing factors and actions included in the Housing Element.

8. HOUSING GOALS, POLICIES, AND PROGRAMS

TABLE 8-5: POLICY/PROGRAM MATRIX

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ AHF Needed
H-A	Reinforce the City's Commitment to Meeting Housing Needs							
H-A-1	City Leadership							
H-A-1-a	Annual Tracking of Housing Activity						Annually by April 1 st in Annual Progress Report (APR)	
H-A-1-b	No Net Loss/Development Pipeline Monitoring						Annually by April 1 st in APR; 2027 mid-term evaluation	
H-A-1-c	Future Housing Element Update						January 2031	
H-A-1-d	Evaluate General Plan Amendments for Consistency with Housing Element.						Ongoing	
H-A-2	Community Engagement							
H-A-2-a	Community Outreach		2023				Updates at least twice/year	
H-A-3	Cooperation with Other Agencies							
H-A-3-a	Technical Assistance to Non-Profits			2024 2023			Annual meetings and/or trainings	
H-A-4	Adequate Water Supply and Sewer Capacity for New Housing Development							
H-A-4-a	Adequate Water Supply	Prior to or concurrent with adoption						
H-A-4-b	Housing Element Transmittal to EMID	Within 5 days of adoption	2023					
H-A-4-c	Update Urban Water Management Plan				2025			
H-A-4-d	Water Conservation		2023					
H-A-5	Secure Funding for Housing Programs							
H-A5-a	Commercial Linkage Fee						2028; Updated every five-to-seven years thereafter	
H-A-5-b	Local, State and Federal Funding for Affordable Housing						Annual	
H-A-5-c	Expand Sources of Funds for City Affordable Housing Fund		2023					

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ AHF Needed
H-A-5-d	Budgeting for Housing Programs						Annual	\$
H-A-5-e	NOFAs for Affordable Housing			Biannual		Biannual		\$
H-A-6	Encourage Local Hiring							
H-A-6-a	Local Labor Program List		2023				Bi-Annual Update	
H-B	Protect Existing Housing, Waterfront Character and Resources							
H-B-1	Encourage Maintenance of Existing Housing							
H-B-1-a	Continue Code Enforcement						Ongoing	
H-B-2	Encourage Rehabilitation of Existing Housing							
H-B-2-a	Lower-Income Homeowner Rehabilitation Loans			2024				\$
H-B-2-b	Facilitate Non-Profit Rehabilitation/Maintenance Assistance			2024				\$
H-B-3	Encourage Energy Conservation in Housing							
H-B-3-a	Encourage Energy Conservation						15 EVC; 50 PV permits per year	
H-B-3-b	Expedited Energy Conservation Permits						80% of expedited permits in 10 bus. days	
H-B-3-c	Increase Awareness Regarding Energy Conservation		2023					
H-B-3-d	Climate Action Plan			2024				
H-B-4	Housing Design							
H-B-4-a	Update Architectural and Solar Guidelines for Single Family Homes				2025			
H-B-5	Review Potential Environmental Impacts of New Housing							
H-B-5-a	Air Quality Impacts						Ongoing	
H-B-5-b	Geotechnical Studies						Ongoing	
H-B-5-c	Seismic Hazards						Ongoing	
H-B-5-d	Environmental Site Assessment						Ongoing	
H-B-5-e	NPDES Requirements						Ongoing	
H-B-5-f	Noise Studies						Ongoing	

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ AHF Needed
H-B-5-g	Traffic Impacts						Ongoing	
H-B-5-h	Water Supply Assessment						Ongoing	
H-C	Protect the Supply and Affordability of Rental Housing							
H-C-1	Regulation of Conversions							
H-C-1-a	Condominium Conversion Regulation						Ongoing	
H-C-1-b	Amend Percentage of BMR Units in Conversions			2024				
H-C-2	Protection of the Rental Housing Stock							
H-C-2-a	Monitor Affordable Housing Regulatory Agreements			2024				\$
H-C-2-b	Continue to Monitor Expiration of Affordability Covenants						Include in APR at least 10 years prior to expiration; Notify owners at least 5 years prior to expiration	\$
H-C-2-c	Replacement Unit Requirements		2023					
H-C-3	Tenant Protections							
H-C-3-a	Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments		2023					
H-C-3-b	Anti-Displacement Strategy			2024				
H-C-3-c	Facilitate Resolution of Rental Disputes		2023					
H-C-3-d	Facilitate Tenant Protection Act of 2019 (AB 1482)		2023				Provide at least 1 info session per year	
H-C-4	Rental Assistance Programs							
H-C-4-a	Rental Housing Assistance Information		2023				Updated annually after 2023	
H-D	Pursue Public and Private Redevelopment Opportunities to Increase the Supply of Housing							
H-D-1	Housing Opportunity Areas							
H-D-1-a	Selection of Housing Opportunity Areas					2026	As opportunities arise	
H-D-1-b	General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory	Prior to or upon Adoption						

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ AHF Needed
H-D-2	Encourage Housing as Part of New Development Projects							
H-D-2-a	Potential Re-Use of Commercial Sites		2023			2026	Biannually beginning in 2026; Reach out to at least 2 owners/year	
H-D-3	Planned Development Process							
H-D-3-a	Update Planned Development Process					2026		
H-D-4	Accessory Dwelling Units							
H-D-4-a	ADUs		2023				24 units by 2031	
H-D-4-b	ADU/JADU Financial Incentive Program			2024			5-8 units by 2031	\$
H-D-4-c	Preapproved ADU/JADU Designs and Expedited Review			2024				\$
H-D-4-d	Improved Public Information on ADUs		2023					
H-D-4-e	Amnesty Program for Existing Unapproved ADUs				2025			
H-D-4-f	Objective Design Standards for ADUs			2024				
H-D-4-g	Multi-Family ADUs			2024			40-70 units by 2031	
H-D-4-h	ADU Monitoring					APR by April 1;	Biannually beginning 2025; mid-cycle review in 2027	
H-D-4-i	Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zoned Areas		2023					
H-D-4-j	ADUs and JADUs in Religious and Institutional Uses and School Sites			2024			12 units in religious/institutional uses by 2031; and 12 units in school sites by 2031	
H-D-5	Institution-Owned sites							
H-D-5-a	School Sites			2024			Minimum of 2 meetings by December 2027	
H-D-5-b	Religious and Nonprofit-Owned Sites		2023	2024			Ongoing At least 2 meetings with owners by December 2027	
H-D-6	Reduce Regulatory Constraints							

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ AHF Needed
H-D-6-a	Minimize Governmental Constraints			2024	2025		Repeat in 2028	
H-D-6-b	Minimize Zoning Constraints	Rescind 17.65 prior to adoption		Amend others by 2024				
H-D-6-c	Amend Parking Requirements			2024				
H-D-6-d	Development Impact Fee Waivers						Ongoing	
H-D-6-e	Multi-Family Objective Design Standards		2023					
H-D-6-f	SB9 Objective Design Standards			2024				
H-D-6-g	Employee Housing Act	Prior to adoption					Ongoing	
H-E	Address Affordable Housing Needs							
H-E-1	Create More and Retain Existing Affordable Housing							
H-E-1-a	Existing Unit Purchase Program-Opportunities for Supportive Housing						As vacancies occur; 1 unit converted by 2031	\$
H-E-1-b	New Units for City-Owned Affordable Housing Existing Unit Purchase Program						As funds are available	\$
H-E-1-c	First-Time Homebuyer Program						Ongoing Promote at least quarterly; 2 loans every 4 years	\$
H-E-2	Private Development of Affordable Housing – Inclusionary Requirement							
H-E-2-a	Inclusionary 20% Requirement						Ongoing	
H-E-2-b	Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income						Ongoing	
H-E-3	Incentives for Affordable Housing							
H-E-3-a	Density Bonus for Affordable Housing Projects Consistent with State Density Bonus Law		2023				Ongoing	
H-E-3-b	Financing and Subsidy Programs		2023				Quarterly updates	
H-E-3-c	Cooperative Ventures			2024			Biannual after 2024	
H-E-4	Resale Controls on Owner Occupied BMR units							
H-E-4-a	Maintain Existing Owner-Occupied BMR Units						Annual Monitoring to be reported in	\$

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ AHF Needed
							General Plan Annual Report	
H-E-5	Rent and Income Restrictions on Rental BMR Units							
H-E-5-a	New Agreements for Affordability of Existing Rental Units						Meet with at least 1 owner per year; report in APR	\$
H-E-6	House Sharing							
H-E-6-a	Home Sharing Program						Ongoing; At least 5 new matches per year	\$
H-E-7	Workforce Housing							
H-E-7-a	Housing Provisions in Development Agreements						Ongoing	
H-E-8	BMR Eligibility Priorities							
H-E-8-a	BMR Eligibility Guidelines						Ongoing	
H-E-9	Variety of Housing Types							
H-E-9-a	Family-Friendly Housing			2024			Facilitate 10 rental units of 3+ bedrooms by 2031	
H-E-9-b	Small Housing Units			2024			Conduct outreach at least annually; Facilitate 10 rental units of less than 500 SF by 2031	
H-E-10	Housing Mobility and Housing Choices							
H-E-10-a	Improve Housing Mobility and Increase Missing Middle Housing Choices		2023				Annual Monitoring to be reported in General Plan Annual Report; mid-cycle review in 2027	\$
H-F	Address Housing for Special Needs Populations							
H-F-1	Special Needs							
H-F-1-a	Facilities and Services for Special Needs		2023				Annual proactive outreach	
H-F-1-b	Assistance to Victims of Domestic Abuse						Ongoing	

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ AHF Needed
H-F-1-c	Adaptable/Accessible Units for the Disabled			2024			Ongoing	
H-F-1-d	Reasonable Accommodation		2023				Implemented as requests are made	
H-F-1-e	Home Sharing for Special Needs Population						Include in Annual Budget; at least 50% of matches assist special needs	\$
H-F-1-f	Support Services for Special Needs Population			2024			Ongoing	
H-F-1-g	Extremely Low-Income Units for Special Needs.			2024			Annual	
H-F-1-h	Age Friendly Initiative			2024				
H-F-1-i	Community Care Facilities			2024				
H-F-1-j	Public Investment in Accessibility			2024			Annual; target tracts with higher % disabilities	
H-F-2	Housing for the Homeless							
H-F-2-a	Emergency Housing Assistance						Annual	\$
H-F-2-b	Emergency Shelter Uses						Annual	\$
H-F-2-c	Multi-Jurisdictional Emergency Shelter						Based on opportunity	\$
H-F-2-d	Emergency Shelter Zoning	Upon adoption	May 2024				Ongoing	
H-F-2-e	Low Barrier Navigation Centers		2023				Ongoing	
H-F-3	Transitional and Supportive Housing							
H-F-3-a	Transitional and Supportive Housing Zoning						Ongoing	
H-F-3-b	Supportive Housing		2023				Ongoing	
H-G	Affirmatively Further Fair Housing							
H-G-1	Equal Housing Opportunity							
H-G-1-a	Non-Discrimination		2023				Ongoing; Provide at least 1 info session per year beginning 2024	\$
H-G-2	Improved Access to Fair Housing Information							

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ AHF Needed
H-G-2-a	Anti-Discrimination Regulations		2023				Information to be provided annually	
H-G-2-b	Fair Housing Training for Landlords and Tenants			2024			Provide at least 1 info session per year beginning 2024	\$
H-G-2-c	Information Specific to Fair Housing		2023				Update annually	
H-G-2-d	Multi-Lingual Tenant Resources			2024			Collaborate for provision of multilingual fair housing services	
H-G-2-e	Rental Registry			2024				
H-G-3	Reduce Commuting Burden							
H-G-3-a	Commuter Shuttles						Ongoing	
H-G-3-b	Expand Bus Service			2024				

8. HOUSING GOALS, POLICIES, AND PROGRAMS

APPENDIX A | HOUSING NEEDS ASSESSMENT

TABLE OF CONTENTS

1	INTRODUCTION	1
2	SUMMARY OF KEY FACTS	1
2.1	San Mateo County	4
3	LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS	12
3.1	Regional Housing Needs Determination	12
3.2	Regional Housing Needs Allocation	12
4	POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS	13
4.1	Population	13
4.2	Age	14
4.3	Race and Ethnicity	16
4.4	Employment Trends	18
4.5	Income and Extremely Low-Income Households	23
4.6	Tenure	32
4.7	Displacement	35
5	HOUSING STOCK CHARACTERISTICS	36
5.1	Housing Types, Year Built, Vacancy, and Permits	36
5.2	Substandard Housing	38
5.3	Home and Rent Values	40
5.4	Overpayment and Overcrowding	43
6	SPECIAL HOUSING NEEDS	53
6.1	Large Households	53
6.2	Female-Headed Households	54
6.3	Seniors	56
6.4	People With Disabilities	57
6.5	Homelessness	64
6.6	Farmworkers	69
6.7	Non-English Speakers	71
7	REGIONAL HOUSING NEEDS ALLOCATION (RHNA)	71
8	ASSISTED RENTAL HOUSING “AT RISK” OF CONVERSION	73
8.1	Introduction	73
8.2	Inventory of Affordable Rental Housing Units Receiving Government Assistance	73
8.3	Identification of Rental Units At-Risk of Conversion to Market Rate	73
8.4	Preservation or Replacement of Existing At-Risk Affordable Housing Stock	75
8.5	Entities Interested in Participating in California’s First Right of Refusal Program	76
8.6	Funding Sources	76

LIST OF FIGURES

Figure 1: Population Growth Trends.....	14
Figure 2: Population by Age, 2000-2019.....	15
Figure 3: Senior and Youth Population by Race.....	15
Figure 4: Population by Race, 2000-2019.....	16
Figure 5: Population by Race.....	17
Figure 6: Jobs in a Jurisdiction.....	18
Figure 7: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence.....	19
Figure 8: Jobs-Worker Ratios, By Wage Group.....	20
Figure 9: Jobs-Household Ratio.....	21
Figure 10: Resident Employment by Industry.....	22
Figure 11: Unemployment Rate.....	23
Figure 12: Households by Household Income Level.....	25
Figure 13: Household Income Level by Tenure.....	26
Figure 14: Cost Burden by Income Level.....	27
Figure 15: Poverty Status by Race.....	28
Figure 16: Housing Permits Issued by Income Group, Foster City, 2015-2019.....	31
Figure 17: Housing Tenure.....	32
Figure 18: Housing Tenure by Race of Householder.....	33
Figure 19: Housing Tenure by Age.....	34
Figure 20: Housing Tenure by Housing Type.....	34
Figure 21: Households by Displacement Risk and Tenure.....	35
Figure 22: Housing Type Trends.....	36
Figure 23: Housing Units by Year Structure Built.....	37
Figure 24: Vacant Units by Type.....	38
Figure 25: Home Values of Owner-Occupied Units.....	40
Figure 26: Zillow Home Value Index (ZHVI).....	41
Figure 27: Contract Rents for Renter-Occupied Units.....	42
Figure 28: Median Contract Rent.....	42
Figure 29: Overpayment (Cost Burden) by Income Level, 2017.....	43
Figure 30: Overpayment (Cost Burden) for Renter Households by Census Tract, 2019.....	45
Figure 31: Overpayment (Cost Burden) for Owner Households by Census Tract, 2019.....	46
Figure 32: Cost Burden by Tenure.....	47
Figure 33: Cost Burden by Race.....	47
Figure 34: Cost Burden by Household Size.....	48
Figure 35: Cost-Burdened Senior Households by Income Level.....	49
Figure 36: Overcrowding by Tenure and Severity.....	50
Figure 37: Overcrowding by Income Level and Severity.....	51
Figure 38: Overcrowding by Race.....	52
Figure 39: Household Size by Tenure.....	53
Figure 40: Housing Units by Number of Bedrooms.....	54
Figure 41: Household Type.....	55
Figure 42: Female-Headed Households by Poverty Status.....	55
Figure 43: Senior Households by Income and Tenure.....	56
Figure 44: Disability by Type.....	58
Figure 45: Homelessness by Household Type and Shelter Status, San Mateo County.....	64
Figure 46: Racial Group Share of General and Homeless Populations, San Mateo County.....	65
Figure 47: Latinx Share of General and Homeless Populations, San Mateo County.....	66
Figure 48: Characteristics for the Population Experiencing Homelessness, San Mateo County.....	67
Figure 49: Farm Operations and Farm Labor by County, San Mateo County.....	70
Figure 50: Population with Limited English Proficiency.....	71

LIST OF TABLES

Table 1: Regional Housing Needs Allocation for Foster City.....	13
Table 2: Population Growth Trends.....	13
Table 3: Housing Permitting.....	38
Table 4: Population with Developmental Disabilities by Age.....	59
Table 5: Population with Developmental Disabilities by Residence.....	60
Table 6: Changes in Age Distribution of Adult Population in San Mateo County.....	61
Table 7: Number of Unsheltered Individuals by San Mateo County Cities.....	68
Table 8: Students in Local Public Schools Experiencing Homelessness.....	69
Table 9: Migrant Worker Student Population.....	70
Table 10: San Mateo County 2021 Household Income Schedule.....	72
Table 11: Foster City's Current and Past RHNA.....	72
Table 12: Assisted Rental Properties in Foster City.....	74
Table 13: Foster's Landing BMR Tenant Programs.....	75
Table 14: Housing Needs Action Plan.....	78

1 INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has not kept pace, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

Like the rest of the region, San Mateo County and Foster City are experiencing housing challenges. While developing enough housing to meet the demands of our strong economy and growing workforce remains a key issue, our housing needs are also diverse and changing. Just as our individual housing needs change over the course of our lifetime, the housing needed by our communities change too. Understanding those changes is critical to shaping housing policies and programs that ensure our communities are places where all of us can thrive, regardless of our age, income, and specific circumstances.

To successfully plan for housing needs, the demographic and socioeconomic variables of the community must be assessed. This chapter discusses the components of housing needs, which include population characteristics, household characteristics, and employment and housing stock conditions of both Foster City and the surrounding San Mateo County and Bay Area Region. A summary of the Housing Needs Assessment can be found in Section 2 of the Housing Element. For the Assessment of Fair Housing required under California's Assembly Bill 686 of 2018, please see Appendix B or a summarized version in Section 3.

The data for this chapter has been collected using the most current available data from the Association of Bay Area Governments (ABAG), the 2010 U.S. Census and 2015-2019 5-year American Community Survey, the Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS), the California Department of Finance, the San Mateo Annual Homeless Point in Time Count Report and other currently available real estate market data. Additionally, County-level data and analysis provided by 21 Elements opens up the chapter.

2 SUMMARY OF KEY FACTS

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Foster City increased by 14.7% from 2000 to 2020, which is slightly below the growth rate of 14.8% for the Bay Area.
- **Age** – In 2019, Foster City's youth population under the age of 18 was 7,455 and senior population 65 and older was 5,710. These age groups represent 21.9% and 16.8%, respectively, of Foster City's population. The senior population 65 and older had the largest increase between 2000 and 2019 of 97% compared to an 18% increase in the total population.
- **Race/Ethnicity** – In 2020, 36.9% of Foster City's population was White while 2.4% was African American, 47.7% was Asian, and 8.4% was Latinx. People of color in Foster City comprise a greater

proportion at 63% compared to the overall proportion of 61% in the Bay Area as a whole, although the Asian population in Foster City is significantly larger at 47.7% compared to 26.6% for the Bay Area as a whole.¹ There is significant diversity within the Asian population with the Asian Indian population having the largest growth from 11% in 2010 to 15% in 2019, compared to the growth in the Chinese population over the same time period from 21% to 24%.

- **Income** – Although Foster City has a higher percentage of households with income greater than 100% of Area Median Income (AMI) at 64% than San Mateo County at 49%, there are a significant number of households in the lower income ranges, including 14.6% of owner-occupied households and 17.3% of renter-occupied households in the very low-income category (up to 50% of Area Median Income [AMI]), including 6.6% of owners and 9.6% of renters in the extremely low-income category. In Foster City, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty at 26.5%, followed by Black or African American (Hispanic and Non-Hispanic) residents at 8.3%.
- **Employment and Jobs/Housing Ratio** – Foster City residents most commonly work in the *Financial & Professional Services* industry. From January 2010 to January 2021, the unemployment rate in Foster City decreased by 4.3 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 2,420 (12.7%). Additionally, the jobs-household ratio in Foster City has increased from 1.37 in 2002 to 1.76 jobs per household in 2018.
- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Foster City increased 5.7% from 2010 to 2020, which is *above* the growth rate for San Mateo County of 3.6% and *above* the 5.0% growth rate of the region's housing stock during this time period.
- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Foster City residents to live and thrive in the community.
 - **Ownership** The largest proportion of homes had a value in the range of \$1M-\$1.5M in 2019. Home prices increased by 111.9% from 2010 to 2020.
 - **Rental Prices** – The typical contract rent for an apartment in Foster City was \$3,060 in 2019. Rental prices increased by 76.2% from 2009 to 2019. 54% of Foster City renter-occupied units had rents of \$3000 or more, compared to 22% in San Mateo County and 13% in the Bay Area. To rent a typical apartment without cost burden, a household would need to make \$122,640 per year.²
- **Housing Type/Tenure** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 35.4% of homes in Foster City were single family detached, 20.0% were single family attached, 7.0% were small multi-family (2-4 units), and 37.5%

¹ The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

² Note that contract rents may differ significantly from, and often being lower than, current listing prices.

were medium or large multi-family (5+ units). Between 2010 and 2020, the number of multi-family units increased more than single-family units. Generally, in Foster City, the share of the housing stock that is detached single family homes is below that of other jurisdictions in the region. 57% of housing units are owner occupied and 43% of housing units are renter occupied.

- **Vacancy Rates** - Vacant units make up 5.7% of the overall housing stock in Foster City. The rental vacancy stands at 5.9%, while the ownership vacancy rate is 0.7%.
- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Foster City, 18.0% of households spend 30%-50% of their income on housing, while 13.3% of households are severely cost burdened and use the majority of their income for housing. The percentages of renters and owners who are cost burdened are very similar: for renters, 18% spend 30-50% of income on housing and 15% spend more than 50% of income on housing; for owners, 20% spend 30-50% of income on housing and 13% spend more than 50% on housing. Cost burden is also an issue for senior households. Of the 525 senior households with incomes less than 30% of AMI, 16% spend between 30-50% on housing and 74% spend more than 50% on housing. Of the 570 senior households with incomes between 31%-50% of AMI, 25% spend 30%-50% on housing and 31% spend more than 50% on housing.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Foster City live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 100.0% of households in Foster City live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs (except for the limited number of units in affordable housing programs). Risk of displacement may increase as older housing stock is redeveloped or replaced.
- **Neighborhood Resources**– 100.0% of residents in Foster City live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Foster City, 7.1% of residents have a disability of any kind and may require accessible housing. Additionally, 6.2% of Foster City households are larger households with five or more people, who likely need larger housing units with three bedrooms or

³ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

more. 7.9% of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this "margin of error" but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is "NODATA."

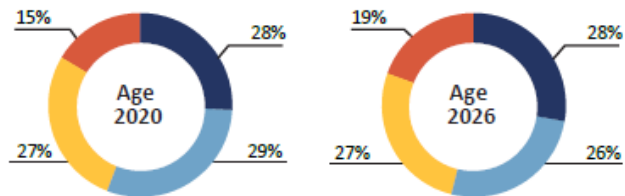
2.1 SAN MATEO COUNTY

To provide context, this section opens up with the demographic and socioeconomic variables of the surrounding County first, then moves on to data specific to Foster City.

PEOPLE

By 2026, one out of five residents will be 65 or over

■ Under 25 ■ 25-44 ■ 45-64 ■ 65+



San Mateo County makes up 10% of the total Bay Area population, which is the fifth largest metropolitan area in the country. The number of people living here has steadily grown over the past few decades. **In 2020, our population was estimated to be 773,244, an increase of 19% since 1990.**⁴ That trend is expected to continue—despite the impact of the pandemic—because jobs continue to be added.

People are also living longer, with those 65 and over expected to make up nearly 20% of the population by 2026. Equally important is the fact that Millennials recently surpassed the Baby Boomers as our largest

⁴ U.S. Census, American Community Survey.

generation. As Millennials enter their 40s, they will continue to shape countywide housing needs. By 2026, people 25-44 and 45-64 will make up more than 50% of the population.⁵

What does this mean for housing needs?

Both seniors and Millennials have shown a preference for more walkable, mixed-use neighborhoods that are close to work, schools, parks, and amenities. The majority of seniors prefer to stay in their homes and communities, known as *aging-in-place*. Yet many live on fixed incomes and may have mobility issues as they age, which require supportive services.

Simultaneously, Millennials are less likely to own homes and have less savings than previous generations; they are more likely to live alone and delay marriage; and as they start families, may be in greater need of support when purchasing their first home. Coupled with increasing housing prices, it is more difficult for younger generations to rent or purchase a home than it was for current residents.

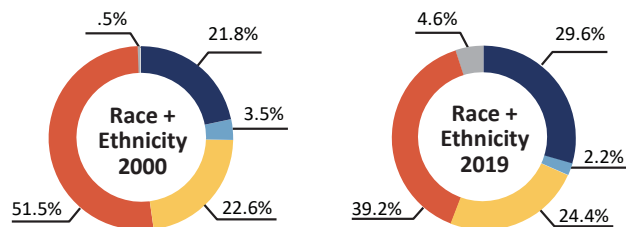
We must address how to support our seniors as they get older so they can stay in their homes and communities, and make sure young people, new families, and our workers can find housing they can afford that meets their needs.



Our population is becoming more diverse

Asian Black Other*
Hispanic White

*Due to small percentage, Other is grouped as American Indian, Alaska Native, "Other" or Multiple Races



⁵ Claritas Population Facts 2021.

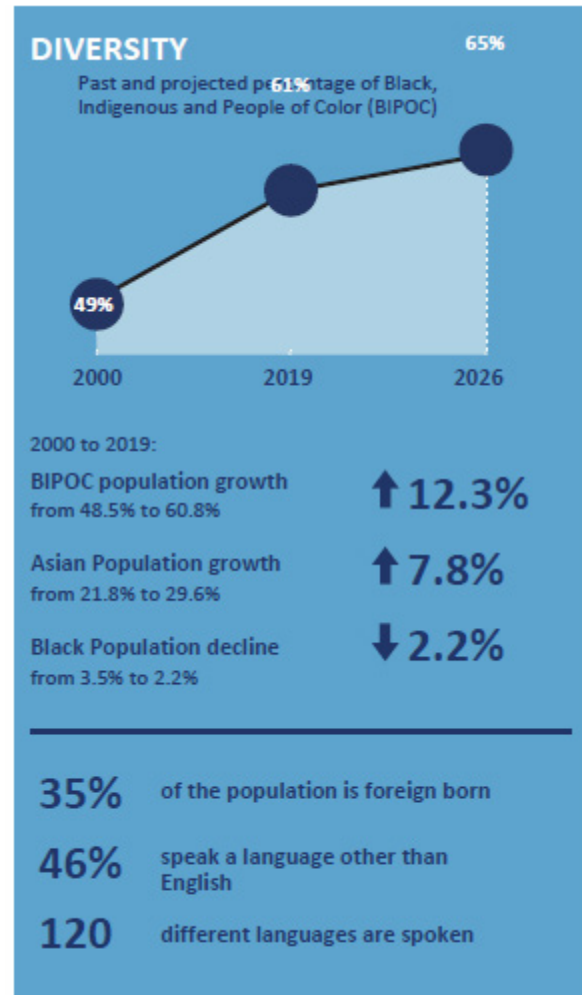
San Mateo County is a very diverse place to live, even when compared to the State of California. Countywide, more than one-third of the population is foreign-born and almost half speaks a language other than English at home. By contrast, a quarter of all Californians are foreign-born and less than a quarter speak a language other than English at home. Over 120 identified languages are spoken in San Mateo County, with top languages including Spanish (17%), Chinese (8%) and Tagalog (6%).

Our population has become increasingly more diverse over time. In 2000, more than half of people identified as White, which fell to 39% in 2019, and is expected to decrease further to 35% by 2026. However, while the Asian and Latinx populations increased during that time, but the Black population decreased by almost half, from 3.5% to 2.2%.⁶

What does this mean for housing needs?

When planning for housing, we need to consider a variety of housing needs—like larger homes for multi-generational families or those with more children—and how to create opportunities for everyone to access quality, affordable housing near schools, transit, jobs, and services.

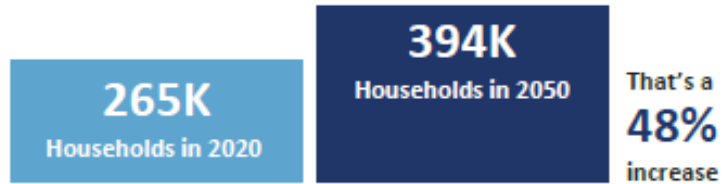
Past exclusionary practices have prevented people of color from purchasing homes, living in certain neighborhoods, and building wealth over time. As a result, they are more likely to experience poverty, housing insecurity, displacement, and homelessness. And while many of our communities are very diverse, we are still contending with segregation and a lack of equitable opportunities. To help prevent displacement due to gentrification and to create a future where it is possible for everyone to find the housing they need, it will be important to plan for a variety of housing types and affordability options in all neighborhoods.



⁶ U.S. Census, American Community Survey.

HOUSEHOLDS + HOUSING

The number
of households
will continue to
grow



Over the past 30 years, new home construction has not kept up with the number of jobs added to the economy. This has led to a housing shortage.

In 2020, there were 265,000 households in San Mateo County. By 2050 we expect that to increase by almost 50%, to 394,000.⁷ This growing demand will continue to put pressure on home prices and rents. Given that nearly 75% of our housing was built before 1980 there will also be a need to upgrade older homes. While upgrades will be essential to make sure housing is of high quality and safe to residents, redevelopment or repair can sometimes result in a loss of affordable housing, especially in older multi-family or apartment buildings.

For every six low-wage jobs (\$20/hour) there is one home in the county that is affordable to such a worker (monthly rent of \$1,500).⁸

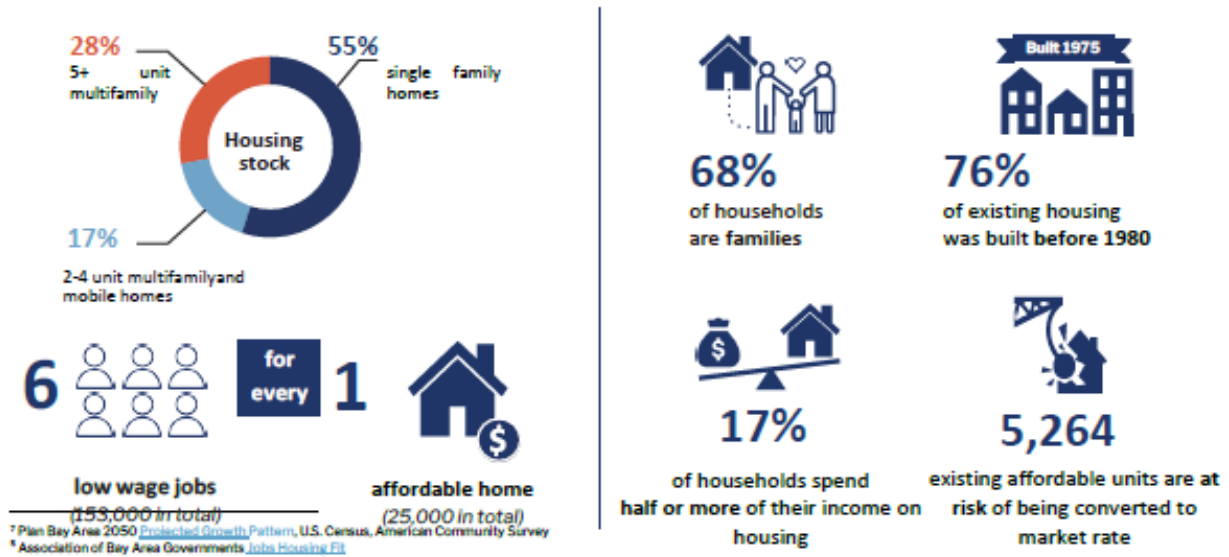
What does this mean for housing needs?

Along with planning for more housing, we also need to consider how to best support the development of low- and moderate-income housing options while preserving existing affordable homes. This includes transitional and supportive housing options for the unhoused and universal design to meet accessibility and mobility needs.

Although the majority of housing produced in the past few decades has been single-family homes or larger multi-family buildings, some households have become increasingly interested in "*missing middle*" housing— smaller homes that include duplexes, triplexes, townhomes, cottage clusters, garden apartments, and accessory dwelling units (ADUs). These smaller homes may provide more options to a diversity of community members across income, age, and household size.

⁷ Plan Bay Area 2050 Projected Growth Pattern, U.S. Census, American Community Survey.

⁸ Association of Bay Area Governments Jobs Housing Fit.



Housing rent and prices continue to increase

2009 to 2020

\$1.56K

\$2.2K
per month

Median rent increased 41%

\$675K

\$1.4M

Home values more than doubled

The Bay Area is a great place to live, but throughout the region and county there just isn't enough housing for all income levels, which has caused costs to go up. Home prices and rents have been steadily increasing the past two decades, but in recent years the jump has been dramatic. **Since 2009, median rent increased 41% to \$2,200, and median home values have more than doubled to \$1,445,000.**⁹

Overall, many residents are paying too much for housing, while many others have been priced out entirely. If a household spends more than 30% of its monthly income on housing, it is considered *cost-burdened*. If it spends more than 50%, it is considered *severely cost-burdened*. Renters are usually more cost-

RENTER SNAPSHOT

54% are under 44 years old

76% are people of color and at a higher risk of being displaced



1 in 4 renters...



spend 50% of income on rent

live in overcrowded households –

89% of these renters are BIPOC



Latinx are the most cost burdened

31% spend more than half and

18% spend a third to half of their income on rent



⁹ San Mateo County Association of Realtors, Zillow.

JOBS

The number of jobs
will continue to grow



burdened than homeowners. While home prices have increased dramatically, homeowners often benefit from mortgages at fixed rates, whereas renters are subject to ups and downs of the market.

In San Mateo County, 17% of households spend half or more of their income on housing, while 19% spend between a one-third to half. However, these rates vary greatly across income and race. Of those who are *extremely low-income*—making 30% or less of the area median income (AMI)—88% spend more than half of their income on housing. Latino renters and Black homeowners are disproportionately cost burdened and severely cost-burdened. Given that people in this situation have a small amount of income to start with, spending more than half what they make on housing leaves them with very little to meet other costs, such as food and healthcare. Very low-income households paying more than 50% of their income on rent are often at a greater risk of homelessness.¹⁰

As a result, more people are living in overcrowded or unsafe living conditions. They are also making the tough choice to move further away and commute long distances to work or school, which has created more traffic. Since low-income residents and communities of color are the most cost burdened, they are at the highest risk for eviction, displacement, and homelessness.

What does this mean for housing needs?

Although there are complex supply, demand, and economic factors impacting costs, not having enough housing across all incomes has meant rent and prices are just higher. Programs and policies that can support more homes across all income levels, particularly very low-, low-, and moderate-income, are essential, as are more safe, affordable housing options to address homelessness.

The Bay Area and San Mateo County have had very strong economies for decades. While some communities have more jobs and some have less, we have all been impacted by the imbalance of job growth and housing.

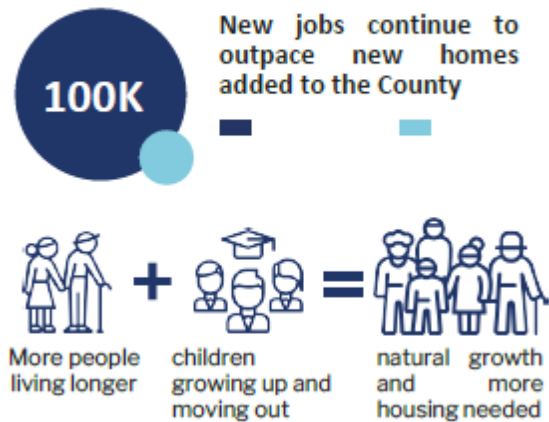
¹⁰ U.S. Census, American Community Survey.

APPENDIX A: HOUSING NEEDS ASSESSMENT

Since 2010, we have added over 100,000 jobs but only 10,000 homes.¹¹ At the same time, our population is growing naturally, meaning more people are living longer while our children are growing up and moving out into homes of their own. All of this impacts housing demand and contributes to the rising cost of homes. We need more housing to create a better balance.



NEW JOBS TO NEW HOUSING 2010 - 2020

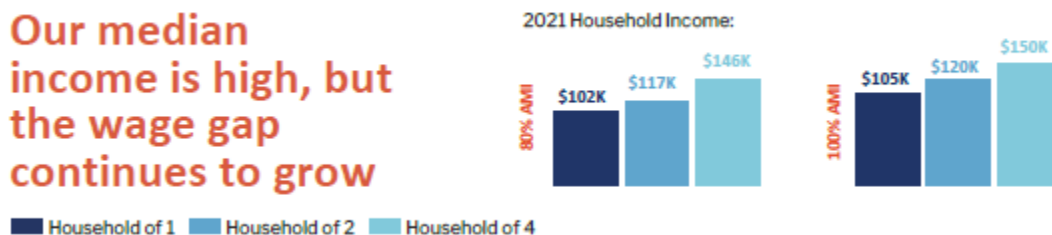


In 2020, there were 416,700 jobs, and by 2050 we expect that to increase 22% to 507,000.¹² While some jobs pay very well, wages for many others haven't kept up with how costly it is to live here.

What does this mean for housing needs?

As we plan for housing, we need to consider the needs of our workforce—folks who are a part of our communities but often end their day by commuting long distances to a place they can afford. Many have been displaced in recent decades or years, as housing rent and prices soared along with a job-generating economy. The lack of workforce housing affects us all, with teachers, fire fighters, health care professionals, food service providers, and many essential workers being excluded from the communities they contribute to every day. The long-term sustainability of our communities depends on our ability to create more affordable and equitable housing options.

Our median income is high, but the wage gap continues to grow



¹¹ U.S. Census American Community Survey, State of CA Employment Development Dept (EDD).

¹² Plan Bay Area 2050 Projected Growth Pattern,

To be considered low- or moderate-income in the Bay Area means a very different thing than in most parts of the country. The *income or wage gap*—the difference between the highest and lowest wages—is large in our region. Affordable housing here can mean that your favorite hairstylist, your child’s principal, or the friendly medical assistant at your doctor’s office can qualify for—and often needs—below market rate or subsidized affordable housing so they can live close to their work.

The starting point for this calculation is the *Area Median Income (AMI)*—the middle spot between the lowest and highest incomes earned in San Mateo County. Simply put, half of households make more, and half of households make less. Moderate-income is 80 to 120% of the AMI, low-income is 50% to 80% AMI, and very-low-income is 30 to 50% AMI. Below 30% AMI is considered extremely low-income. The rule of thumb is households should expect to pay about a third of their income on housing.

In San Mateo County, the AMI is \$104,700 for a single person, \$119,700 for a household of two and \$149,600 for a family of four. When we talk about affordable housing, we mean housing that is moderately priced for low- or moderate-income residents so that new families and the workforce can live in our communities. Affordable housing programs are generally for those who earn 80% or below the AMI, which is \$102,450 for a single person, \$117,100 for a household of two, and \$146,350 a year for a household of four.¹³

What does this mean for housing needs?

Given the price of land in San Mateo County and what it costs to build new housing, creating affordable housing is extremely challenging—and often impossible without some form of subsidy. Sometimes this is in the form of donated land from a local government or school district. Sometimes this is in the form of incentives to developers or zoning rules requiring affordable units to be included. Most commonly, subsidies happen through special financing, grants, and tax credits. Often all of these factors and more are needed to make affordable housing work. The housing element update process is an opportunity for each community to look at what is possible and put in place policies and programs to help make affordability a reality.

INCOME LEVELS + WAGES	
Extremely Low Income 30% AMI	Grocery Store Clerk Barista \$29K/Yr or \$15/Hr 83% of income spent on housing*
Very Low Income 50% AMI	Hair Stylist or Administrative Assistant \$38K/Yr or \$20/Hr 63% of income spent on housing*
Low 80% AMI	Medical Assistant or Preschool Teacher \$52K/Yr or \$27/Hr 46% of income spent on housing* School Administrator or Social Worker \$86K/Yr or \$45/Hr 28% of income spent on housing*

*Income spent on housing based on 2k per month/studio or 1 bedroom

¹³ State of CA Dept of Housing and Community Development (HCD), 2021 Income Limits.

3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 REGIONAL HOUSING NEEDS DETERMINATION

The Plan Bay Area 2050¹⁴ Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.¹⁵ This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.¹⁶ These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 REGIONAL HOUSING NEEDS ALLOCATION

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

Almost all jurisdictions in the Bay Area received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles. For Foster City, the RHNA to be planned for this cycle is 1,896 units, a significant increase from the RHNA of 430 for the last cycle.

¹⁴ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

¹⁵ HCD divides the RHND into the following four income categories:

Very Low-income: 0-50% of Area Median Income

Low-income: 50-80% of Area Median Income

Moderate-income: 80-120% of Area Median Income

Above Moderate-income: 120% or more of Area Median Income

¹⁶ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-finalo60920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-finalo60920(r).pdf)

Table 1: Regional Housing Needs Allocation for Foster City

Income Group	Foster City Units	San Mateo County Units	Bay Area Units	Foster City %	San Mateo County %	Bay Area %
Very Low-Income (<50% of AMI)	520	12,196	114,442	27.4%	25.6%	25.9%
Low-Income (50%-80% of AMI)	299	7,023	65,892	15.8%	14.7%	14.9%
Moderate-Income (80%-120% of AMI)	300	7,937	72,712	15.8%	16.6%	16.5%
Above Moderate-Income (>120% of AMI)	777	20,531	188,130	41.0%	43.1%	42.6%
Total	1,896	47,687	441,176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology

4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

4.1 POPULATION

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. As Figure 1 highlights, the population of Foster City has by 17.2% from 1990 to 2020, which is slightly below the growth rate of 19% for San Mateo County and well below the growth rate of 29% for the region as a whole.

In 2020, the population of Foster City was estimated to be 33,033 (see Table 2). From 1990 to 2000, the population increased by 2.2%, while it increased by 6.1% during the first decade of the 2000s. In the most recent decade, the population increased by 8.1%. The population of Foster City makes up 4.3% of San Mateo County.¹⁷

Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Foster City	28,176	29,086	28,803	29,770	30,567	32,518	33,033
San Mateo County	649,623	685,354	707,163	719,844	718,451	761,748	773,244
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Universe: Total population

Source: California Department of Finance, E-5 series

For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

¹⁷ To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

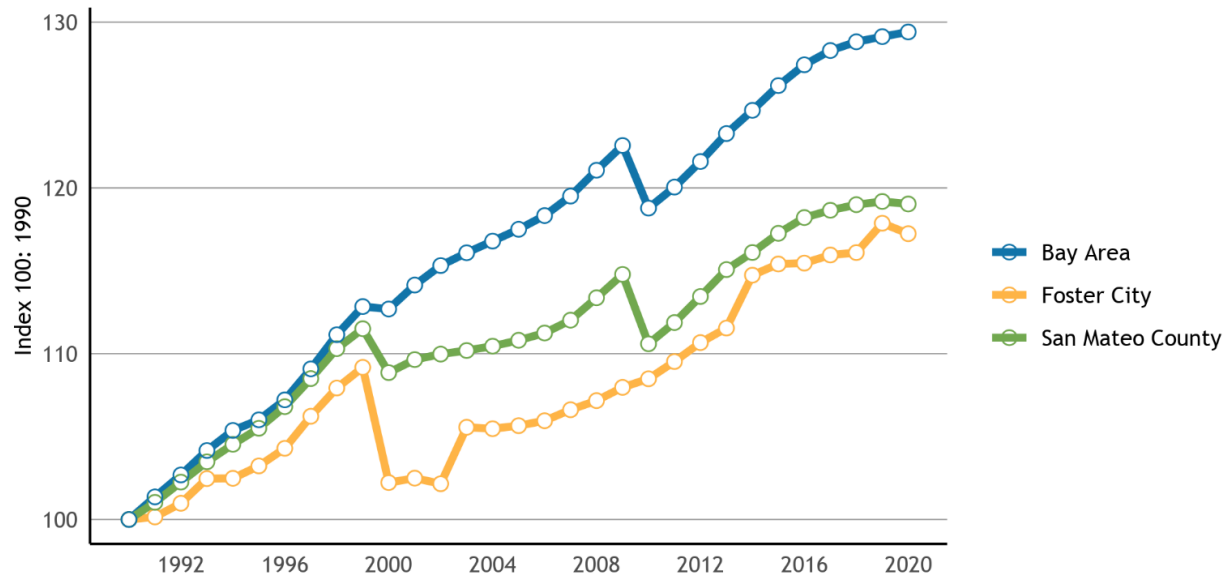


Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.

For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multi-family and accessible units are also needed.

In Foster City, the median age in 2000 was 38; by 2019, this figure had increased slightly, landing at around 39 years. More specifically, the population for the various age brackets has increased with the exception of decreases for ages 15-24 and 45-54 (see Figure 2). The senior population 65 and older had the largest increase between 2000 and 2019 of 97% compared to an 18% increase in the total population.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color¹⁸ make up 41.9% of seniors and 63.9% of youth under 18 (see Figure 3).

¹⁸ Here, we count all non-White racial groups

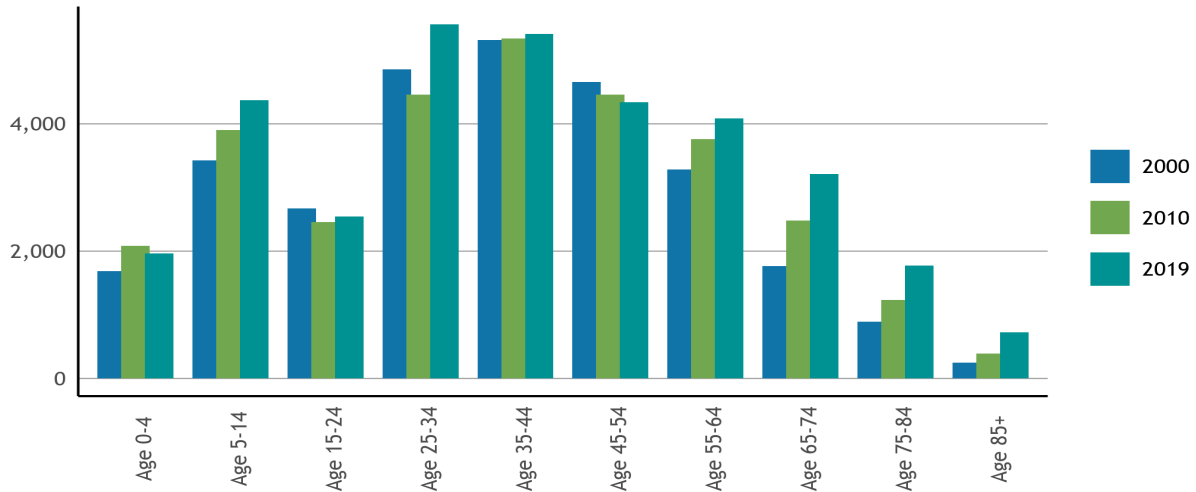


Figure 2: Population by Age, 2000-2019

Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

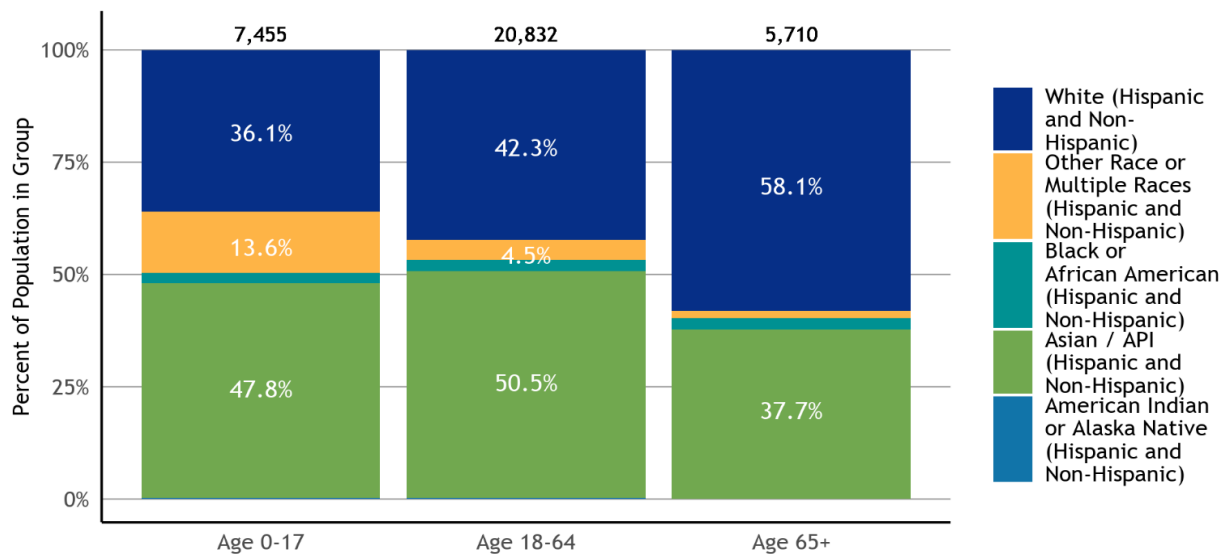


Figure 3: Senior and Youth Population by Race

Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 RACE AND ETHNICITY

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today¹⁹. However, since 2000, the percentage of residents in Foster City identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 21.0 percentage points, with the 2019 White population standing at 12,542 (see Figure 4). In absolute terms, the *Asian / API, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most.

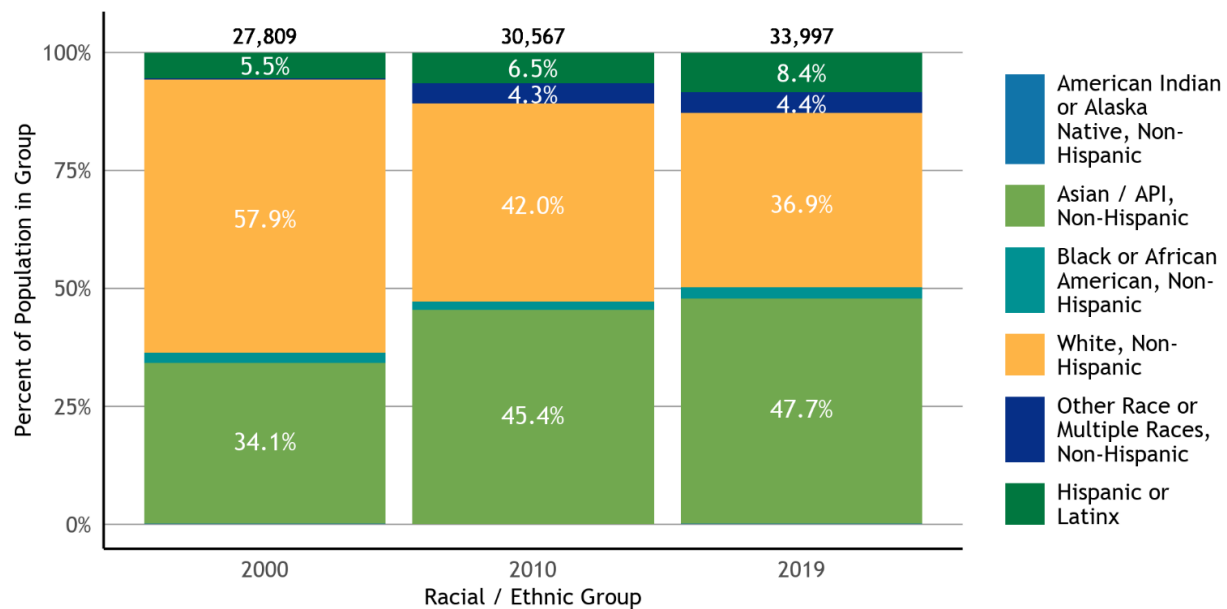


Figure 4: Population by Race, 2000-2019

Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

Asian/API, Non-Hispanic residents make up the largest percentage (48%), which is larger than the Asian/API, Non-Hispanic population of both San Mateo County and the larger Bay Area (30% and 27% respectively). White residents (37% of Foster City’s population) and Black or African American residents make up a similar proportion compared to the County and region, while Hispanic or Latinx residents in Foster City (8%) make up a significantly smaller proportion (24% in both the County and region) (see Figure 5).

¹⁹ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

The two largest subgroups of the Asian population in Foster City include Asian Indian (15% of the total population in 2019) and Chinese (24% of the total population in 2019). The Asian Indian population had the largest growth from 11% in 2010 to 15% in 2019, compared to the growth in the Chinese population over the same time period from 21% to 24%.

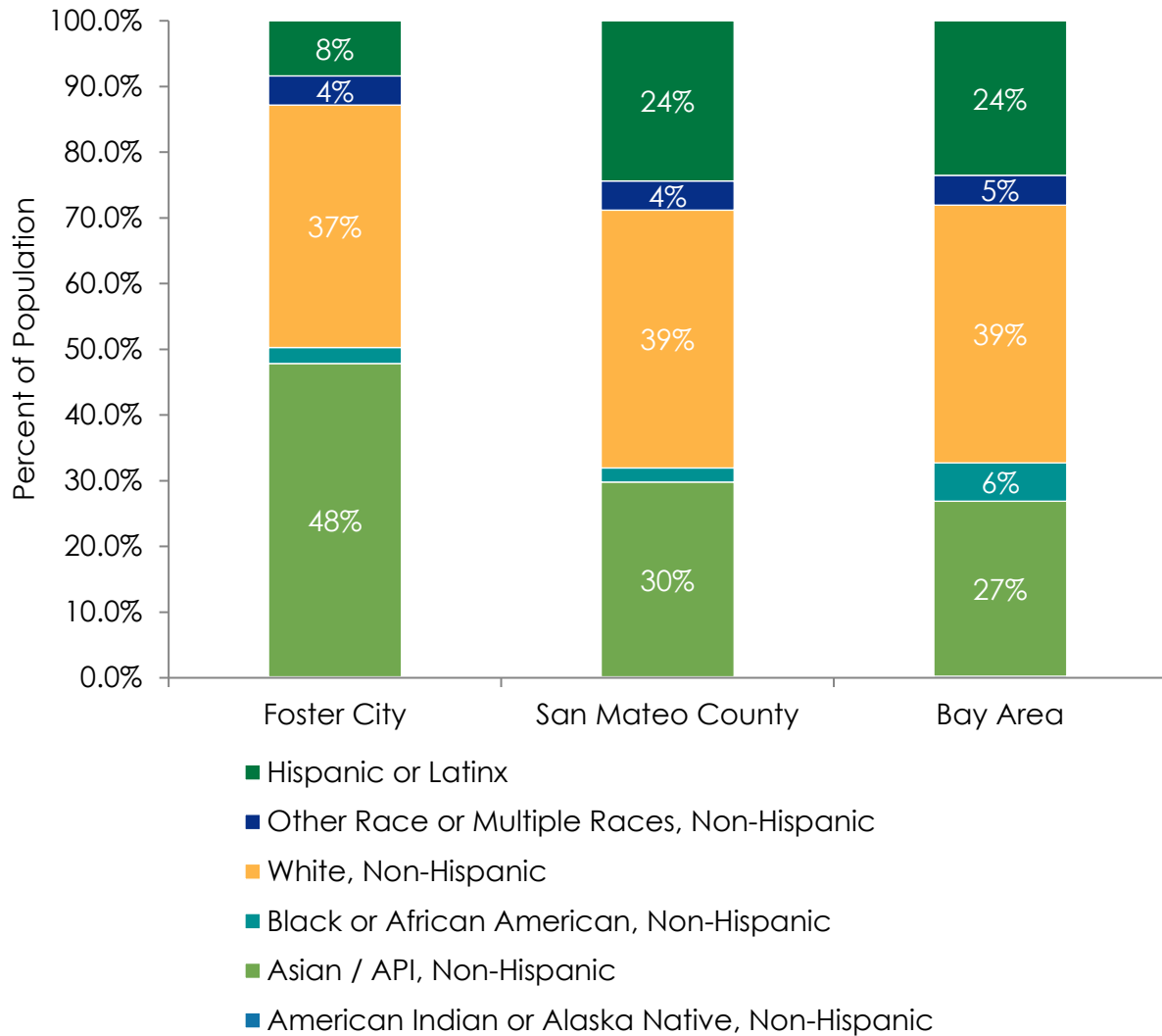


Figure 5: Population by Race

Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

4.4 EMPLOYMENT TRENDS

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Foster City increased by 34.9% (see Figure 6).

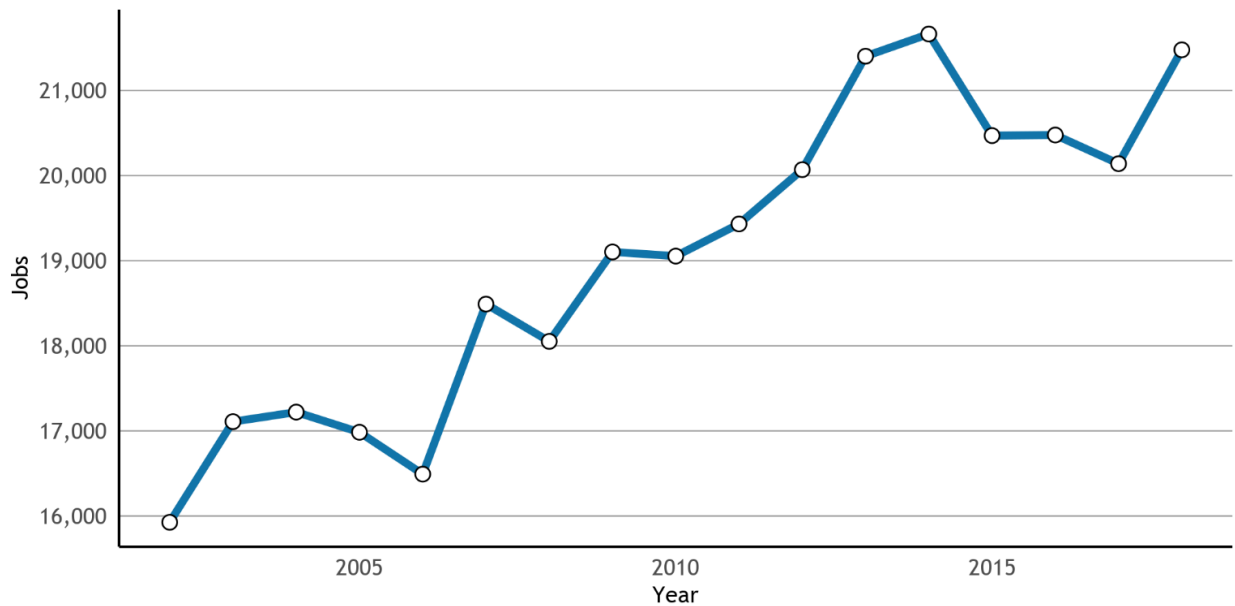


Figure 6: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are cross-walked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 17,347 employed residents, and 20,090 jobs²⁰ in Foster City - the ratio of jobs to resident workers is 1.16; Foster City is a *net importer of workers*.

Figure 7 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Foster City has more low-wage *jobs* than low-wage *residents* (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the City has more high-wage *jobs* than high-wage *residents* (where high-wage refers to jobs paying more than \$75,000) (see Figure 7).²¹

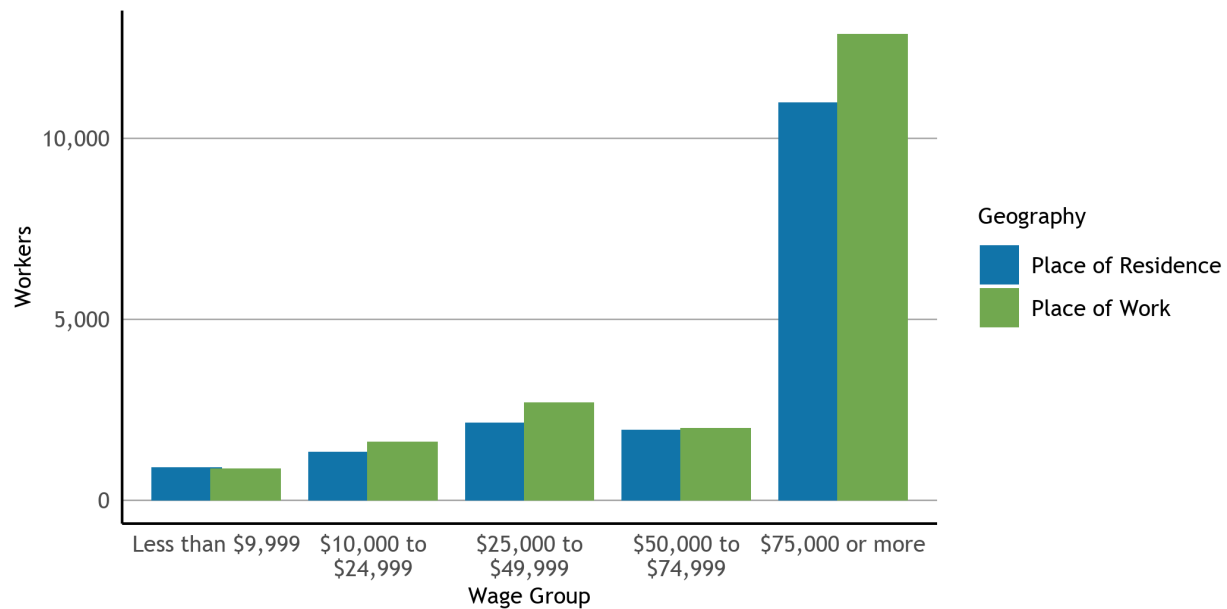


Figure 7: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

²⁰ Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

²¹ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

APPENDIX A: HOUSING NEEDS ASSESSMENT

According to Census data, the vast majority (76%) of jobs within Foster City pay over \$3,333 per month. 14% pay between \$1,251 and \$3,333, and 10% pay less than \$1,251. Figure 8 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 8).

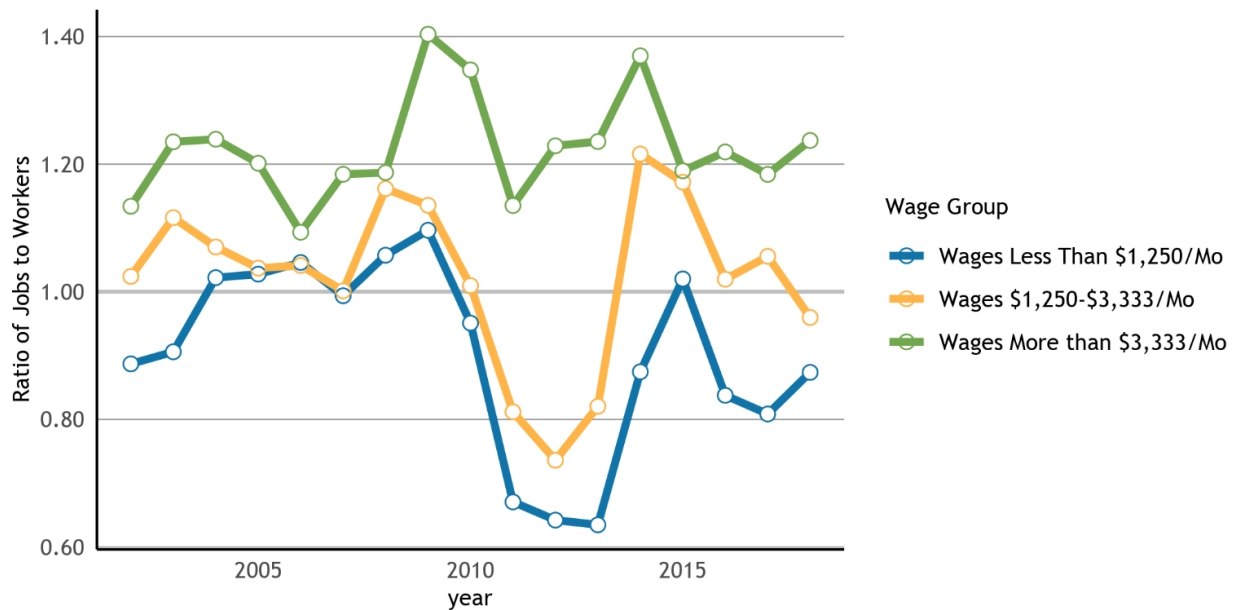


Figure 8: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs-to-household ratio. Thus, bringing housing into the measure, the *jobs-household ratio* in Foster City has increased from 1.37 in 2002, to 1.76 jobs per household in 2018 (see Figure 9).

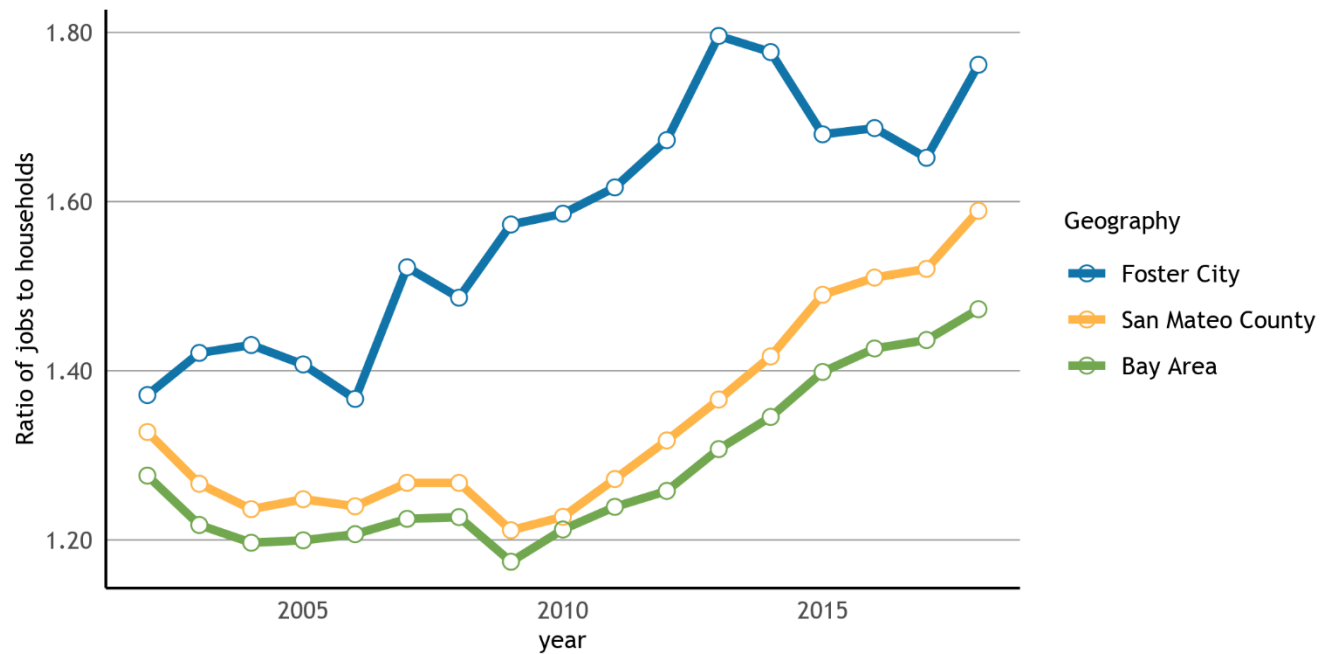


Figure 9: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, State and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Foster City residents work is *Financial & Professional Services*, and the largest sector in which San Mateo residents work is *Health & Educational Services* (see Figure 10). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

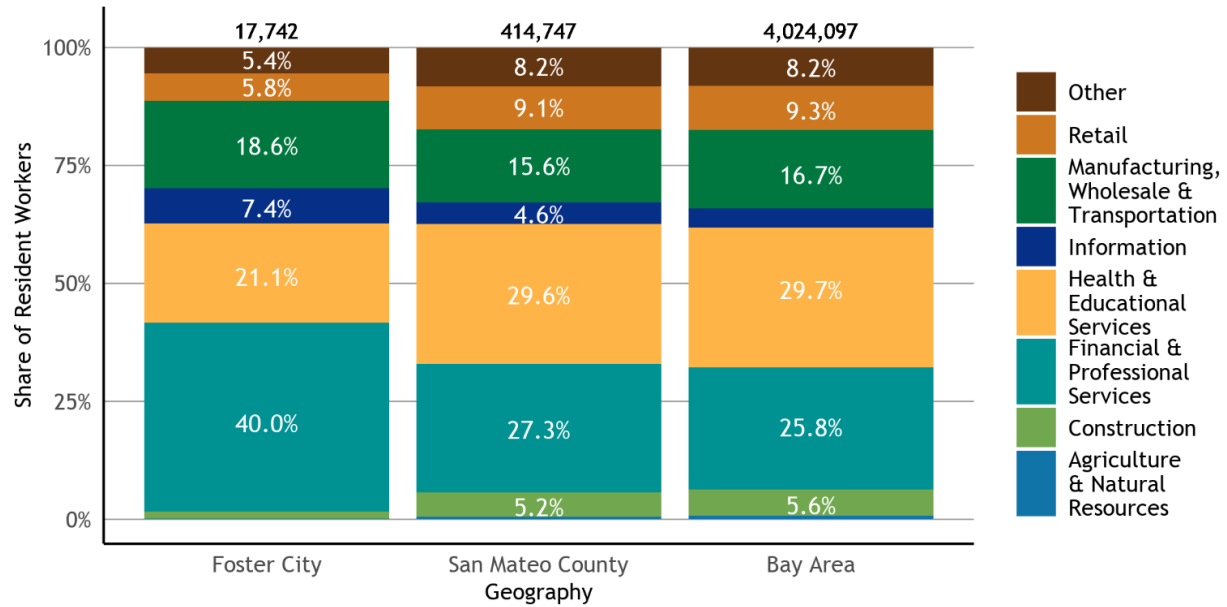


Figure 10: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over

Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.4.3 Unemployment

In Foster City, there was a 4.3 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

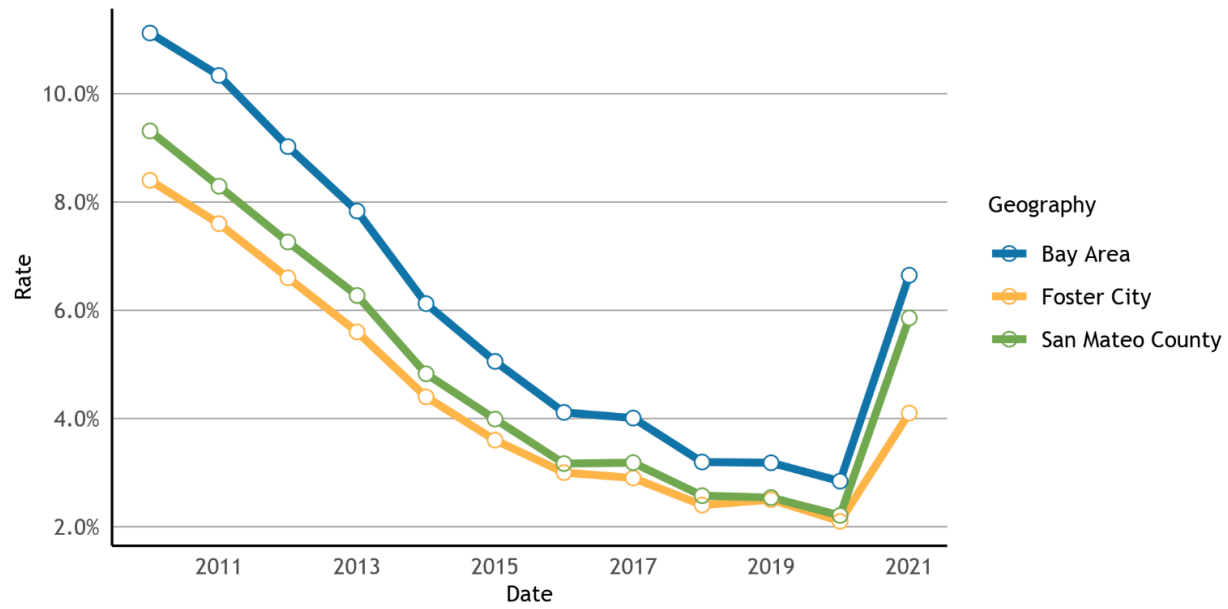


Figure 11: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 INCOME AND EXTREMELY LOW-INCOME HOUSEHOLDS

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.²²

²² Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

In Foster City, 63.9% of households make more than 100% of the Area Median Income (AMI),²³ compared to 7.9% making less than 30% of AMI (1008 households), which is considered extremely low-income (see Figure 12).

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In San Mateo County, 30% AMI is the equivalent to the annual income of \$44,000 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

HCD's guidance notes that instead of using U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households. The City assumes that 50% of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 260 extremely low-income housing units, or half of 520.

4.5.1 Tenure by Income Level

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Foster City, although the largest proportion of both renters and owners falls in the *Greater than 100% of AMI* income group, 9.6% of renters earn less than 30% of AMI compared to 6.6% of owners and 28.0% of renters earn less than 80% AMI compared to 25.7% of owners (see Figure 13). Amidst ELI households, 51.1% rent their home compared to 48.9% own their home. ELI and 81 to 100% AMI households are the two income levels with over 50 percent of households renting instead of owning their homes.

²³ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

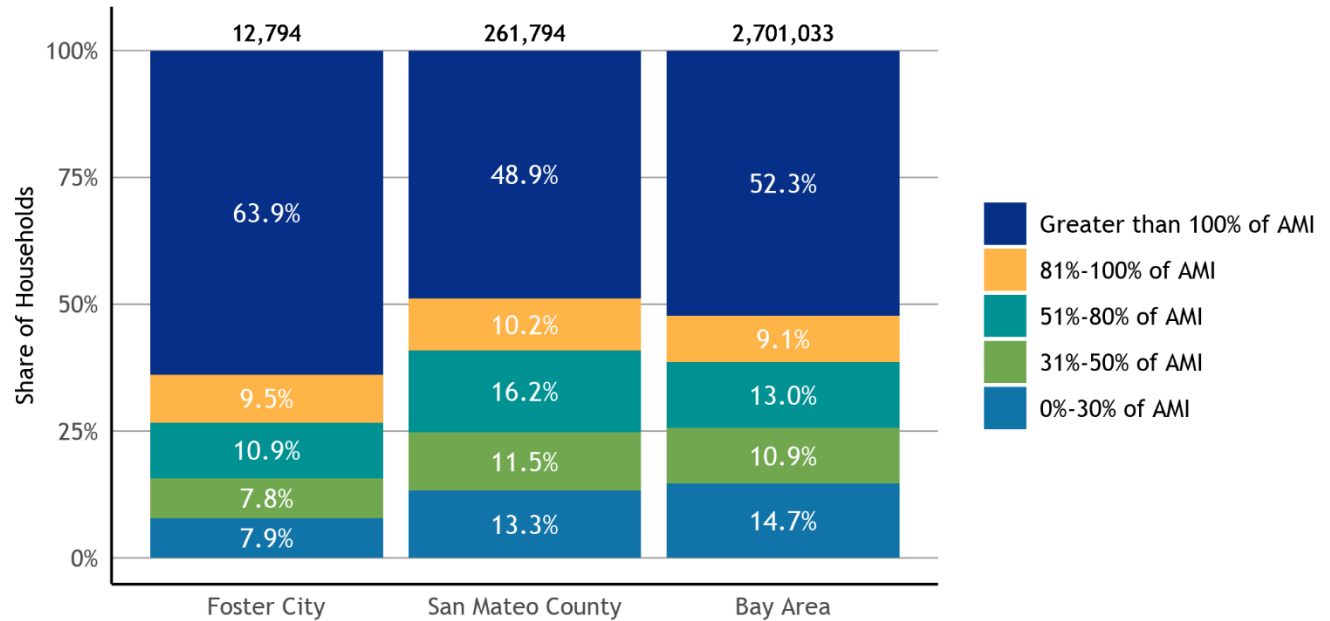


Figure 12: Households by Household Income Level

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

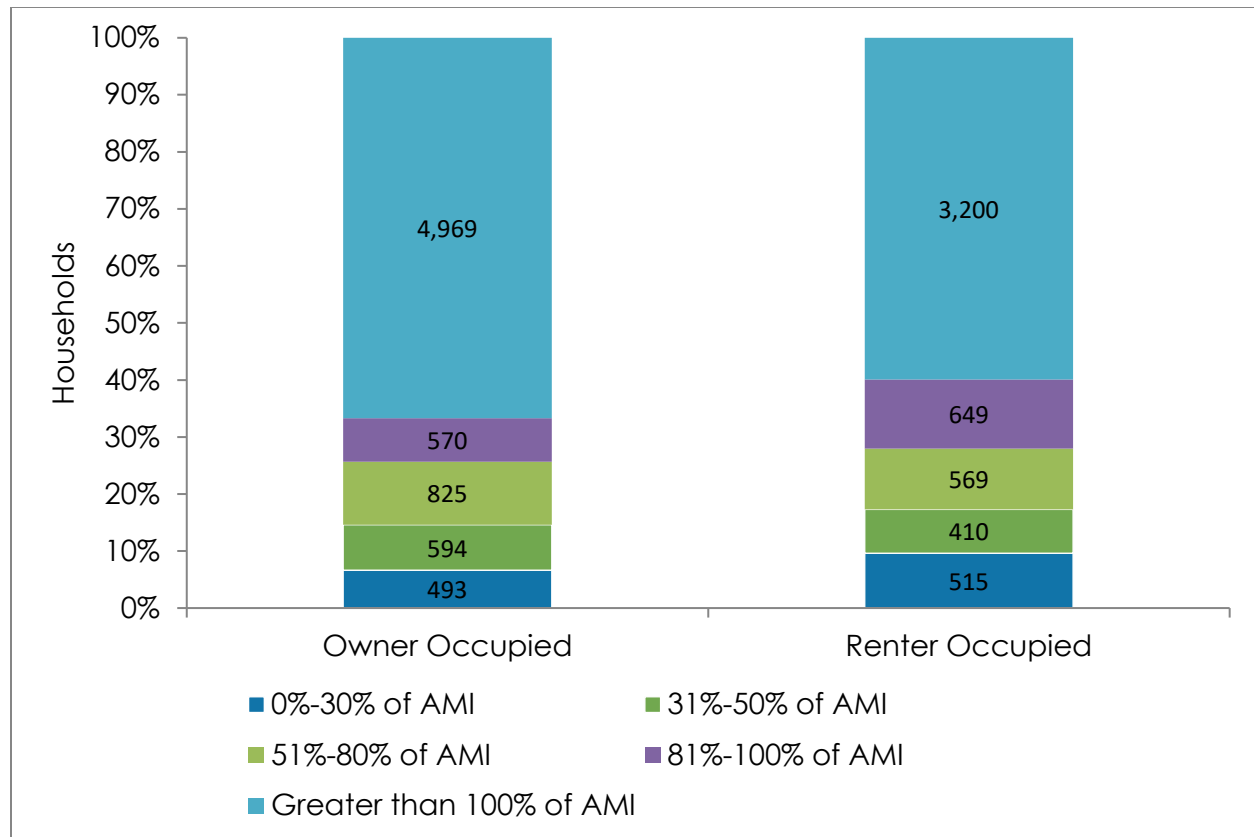


Figure 13: Household Income Level by Tenure

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

4.5.2 Overpayment by Income Level

Overpayment (cost burden) is a significant housing challenge for lower-income residents. In Foster City, 13.3% of households spend 50% or more of their income on housing, while 18.0% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 14). For example, 80.9% of Foster City households making less than 30% of AMI spend the majority of their income on housing. For Foster City residents making more than 100% of AMI, just 0.6% are severely cost-burdened, and 87.7% of those making more than 100% of AMI spend less than 30% of their income on housing.

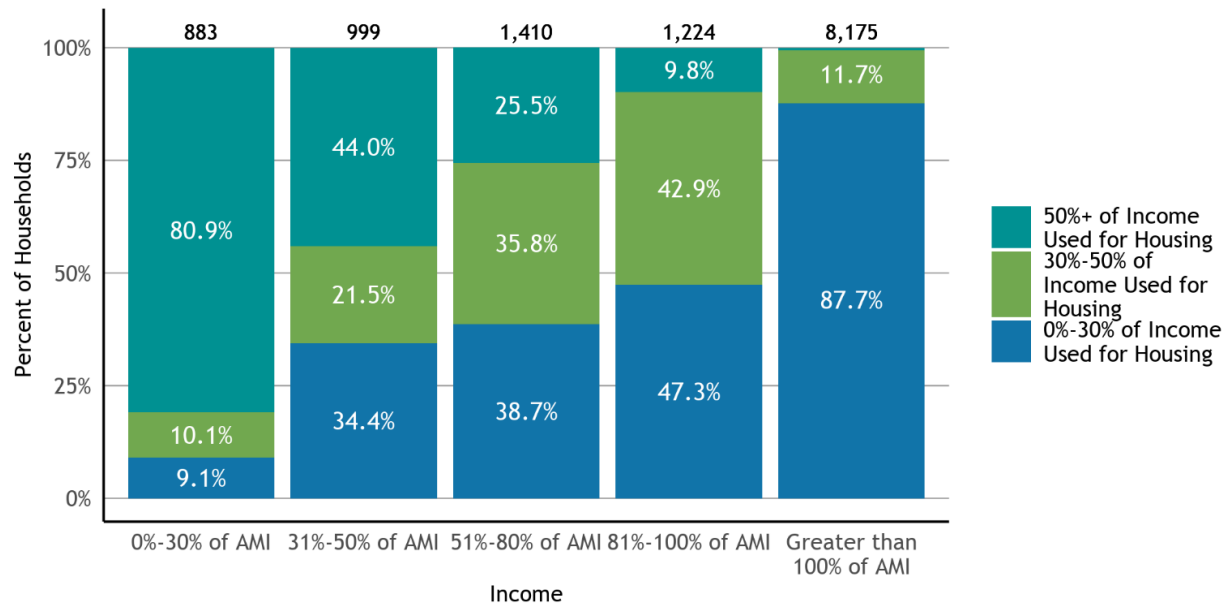


Figure 14: Cost Burden by Income Level

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.²⁴ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Foster City, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty at 26.5%, followed by Black or African American (Hispanic and Non-Hispanic) residents at 8.3% (see Figure 15).

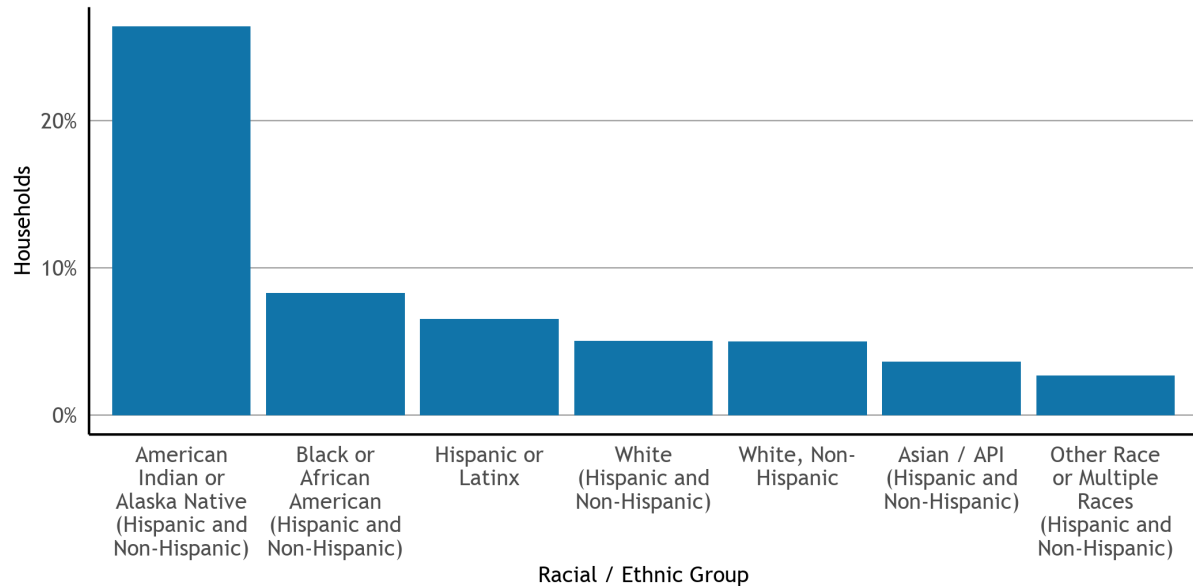


Figure 15: Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

There are disparities in housing cost burden in Foster City by race and ethnicity. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the city. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.

²⁴ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

4.5.3 Strategies to address Housing Needs Related to Income Level

Foster City identified the following strategies to address the identified housing needs related to income level and especially needs of extremely low-income households (additional strategies are identified in Chapter 3 and Appendix B to address fair housing needs):

- Increase the supply of affordable housing through a variety of programs.
- Provide assistance to lower income homeowners.
- Provide housing that addresses special needs for accessibility and supportive services.
- Increase the supply of extremely low-income housing.

One of these strategies that specifically addresses extremely low-income needs is the adoption of the Affordable Housing Overlay (AHO). In March, the City Council adopted adjustments to the city's inclusionary housing policy and Affordable Housing Overlay (AHO) program.²⁵ The city altered their inclusionary housing policy through an ordinance that establishes objective requirements—rather than negotiations—for specific parameters for developments (e.g., income levels and length of restrictions). The city's AHO and its related policies—AHO Combining District, application of AHO to specific sites, design guidelines—were also adjusted based on state law changes for density bonuses. Foster City simplified their previously proposed AHO program by requiring some below market rate (BMR) units at extremely low-income levels, reducing the inclusionary percentage from 20% to 15% for the sites with the AHO Combining District. Seven sites were designated for application of the AHO Combining District, allowing the city to obtain more units for extremely low-, very low-, and low-income households.

Another strategy to address needs of extremely low-income households is to improve housing voucher utilization rates. Findings from the 21 Elements Resident Survey support data on low voucher utilization and landlord participation rates in voucher programs in Foster City. In fact, 40% of respondents from Foster City reported being denied housing because the landlord did not accept their income and nearly half (47%) of respondents indicated that it was “somewhat difficult” to find a landlord that accepts housing vouchers.

Low voucher utilization rates in Foster City and surrounding jurisdictions indicate a lack of available rental units and potentially exclusionary behavior from landlords. Foster City has taken steps to remedy this challenge: In 2013, City Council passed Ordinance No. 581 to add a “Tenant Anti-Discrimination” chapter to the city's Municipal Code.²⁶ The Ordinance committed Foster City to protecting fair housing and addressing the low number of landlords participating in rental assistance programs by prohibiting discrimination on the source of income and the use of rental subsidies—including Section 8 and housing assistance programs for very low- and low-income residents. According to section 5.72.050, however, Foster City is not responsible or liable to enforce the ordinance or seek redress for any discrimination claim. With the adoption of SB 329 in 2019, California State law made it illegal to reject a prospective tenant solely based on the applicant's use of a Section 8 housing voucher. It is therefore imperative that

²⁵ <https://www.fostercity.org/commdev/page/below-market-rate-housing-inclusionary-requirements-and-affordable-housing-overlay-zone>.

²⁶ <https://www.codepublishing.com/CA/FosterCity/?FosterCity17/FosterCity1776.html>.

Foster City coordinate with local fair housing providers to provide education and resources to landlords and tenants to ensure these regulations are followed.

Recent data on voucher rates in the city and lack of enforcement suggests that Ordinance No. 581 is only one part of the solution in addressing challenges to voucher holders finding units in the city. Production of new rental units, particularly those with public subsidies that require units to be rented below market, is critical for raising voucher utilization rates.

The City's Housing Element for the 2023-2031 planning period adds housing policies and programs to exceed city achievements in the previous period that will address the needs of lower-income households. Examples include:

- Accessory Dwelling Units (ADUs)—encourage the use and production of ADUs through an ADU Financial Incentive Program, preapproved ADU design and expedited review, and improved public information on ADUs;
- Lower-income Homeowner Rehabilitation Loans—provide or partner with a regional program to provide rehabilitation loans including weatherization, solar, and disaster assistance;
- Anti-displacement strategies—expand benefits beyond state law requirements for lease terms, required notifications, and expansion of relocation and anti-displacement provisions;
- Zoning amendments to facilitate housing on housing opportunity sites; and
- Allow residential uses on public and private institution-owned sites including schools, religious, and non-profit sites.
- Improved access to fair housing information, including prohibiting discrimination based on housing vouchers.

Additional programs linked to the various strategies are listed in Table 13, Housing Needs Action Plan, at the end of this Appendix.

4.5.4 Resources

Foster City maintains a website with information about local fair housing ordinances with live links to Project Sentinel, the Legal Aid Society of San Mateo County, and the Peninsula Conflict Resolution Center.²⁷ The site also lists resources for persons with disabilities seeking services. In 2022 the City created a staff position for a Housing Coordinator to oversee the City's housing programs.

²⁷ <https://www.fostercity.org/commdev/page/fair-housing>.

4.5.5 Gap and Magnitude of Housing Needs for Various Income Levels

Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households, with 657 units permitted for above moderate-income households compared to 86 for very low-income households, 49 for moderate-income households, and 14 for low-income households. The vast majority of the city's homes were built between 1965 and 1979. After this period, housing production slowed significantly, particularly between 2000 and 2009, when only 48 units were built.

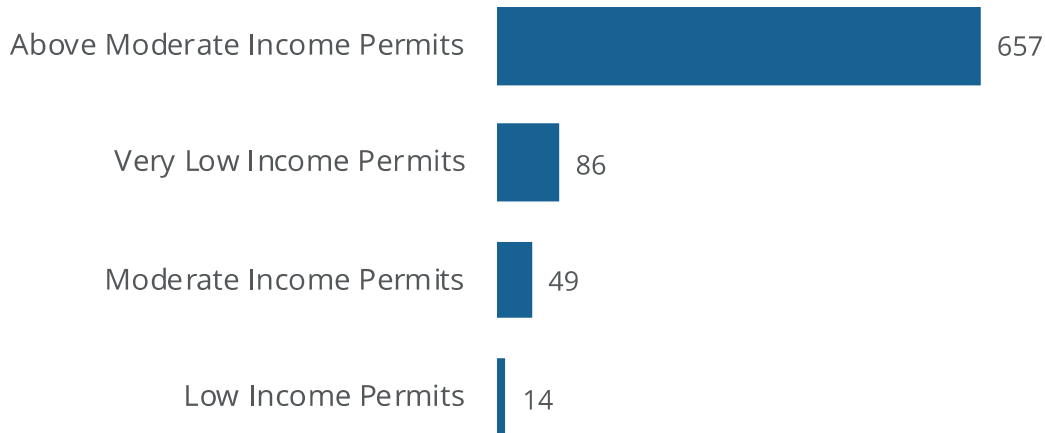


Figure 16: Housing Permits Issued by Income Group, Foster City, 2015-2019

Source: ABAG Housing Needs Data Workbook

However, programs and practices established by Foster City's 2015-2023 Housing Element have proved successful in recent years. For the 2015-2023 planning period, the city was required to plan for a Regional Housing Needs Allocation (RHNA) of 430 units in four income categories. The city satisfied between 18% to 60% of below market rate (BMR) RHNA and issued permits for 885 dwelling units—166 of which were BMR units. Extremely low-income units were produced in the 2015-2023 planning period at the Alma Point Senior Apartments, permitted in 2014 and completed in 2016, including 65 very low-income units, 33 of which are extremely low-income.

See Section 5.5 for additional discussion of overpayment associated with other factors, such as race, age, or household size.

4.6 TENURE

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Foster City there are a total of 12,690 housing units, and fewer residents rent than own their homes: 42.9% versus 57.1% (see Figure 17). By comparison, 39.8% of households in San Mateo County are renters, while 44% of Bay Area households rent their homes.

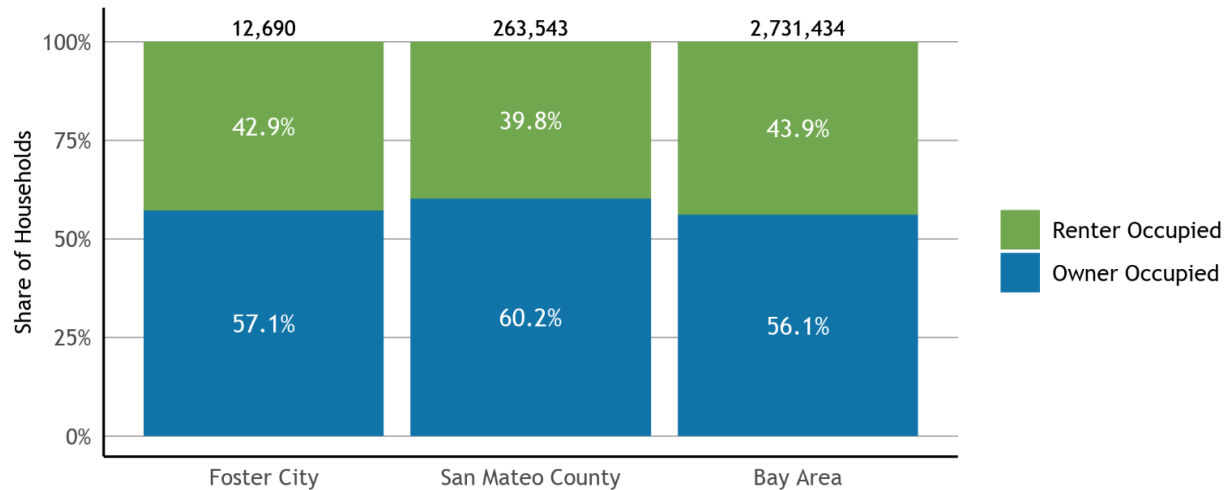


Figure 17: Housing Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.²⁸ In Foster City, 46.6% of Black households owned their homes, while homeownership rates were 62.9% for Asian households, 34.3% for Latinx households, and 54.3% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

²⁸ See, for example, Rothstein, R. (2017). *The color of law: a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

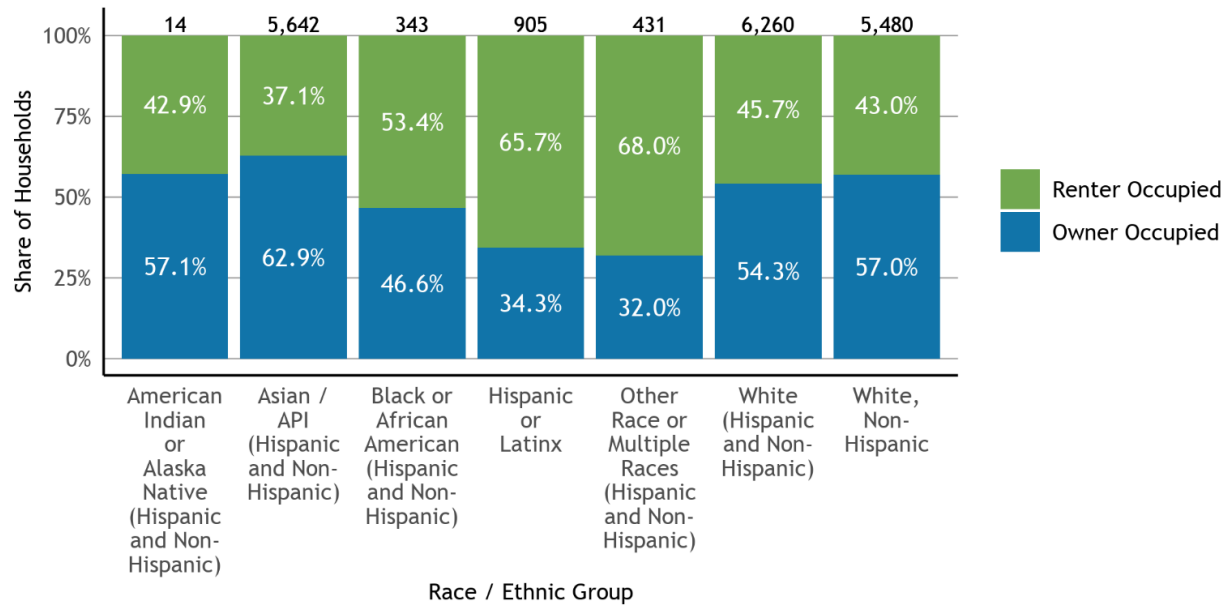


Figure 18: Housing Tenure by Race of Householder

Universe: Occupied housing units

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Foster City, 67.7% of householders between the ages of 25 and 44 are renters, while 18.6% of householders over 65 are (see Figure 19).

APPENDIX A: HOUSING NEEDS ASSESSMENT

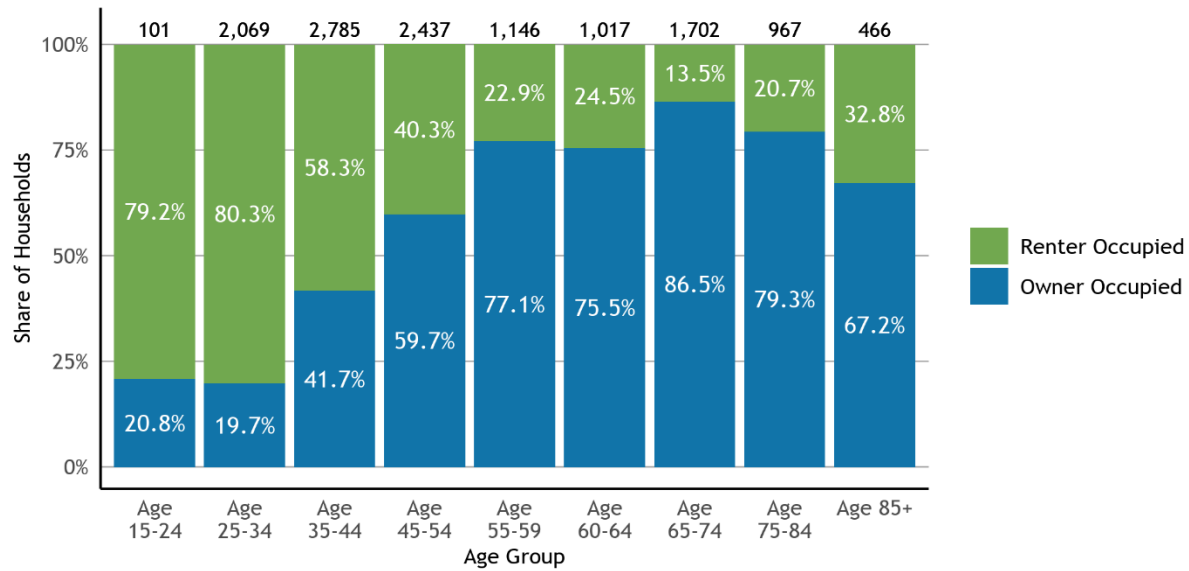


Figure 19: Housing Tenure by Age

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Foster City, 88.5% of households in detached single-family homes are homeowners, while 21.5% of households in multi-family housing are homeowners (see Figure 20). (Note: The 2010 Census reported ten mobile homes. The City believes this to be an error as there are no mobile homes or mobile home parks in Foster City.)

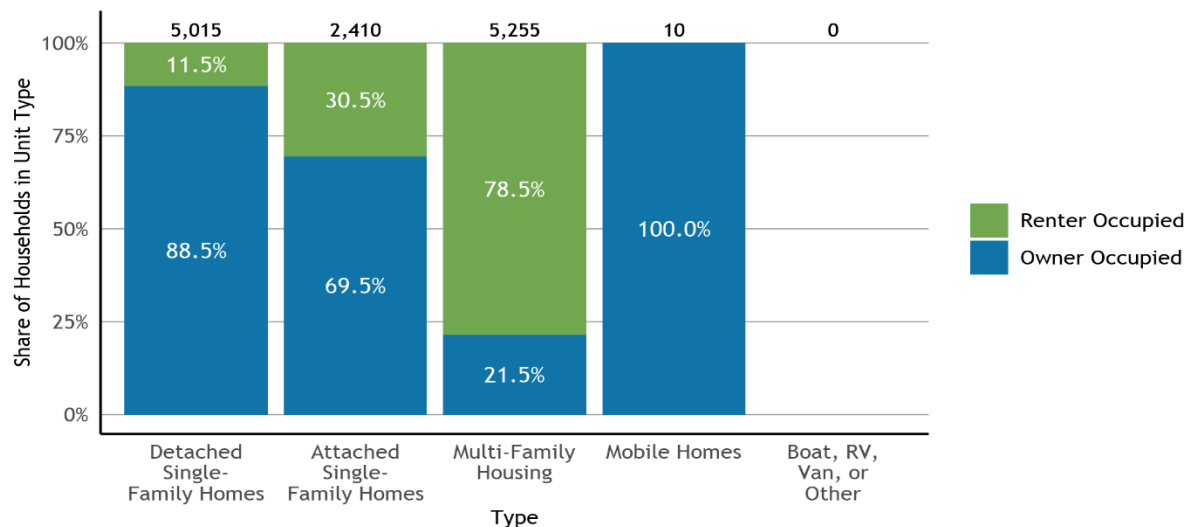


Figure 20: Housing Tenure by Housing Type

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

4.7 DISPLACEMENT

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Foster City, no households (0.0%) live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 100.0% of households in Foster City live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.²⁹

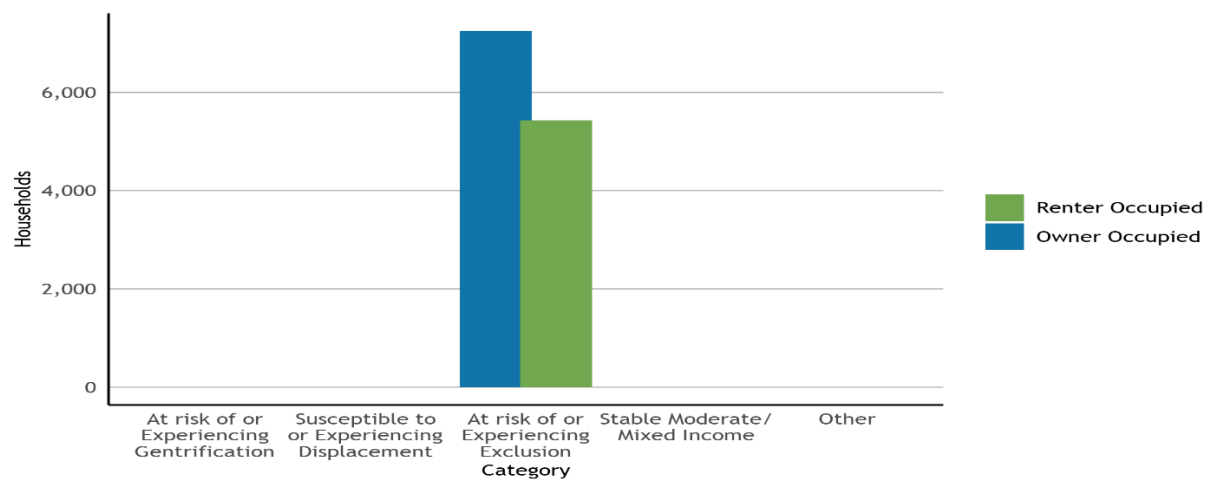


Figure 21: Households by Displacement Risk and Tenure

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data

Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

²⁹ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_o.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

5 HOUSING STOCK CHARACTERISTICS

5.1 HOUSING TYPES, YEAR BUILT, VACANCY, AND PERMITS

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Foster City in 2020 was made up of 35.4% single family detached homes, 20.0% single family attached homes, 7.0% multi-family homes with 2 to 4 units, and 37.5% multi-family homes with 5 or more units (see Figure 22). In Foster City, the housing type that experienced the most growth between 2010 and 2020 was *Multi-family Housing: Five-plus Units*.

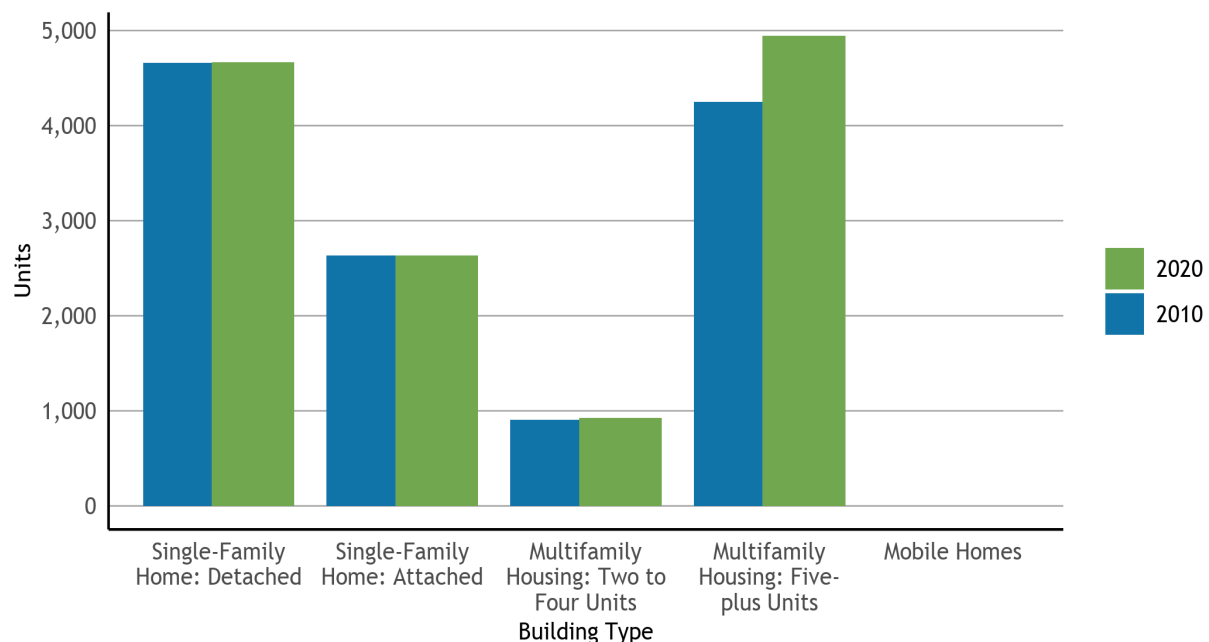


Figure 22: Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Foster City, the largest proportion of the housing stock was built 1960 to 1979, with 8,910 units constructed during this period (see Figure 23). Since 2010, 4.9% of the current housing stock was built, which is 655 units. (Note: Although the U.S. Census Bureau data indicates housing units built prior to 1960, the first housing units were built in Foster City in 1964.)

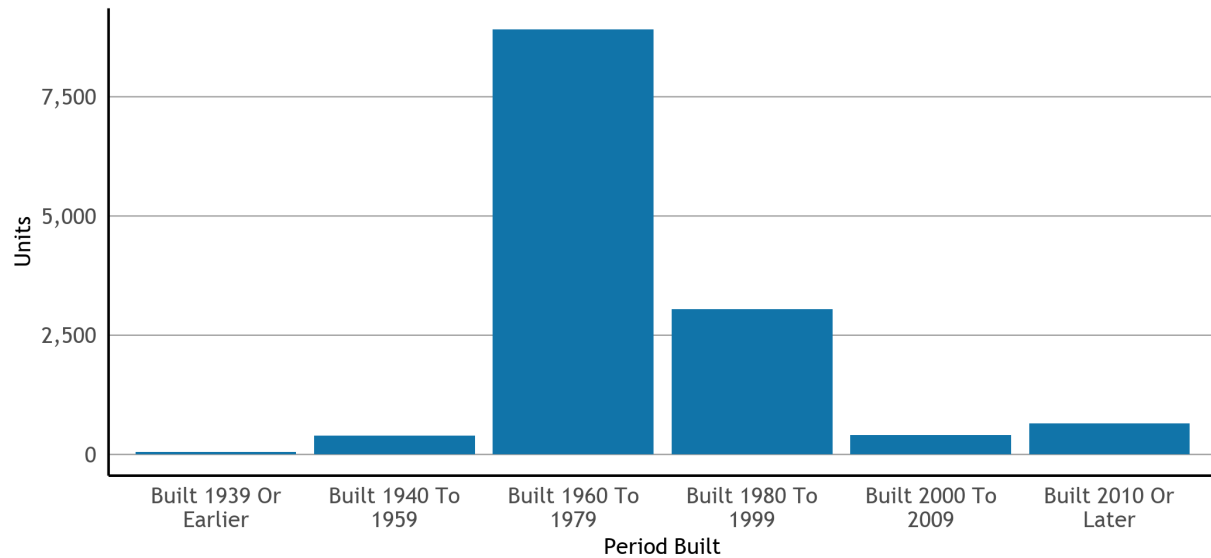


Figure 23: Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 5.7% of the overall housing stock in Foster City. The rental vacancy stands at 5.9%, while the ownership vacancy rate is 0.7%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see definition below and Figure 24).³⁰

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.³¹ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.³²

³⁰ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (5.7%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

³¹ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

³² See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

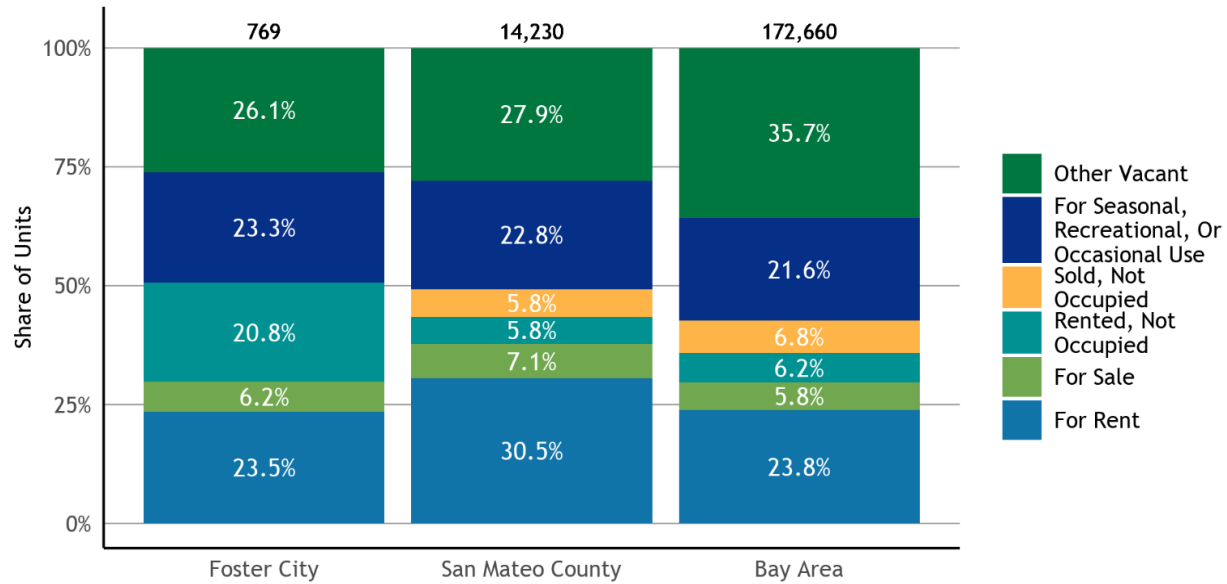


Figure 24: Vacant Units by Type

Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, 806 housing units were issued permits in Foster City. 81.5% of permits issued in Foster City were for above moderate-income housing, 1.7% were for moderate-income housing, and 16.7% were for low- or very low-income housing (see Table 3). This compares to the figures for San Mateo County of 77.6% of permits issued for above moderate-income housing, 5.7% for moderate-income housing and 16.7% for low- or very low-income housing.

5.2 SUBSTANDARD HOUSING

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Foster City. For example, 1.1% of

Table 3: Housing Permitting

Income Group	Value
Above Moderate-Income Permits	657
Very Low-Income Permits	86
Low-Income Permits	49
Moderate-Income Permits	14

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low-Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low-Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate-Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate-Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

This table is included in the Data Packet Workbook as Table HSG-11.

renters in Foster City reported lacking a kitchen and 0.2% of renters lack plumbing, compared to 0.0% of owners who lack a kitchen and 0.0% of owners who lack plumbing. Some of these renters are likely people renting rooms in a shared unit and therefore do not have their own kitchen. The largest number of the renters reporting lack of a kitchen are in tract 6080.25, comprising 38 of the 2,409 occupied renter households, or 1.6% (see Appendix B, Section 5.4). In addition, the City's Code Enforcement staff estimates that approximately 10 ownership units, comprising 0.08% of the housing stock, need rehabilitation, generally in the older areas of the City, tracts 6081, 6082 and 6083. The City works with non-profit organizations, such as Rebuilding Together, to assist low-income homeowners with repairs.

The age of a community's housing stock can provide another indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. In Foster City, the largest proportion of the housing stock was built 1960 to 1979, with 8,910 units constructed during this period. With the majority of the city's housing stock built prior to the 30-year benchmark, it is a priority of the City to ensure that housing units are maintained and in compliance with health and safety codes. The City has a Code Enforcement program that works with property owners to ensure the units are maintained in accordance with City standards.

The high water table in Foster City can result in deterioration of metal piping in the ground, especially for older buildings constructed prior to code requirements prohibiting metal piping in the ground. The high water table issues are present throughout the City and not limited to any particular areas.

The City's 4,617 apartment units are contained in 23 properties ranging in size from 22 to 490 units. The apartments were constructed between 1965 and 2022, with approximately fifty percent constructed between 1965 and 1973 and the other fifty percent between 1985 and 2022. Given the size of the apartment properties, they are generally owned by large real estate investment companies with professional management. There are only six properties with fewer than 50 units and one of those is owned by the City. The Chief Building Official reports that the properties have been well maintained with repairs and renovations with none considered dilapidated. Many have performed renovations to remodel kitchens and include private laundry in the units. Many of the older apartment properties have replaced plumbing under the slabs that was installed prior to code requirements prohibiting metal piping in the ground. Many have also performed seismic retrofits. There are no apartment units in need of rehabilitation or replacement.

The Chief Building Official reports that nearly all of the renovations were made between tenancies in order to not displace any tenants. The exception was the underslab plumbing replacement at the 88-unit Tradewinds Apartments in 2022. A Resident Relocation Plan was required as part of the building permit and included relocation assistance that went beyond State law requirements. Tenants were relocated from a 44-unit building with assistance in the form of 135 days' notice, two months free rent, last month's water/sewer/trash bill, \$750 moving expense, deposits returned upon move-out, right of first refusal to return, relocation specialist assistance, offering space at sister properties, Community Meeting to answer questions (and make revisions to the plan in response), and residents of the second 44-unit building were offered space in the first 44-unit building upon its completion.

In order to further mitigate potential impacts of displacement that might be caused by building renovations or other reasons, the Housing Element includes two programs to specifically to reduce potential displacement and to minimize adverse impacts when displacement cannot be avoided:

- H-C-3-a Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments (continued from previous Housing Element with rewording to strengthen it to apply to any application to displace one or more households instead of 25 or more)
- H-C-3-b Anti-Displacement Strategy (new)

5.3 HOME AND RENT VALUES

Home prices reflect a complex mix of supply and demand factors, including an area’s demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Foster City was estimated at \$1,642,750 by December of 2020, per data from Zillow.³³ The largest proportion of homes were valued between \$1M-\$1.5M (see Figure 25). By comparison, the typical home value is \$1,418,330 in San Mateo County and \$1,077,230 the Bay Area, with the largest share of units valued \$1m-\$1.5m (County) and \$500k-\$750k (region).

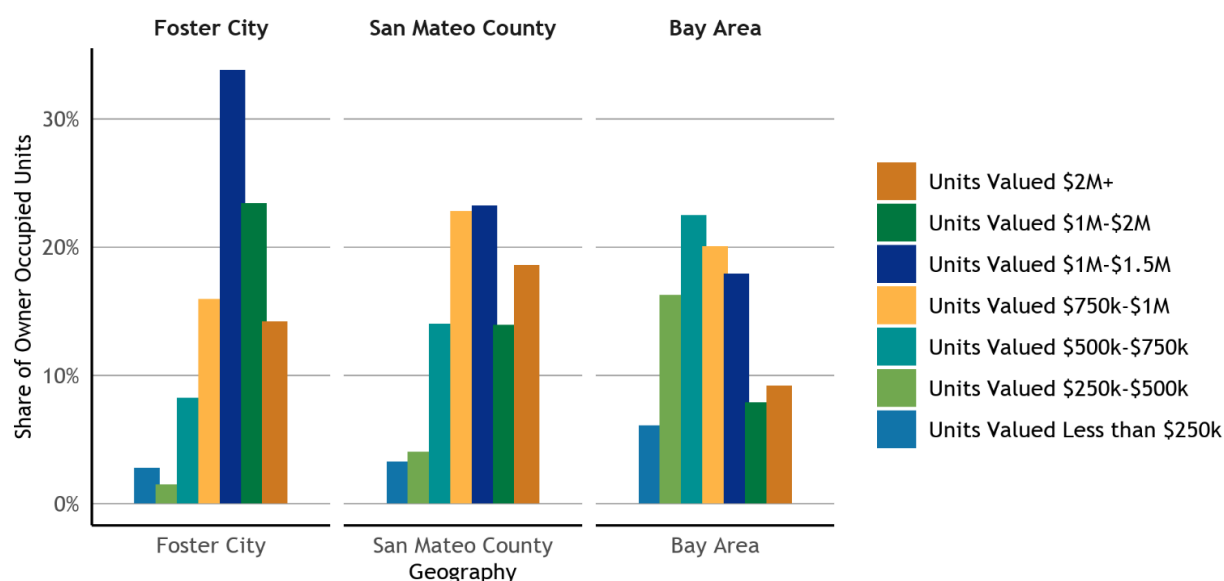


Figure 25: Home Values of Owner-Occupied Units

Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

³³ Zillow describes the Zillow Home Value Index (ZHVI) as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. Source: Zillow, Zillow Home Value Index (ZHVI), <https://www.zillow.com/research/data/>.

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 161.5% in Foster City from \$628,240 to \$1,642,750. This change is above the change in San Mateo County, and above the change for the region (see Figure 26).

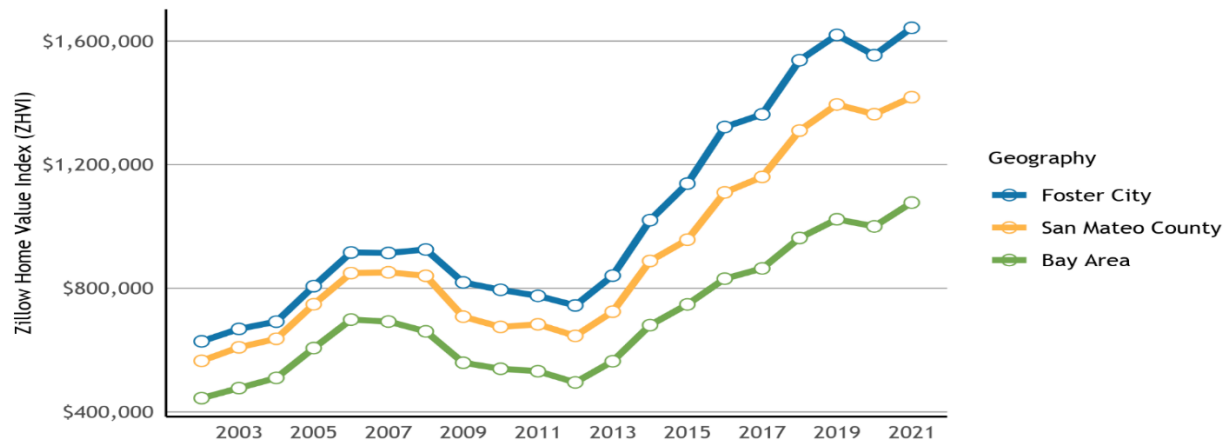


Figure 26: Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: Zillow, Zillow Home Value Index (ZHVI)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Foster City, the largest proportion of rental units rented in the *Rent \$3000 or more* category, totaling 53.8%, followed by 26.0% of units renting in the *Rent \$2500-\$3000* category (see Figure 27). Looking beyond the City, the largest share of units is in the *\$3000 or more* category (County) compared to the *\$1500-\$2000* category for the region as a whole.

Since 2009, the median rent has increased by 76.2% in Foster City, from \$2,000 to \$3,060 per month (see Figure 28). In San Mateo County, the median rent has increased 41.1%, from \$1,560 to \$2,200. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54%

increase.³⁴ In January 2023, the median rent in Foster City was \$3,710.³⁵ Median rents in surrounding cities at the same time were: \$3,395 in Redwood City, \$3,737 in San Mateo, and \$3,400 in Burlingame.

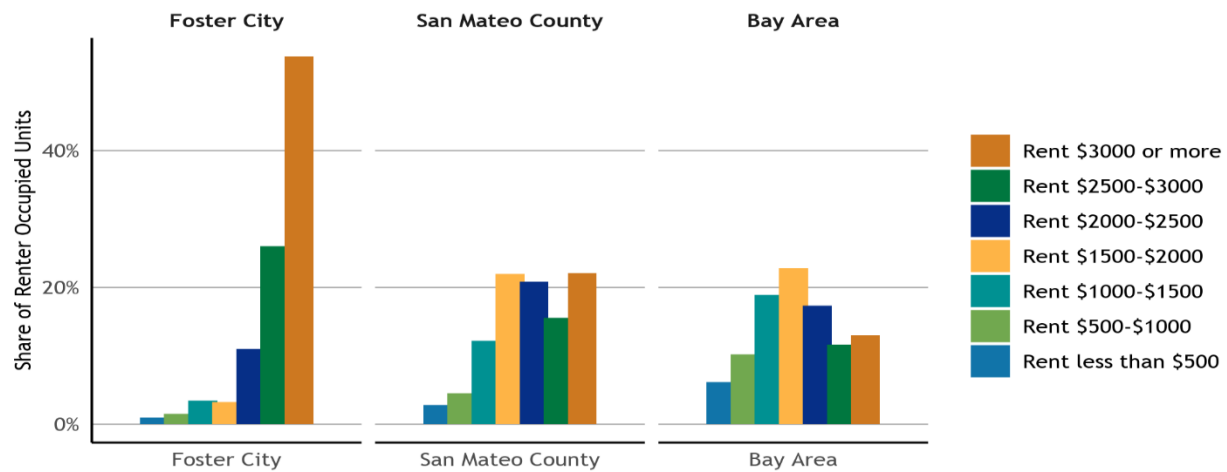


Figure 27: Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

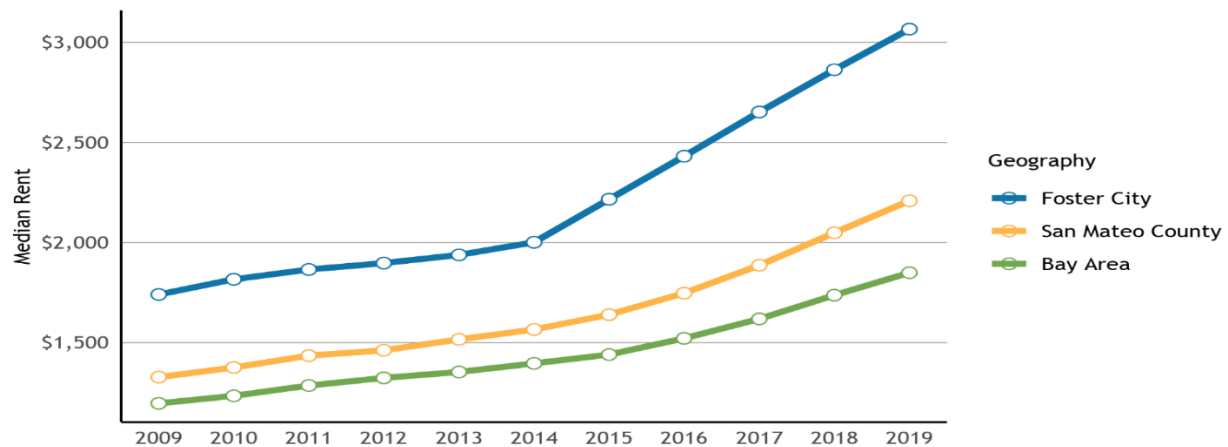


Figure 28: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent

Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

³⁴ While the data on home values shown in Figure 23 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents.

³⁵ Available at: <https://www.zillow.com/rental-manager/market-trends/foster-city-ca/>, accessed January 2, 2023.

5.4 OVERPAYMENT AND OVERCROWDING

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness. (See Section 4.5 for additional discussion related to housing needs by income level.)

Cost burden varies by income level with lower income households having higher rates of cost burden. As shown in Figure 29, 81% (714 households) of the households earning 0-30% of the AMI are extremely cost burdened. Similarly, 44% (440 households) earning 31-50% of AMI and 26% (360 households) earning 51%-80% of AMI are extremely cost burdened. Put together, 1,514 households (46%) of the total 3,292 lower income households are extremely cost burdened. An additional 809 households (25%) are cost burdened.

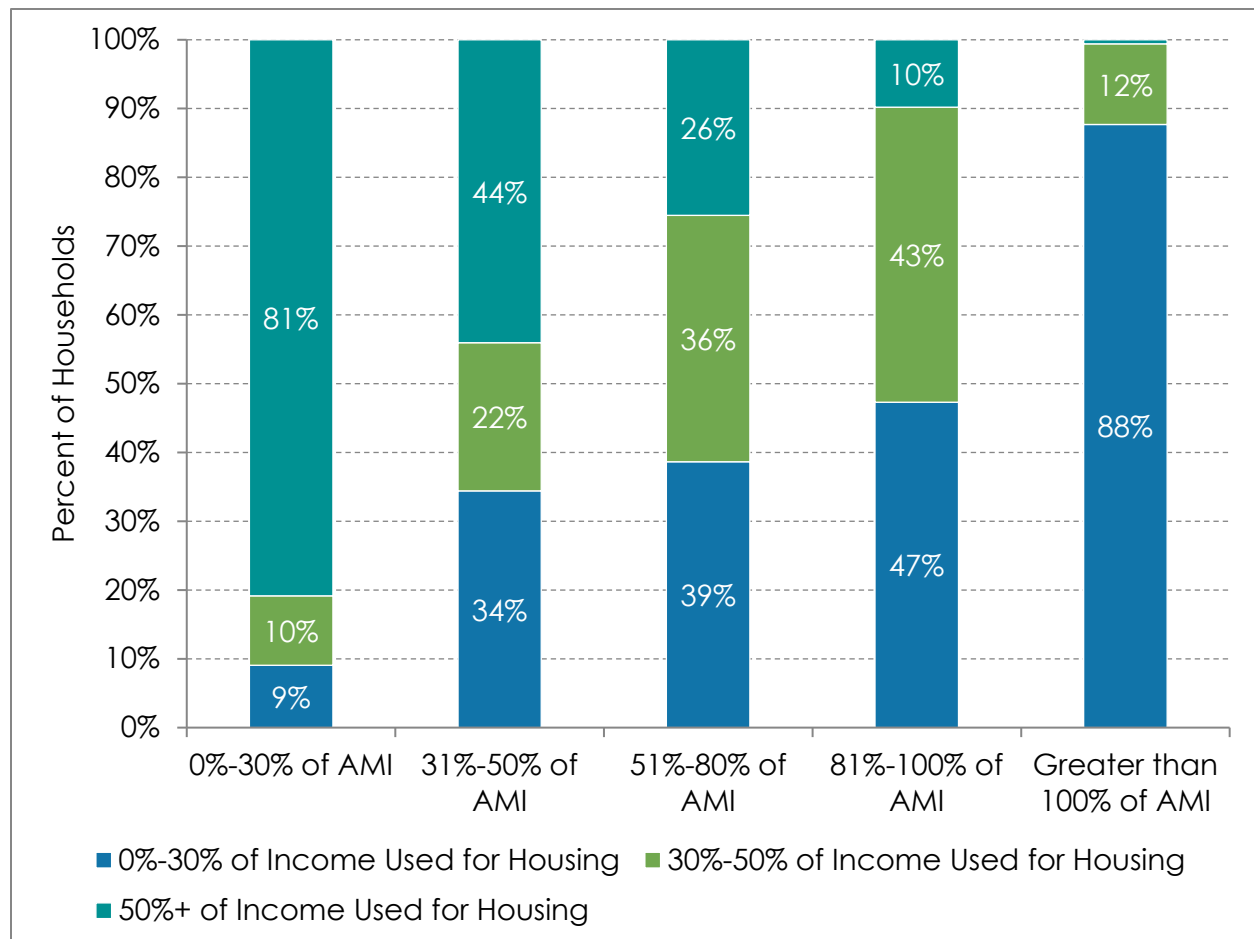


Figure 29: Overpayment (Cost Burden) by Income Level, 2017

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Cost burden varies by tenure and by census tract. Renters are often more likely to be cost burdened than owners—however, as shown in Figures 30 and 31, there are more concentrations of cost burdened owners than renters. Cost burden for owners is highest in census tracts 6080.12 (similar to renters), 6083, and 6080.25—all of which indicate 20-40% of owners are cost burdened. There is a notable concentration of cost burdened renters in tract 6080.13 where 41.9% of renters experience cost burden. Figures 30 and 31 also show a prominent gap between cost burdened renters in tracts 6080.13 and 6080.23. In tract 6080.13, 41.9% of renters are cost burdened—the city’s largest concentration—while 10.2% are cost burdened in tract 6080.23, the city’s smallest concentration. Looking at the percentages more closely, 41.90 percent (or 95 households) of renter households in tract 6080.23 pay more than 30% of their income for housing compared to 10.20 percent (or 22 households) in tract 6080.23. In tract 6080.23 there are no apartments and only 147 renter households compared to 717 owner households. The renter households in tract 6080.23 are either renting houses, ADUs, or rooms. In tract 6080.13 there are 544 apartments and 681 renter households compared to 876 owner households. Because of the relatively small size of the renter population in 6080.23, a small number of renter households has a greater impact on the percentage.

Renters are slightly more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Foster City, 17.7% of renters spend 30% to 50% of their income on housing compared to 19.6% of those that own (see Figure 32). Additionally, 14.9% of renters spend 50% or more of their income on housing, while 13.3% of owners are severely cost-burdened.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Black or African American, Non-Hispanic residents are the most cost burdened with 32.7% spending 30% to 50% of their income on housing, and *Black or African American, Non-Hispanic* residents are the most severely cost burdened with 25.5% spending more than 50% of their income on housing (see Figure 33).

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

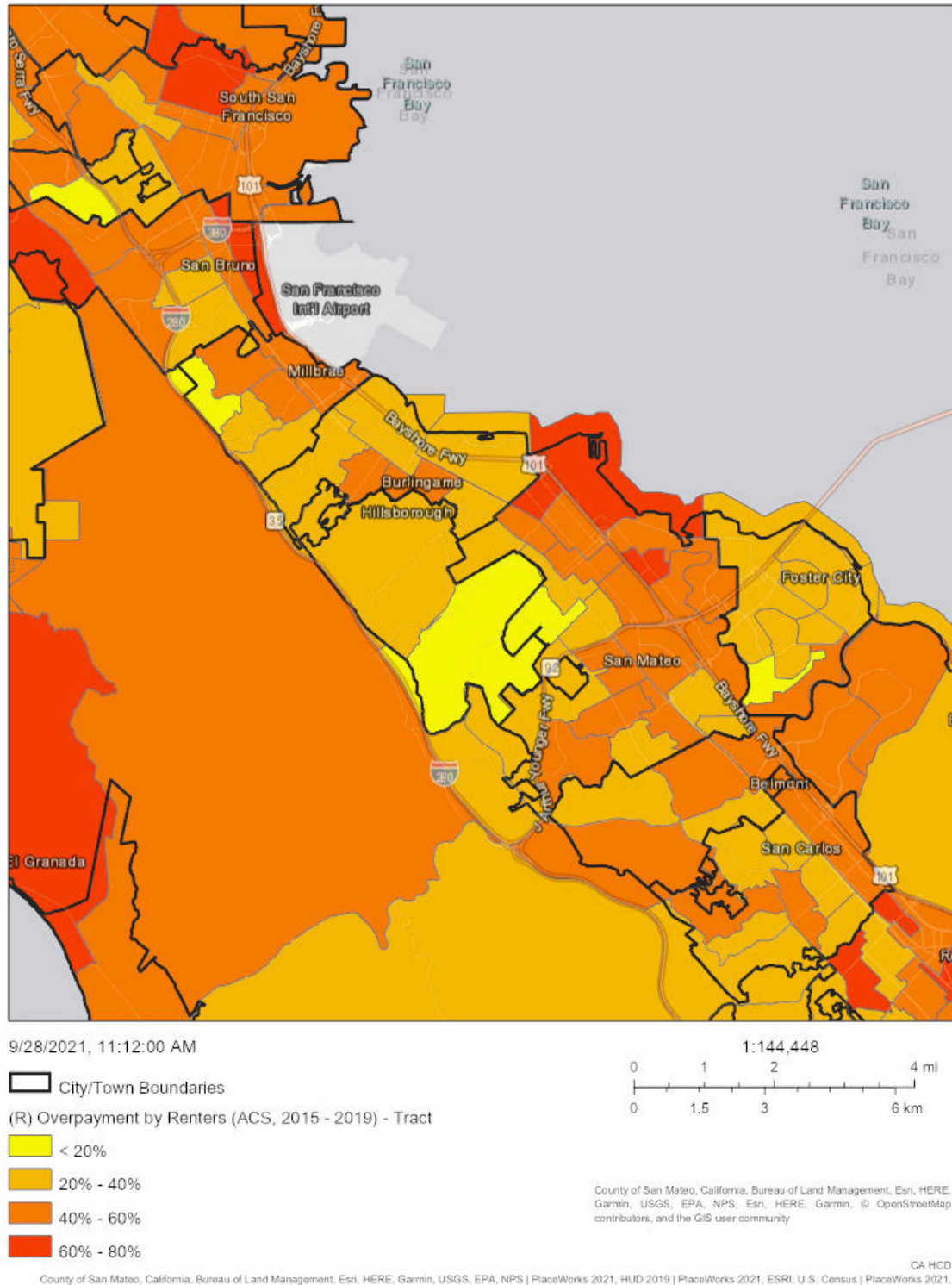


Figure 30: Overpayment (Cost Burden) for Renter Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

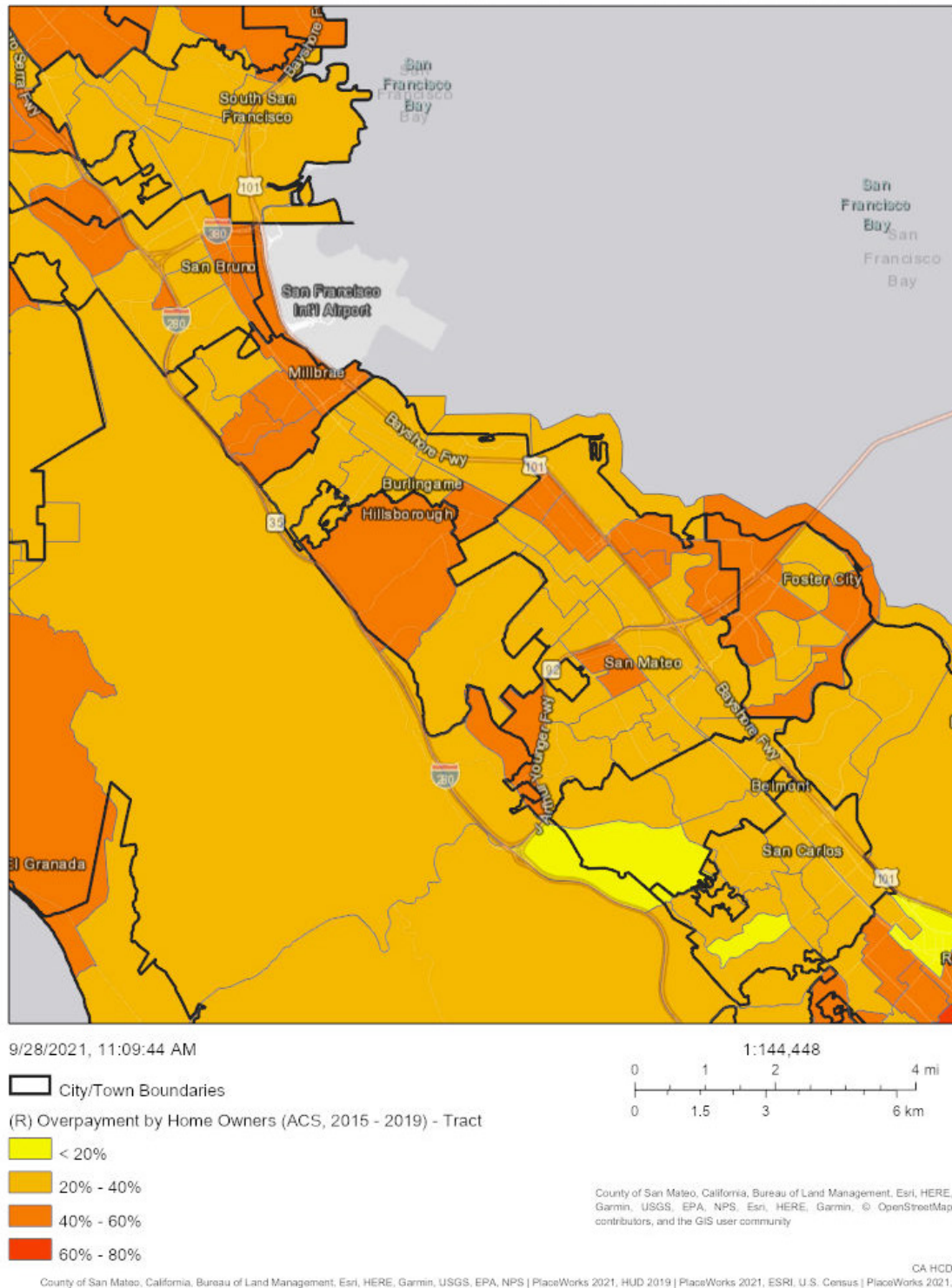


Figure 31: Overpayment (Cost Burden) for Owner Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

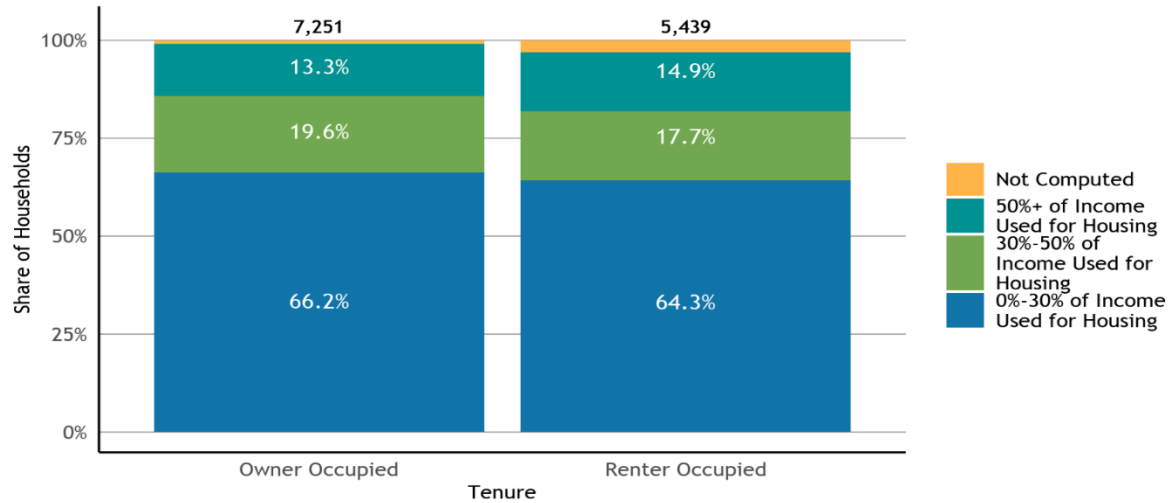


Figure 32: Cost Burden by Tenure

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

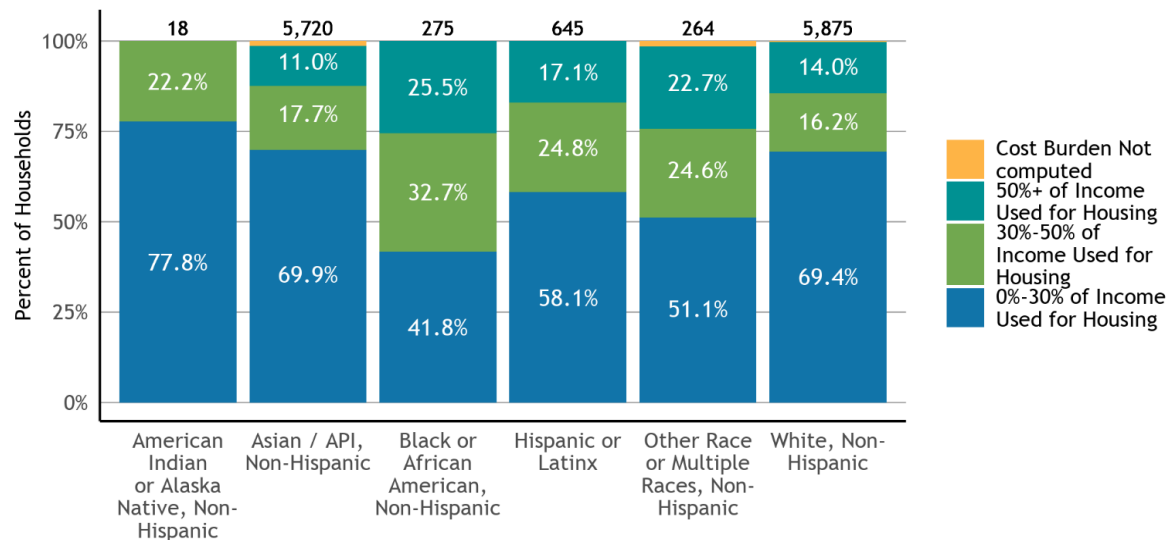


Figure 33: Cost Burden by Race

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

APPENDIX A: HOUSING NEEDS ASSESSMENT

In Foster City, 12.2% of large family households experience a cost burden of 30%-50%, while 9.0% of households spend more than half of their income on housing. Some 18.4% of all other households have a cost burden of 30%-50%, with 13.5% of households spending more than 50% of their income on housing (see Figure 34).

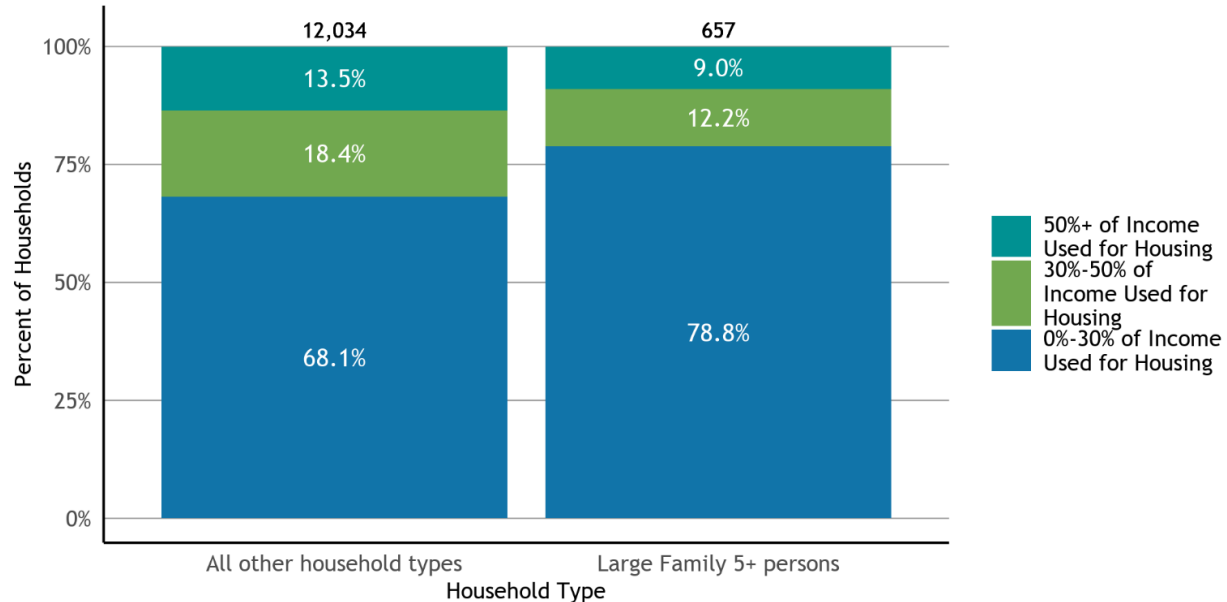


Figure 34: Cost Burden by Household Size

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 74.3% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 85.6% are not cost-burdened and spend less than 30% of their income on housing (see Figure 35).

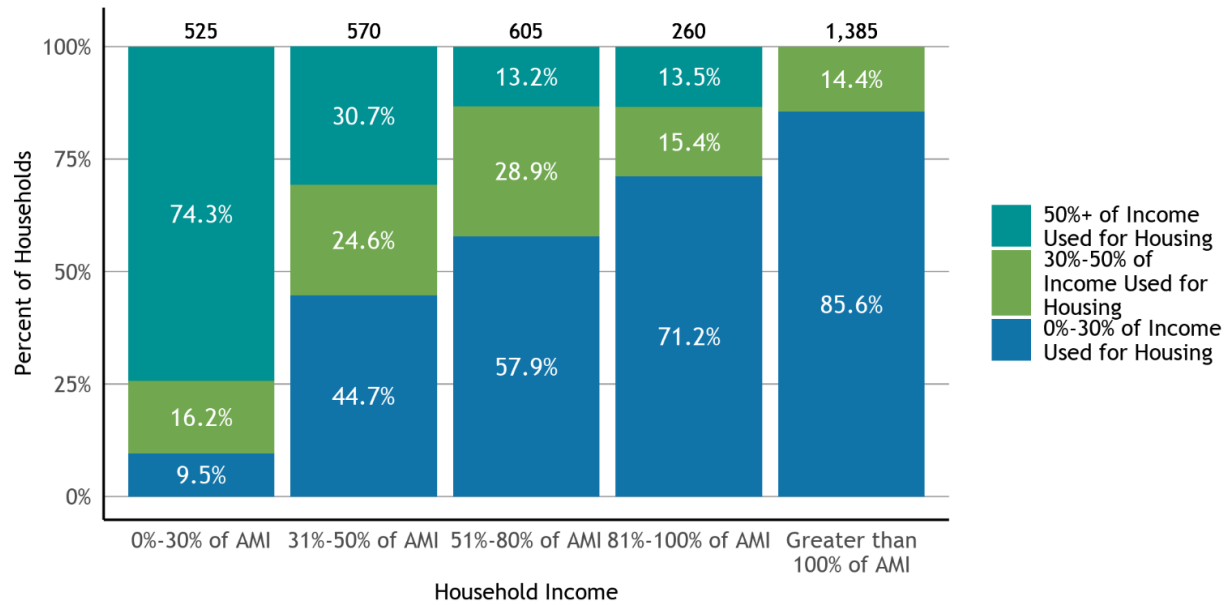


Figure 35: Cost-Burdened Senior Households by Income Level

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded. Citywide, 5.2% of households are considered overcrowded, including 1.7% that are severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Foster City, 3.7% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.1% of households that own (see Figure 36). In Foster City, 5.9% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 1.4% for those own.



Figure 36: Overcrowding by Tenure and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 3.5% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.9% of households above 100% experience this level of overcrowding (see Figure 37).

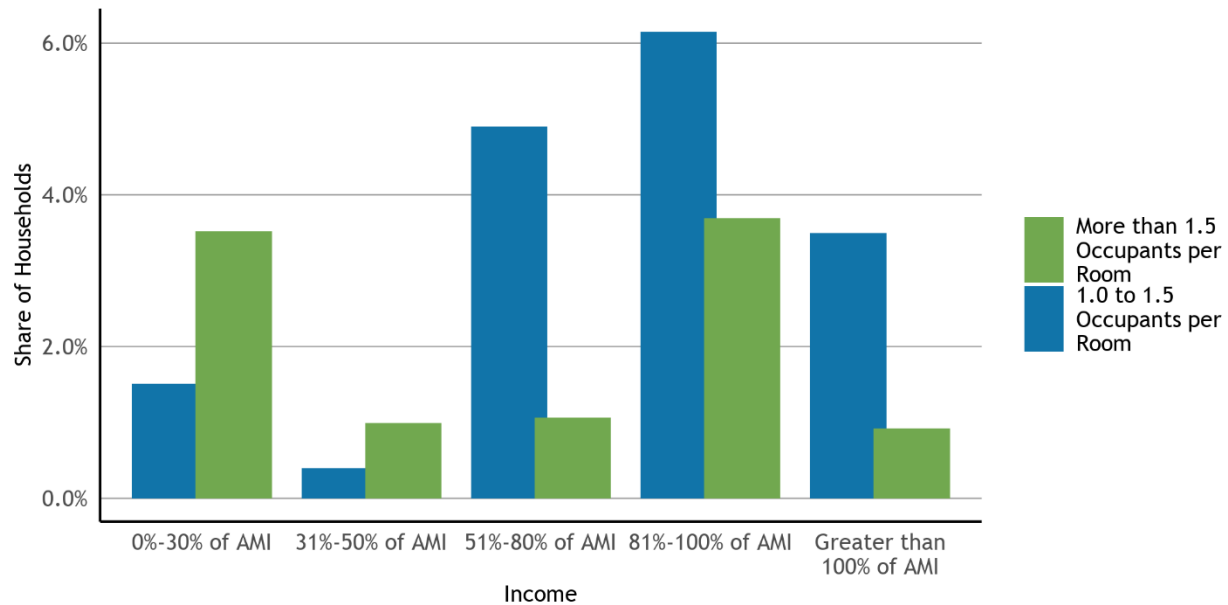


Figure 37: Overcrowding by Income Level and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

APPENDIX A: HOUSING NEEDS ASSESSMENT

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Foster City, the racial group with the largest overcrowding rate is *Asian / API (Hispanic and Non-Hispanic)* (see Figure 38).

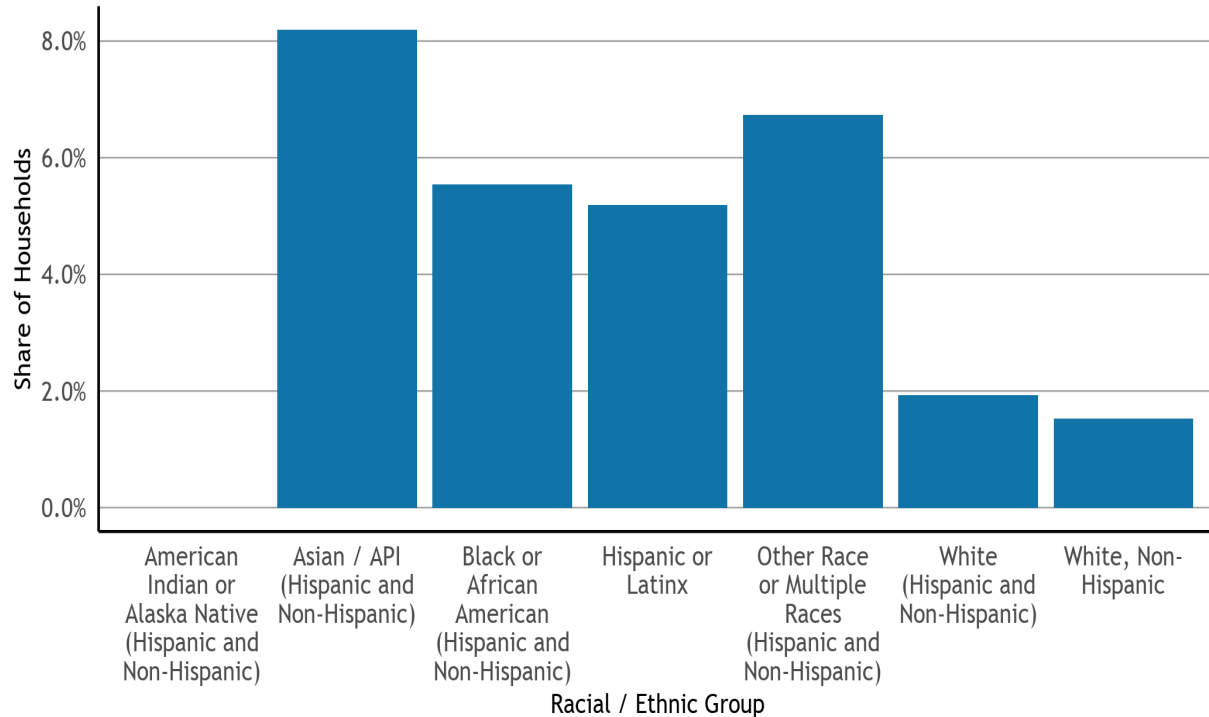


Figure 38: Overcrowding by Race

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

6 SPECIAL HOUSING NEEDS

6.1 LARGE HOUSEHOLDS

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Foster City, for large households with 5 or more persons, most units (58.3%) are owner occupied (see Figure 39). In 2017, 1.2% of large households were very low-income, earning less than 50% of the area median income (AMI).

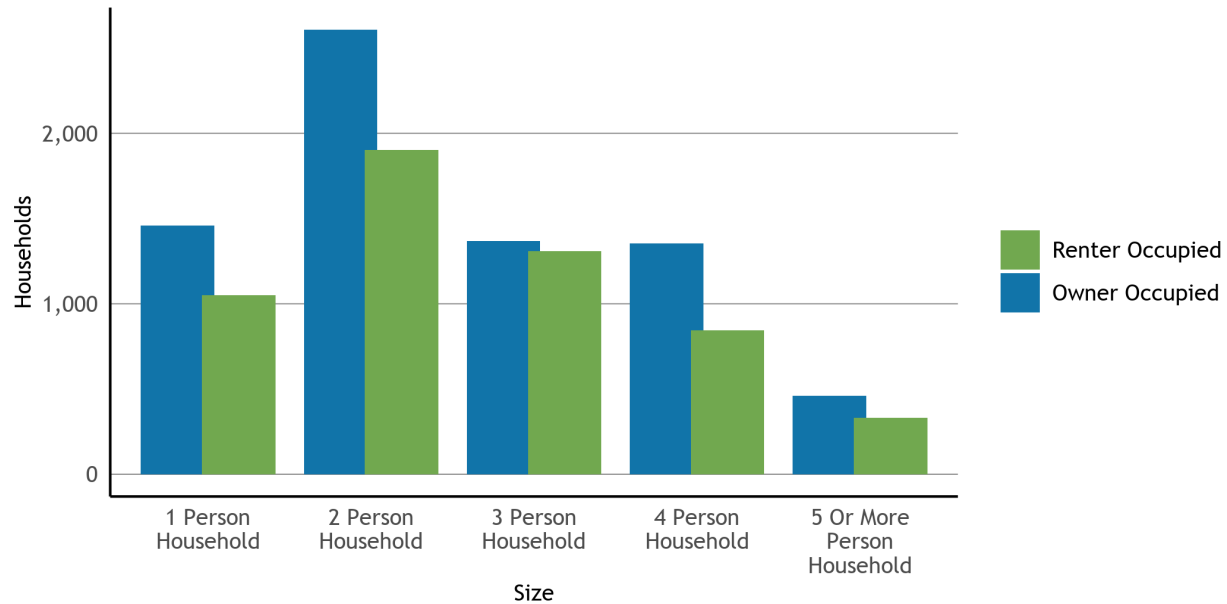


Figure 39: Household Size by Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 6,778 units in Foster City. Among these large units with 3 or more bedrooms, 17.6% are renter-occupied and 82.4% are owner-occupied (see Figure 40).

The City worked to address this need by requiring that the rental developments permitted include some three-bedroom units. Of the 583 rental units completed during the RHNA 5 Planning Period, 35 are three-bedroom units. The City's 20% inclusionary requirement and requiring that the bedroom mix of the affordable units matches the bedroom mix of the market rate units ensures that larger apartments are provided at a variety of income levels.

The ownership units constructed during the RHNA 5 Planning Period included 65% three- and four-bedroom units.

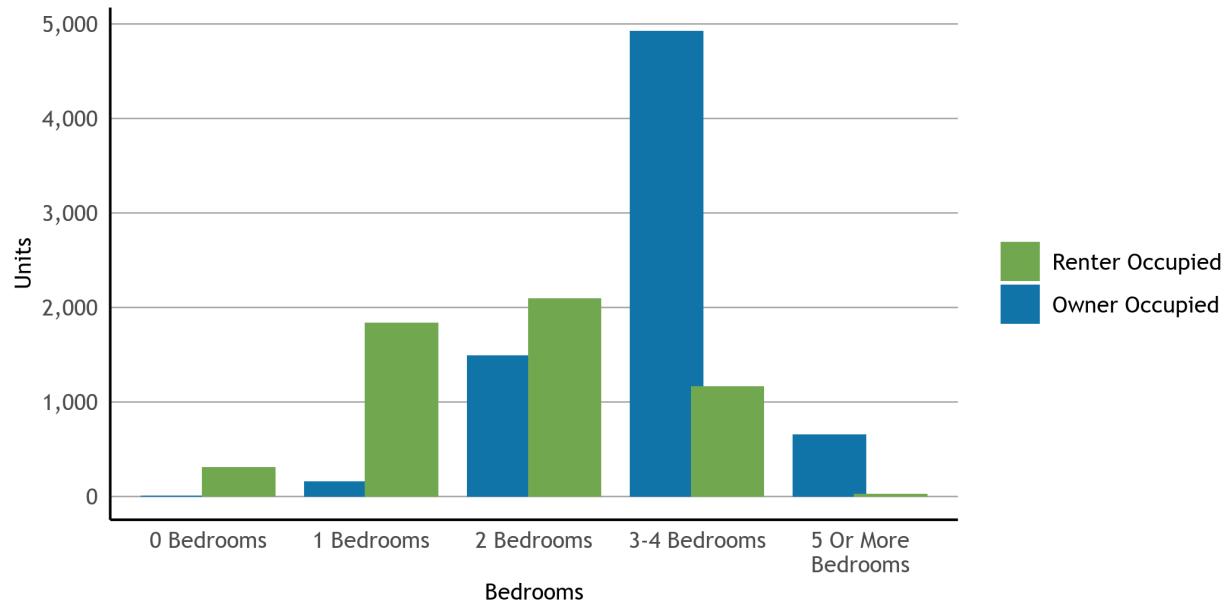


Figure 40: Housing Units by Number of Bedrooms

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

6.2 FEMALE-HEADED HOUSEHOLDS

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Foster City, the largest proportion of households is *Married-couple Family Households* at 62.2% of total, while *Female-Headed Households* make up 7.9% of all households.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Foster City, 7.8% of female-headed households with children fall below the Federal Poverty Line, while 8.2% of female-headed households *without* children live in poverty (see Figure 42).

The City worked to address this need by requiring that the rental developments permitted include some two and three-bedroom affordable units. Of the 583 rental units completed during the RHNA 5 Planning Period, 204 are two-bedroom units and 35 are three-bedroom units. The City's 20% inclusionary requirement and requiring that the bedroom mix of the affordable units matches the bedroom mix of the market rate units ensures that larger apartments are provided at a variety of income levels.

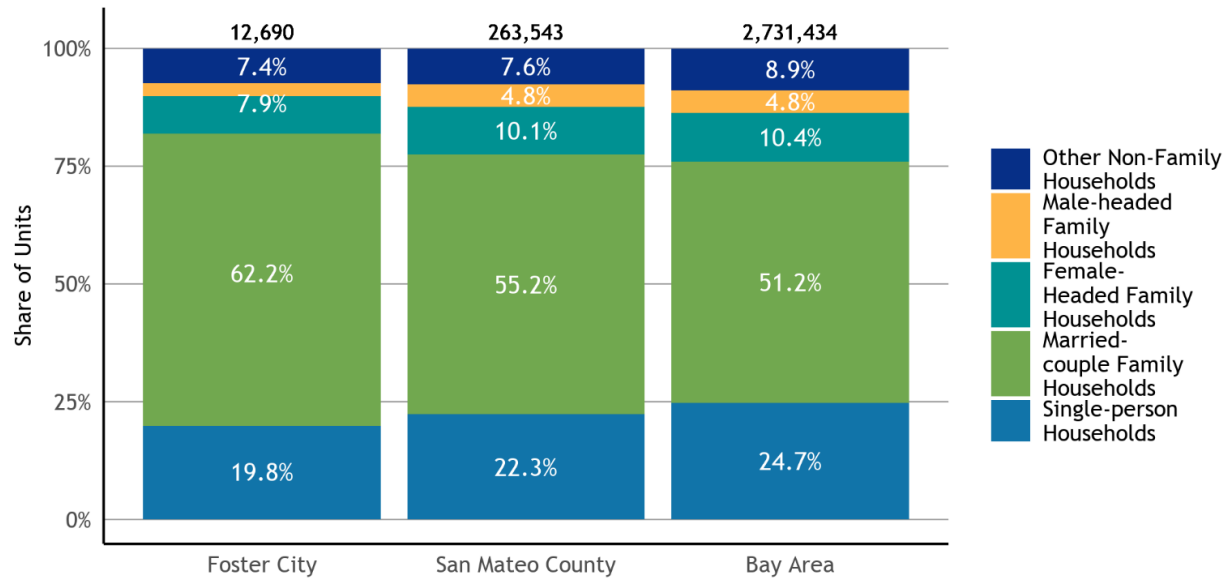


Figure 41: Household Type

Universe: Households

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

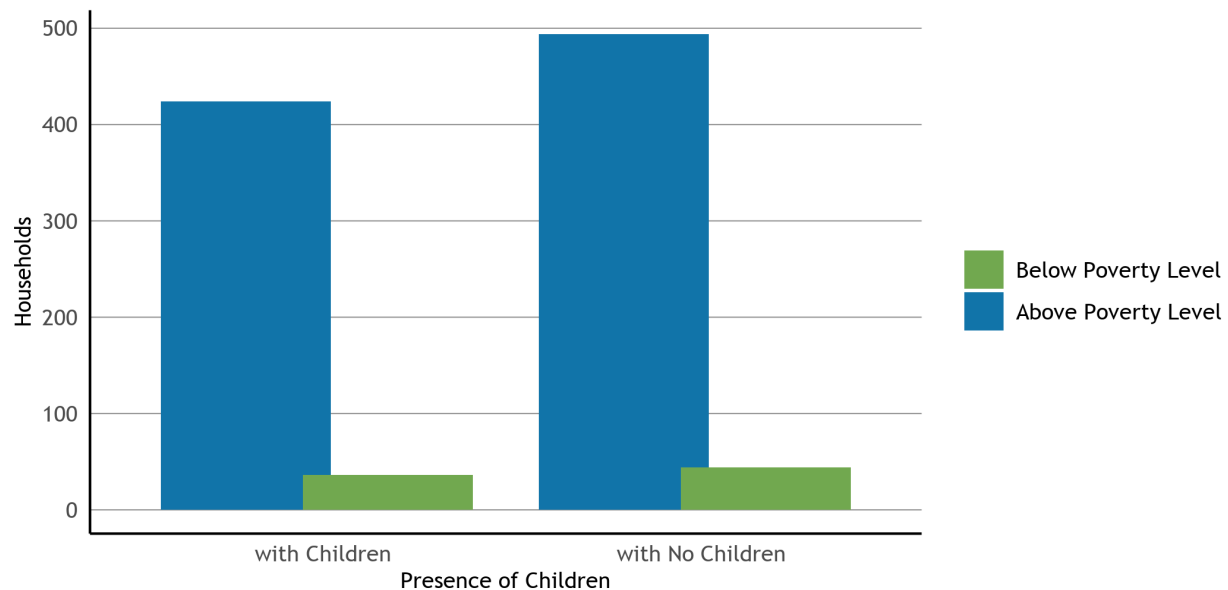


Figure 42: Female-Headed Households by Poverty Status

Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

6.3 SENIORS

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 43).

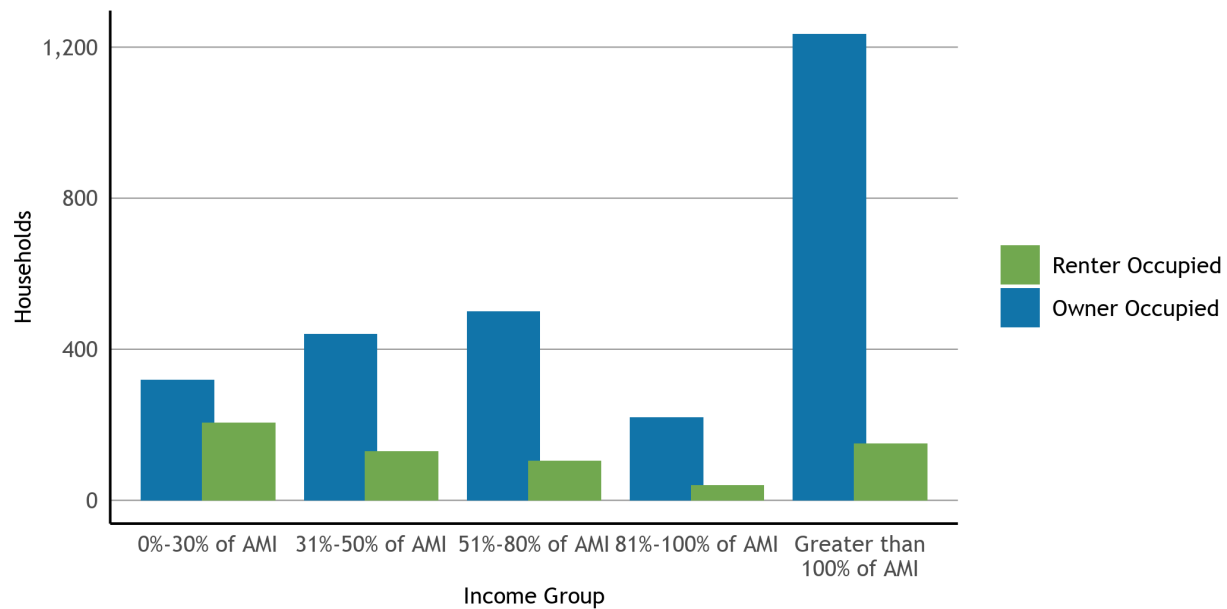


Figure 43: Senior Households by Income and Tenure

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

The City worked to address senior housing needs during the RHNA 5 Planning Period primarily with the development of Foster Square. The City contributed funding for the 66-unit Alma Point Senior Apartments completed in 2016 which includes 65 very low-income and extremely low-income units, 5 units for persons with specified health care needs, and 2 units for homeless. The City approved the 131-unit/24 bed Atria Assisted Living facility completed in 2016. Senior market rate condominiums (200 units) at Foster Square were completed. In addition, beyond Foster Square there are 4 licensed Adult Residential care homes and 6 licensed Assisted Living care homes in the City.

In 2020, Foster City began work on the Age-Friendly Community Initiative (AFC). This work resulted in the formation of an Age-Friendly Community Task Force who would lead the initiative as well as several focus group meetings and one-on-one surveys which culminated in the development project goals.

At the regular City Council meeting on November 16, 2020, the Council passed a resolution (Res. # 2020-117) supporting Foster City's initiative in joining the World Health Organization's (WHO) Age-Friendly Global Network and authorizing the submittal of an application and letter to the Association of Retired Persons (AARP) with the Mayor as the designated signatory on behalf of the City. The application outlined (4) inaugural projects for Foster City's AFC Initiative in which to pursue over the next 5 years. These included:

- Project 1: Coordination and support of the Foster City AFC Initiative to ensure continued progress and stability.
- Project 2: A multi-faceted plan to promote existing civic engagement and employment opportunities and develop new ones.
- Project 3: A multi-faceted communication and information plan about services and recreational opportunities for older adults and their families.
- Project 4: A multi-faceted respect and inclusion plan for Foster City's older adult residents.

Information on the City's AFC initiative can be found on the City's website: Foster City Age Friendly Community Initiative. The Foster City AFC initiative is a 5-year commitment with Years 1-2 dedicated to the development of a strategic action plan. Some of this work has been completed, but further work is needed to complete the City's strategic plan. In Years 3-5, action items identified in the strategic plan are acted upon. At the end of Year 5, a progress evaluation is completed with further planning done for continual improvement.

6.4 PEOPLE WITH DISABILITIES

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 44 shows the rates at which different disabilities are present among residents of Foster City. Overall, 7.1% of people in Foster City have a disability of any kind.³⁶

³⁶ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

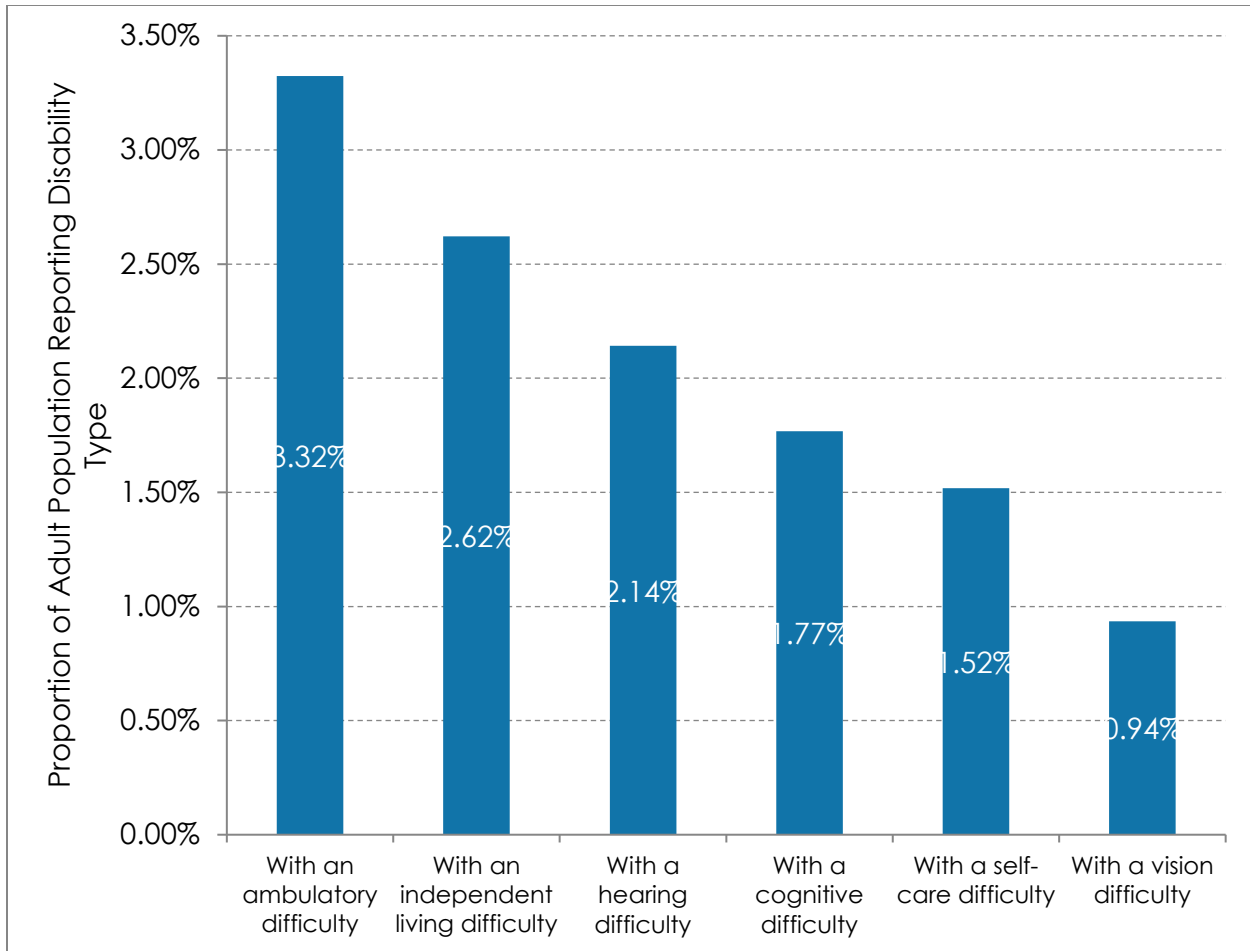


Figure 44: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In

addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.³⁷

Under California’s Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Faster Growth than the General Population. Foster City is home to 169 people with developmental disabilities of whom 94 are adults and 75 are under age 18. This represents a 13% increase over the 149 people with developmental disabilities living in Foster City reported in the 2015-2023 Housing Element and shows faster growth as compared to a 10% increase in the general population of Foster City during that same time period. Growth in the population of adults with developmental disabilities has significant implications for the Housing Element because many of the adults will need housing outside the family home in the coming years.

Table 4: Population with Developmental Disabilities by Age

Age	2014	2021	% Change
Under age 18	70	75	7%
18 and older	79	94	19%
Total	149	169	13%

Universe: Population with developmental disabilities

Note: The 2014 data were submitted by Golden Gate Regional Center for inclusion in the Foster City Housing Element 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Living Arrangement of Foster City Adults. The family home is the most prevalent living arrangement for Foster City’s adults with developmental disabilities, with 64% of adults continuing to live in the family home in 2021, an increase of 12% since last reported in the 2015-2023 Housing Element, when only 52% of Foster City adults with developmental disabilities lived in the family home. Only 2.1% of Foster City adults with developmental disabilities have successfully transitioned to living in their own apartment compared to 11% in San Mateo County. And although the number of adults with developmental disabilities has increased 19% since the 2015-2031 Housing Element, the number living in licensed care facilities has declined. Only 32% of Foster City adults with developmental disabilities were living in licensed care facilities in 2021 as compared to 43% in 2014. As discussed below, opportunities for adults

³⁷ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

to live in a licensed facility are declining in San Mateo County, fueling the need for Foster City to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table 5: Population with Developmental Disabilities by Residence

Living Arrangements	2014 Number	2014 Percent of Total	2021 Number	2021 Percent of Total	Change in Percent of Total
In the family home	41	52%	60	64%	12%
Own apartment with supportive services	2	2.5%	2	2.1%	-0.4%
Licensed Facilities	34	43%	30	32%	-11%
Other (including homeless)	2	2.5%	2	2.1%	-0.4%
Total	79		94		

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were cross-walked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

This table is included in the Data Packet Workbook as Table DISAB-05.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that Foster City adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their family home.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Foster City adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among Foster City adults during the period of the 2023 to 2031 Housing Element.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table 6). This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in Foster City. Longer life spans also slow the pace

of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Table 6: Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1,023	1,189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total Adults	2,514	2,764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

6.4.1 Challenges Faced by Persons with Disabilities

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021 (Table 6). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Foster City.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low-Income affordable housing units in Foster City. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Foster City.

Overpayment. Residents of San Mateo County with a disability are more likely to be cost burdened or severely cost burdened than residents without a disability. Extreme cost burden is highest among Black residents with a disability in comparison to other racial and ethnic groups with and without a disability.

Disability Bias. Though fair housing complaints and inquiries are rather low in Foster City, four of seven inquiries in the past eight years (2013-2021) were cited as “disability” bias—higher than all other jurisdictions excluding Redwood City (five) and the City of San Mateo (four). Countywide, from 2017 to 2021, 57 fair housing complaints were filed with HUD, although none were from Foster City. 56% of those complaints were cited as disability bias.

Transit-Dependent. Further, most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

6.4.2 Strategies Addressing Needs of Persons with Disabilities

Transportation. Nearly 17,000 jobs in Foster City can be accessed via public transportation and 89% of the city’s stations and vehicles are considered ADA-accessible—similar to the county overall (89%).

Affordable Housing. With the development of the City’s 100% affordable senior apartments—including accessible units for persons with disabilities—residents of Foster City will have access to high resource areas, be provided with more affordable housing options, and have the option to age-in-place or live independently.

Adaptable/Accessible Units. The City ensures that new developments meet the requirements for adaptable and accessible units. For the City-owned 22-unit Workforce Apartments completed in late 2022, the City amended the tenant preferences to provide persons with mobility-related disabilities the highest preference for the accessible units.

6.4.3 Resources for Persons with Disabilities

Foster City maintains a website with information about local fair housing ordinances with live links to Project Sentinel, the Legal Aid Society of San Mateo County, and the Peninsula Conflict Resolution Center.³⁸ The site also lists resources for persons with disabilities seeking services, including:

- Contact Information for Supportive Housing Providers
- A Complete List of Affordable Supportive Housing Developments
- Information About Available Housing Authority Programs
- Contact Information for an Organization that Modifies Homes to Make Them Accessible

6.4.4 Gaps and Magnitude of Needs of Persons with Disabilities

In the resident survey conducted of San Mateo County by Roots Policy Research to support AFFH analysis (further described in *Appendix B, Affordable and Fair Housing*), most respondents who have a disability (30% of respondents) reported that their homes meet the needs of their disability; 16% said their homes do not. Modifications that are needed include: wider doorways and supportive services.

³⁸ <https://www.fostercity.org/commdev/page/fair-housing>.

6.4.5 Proposed Programs Addressing Needs of People with Disabilities

- H-B-2-a: Lower-Income Homeowner Rehabilitation Loans
- H-B-2-b: Facilitate Non-Profit Rehabilitation/Maintenance Assistance
- H-D-4-b: ADU/JADU Financial Incentive Program
- H-D-6-c: Amend Parking Requirements
- H-E-1-a: Existing Unit Purchase Program-Opportunities for Supportive Housing
- H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low Income
- H-E-9-b: Small Housing Units
- H-F-1-a: Facilities and Services for Special Needs
- H-F-1-c: Adaptable/Accessible Units for the Disabled
- H-F-1-d: Reasonable Accommodation
- H-F-1-e: Home Sharing for Special Needs Population
- H-F-1-f: Support Services for Special Needs Population
- H-F-1-g: Extremely Low-Income Units for Special Needs
- H-F-1-i: Community Care Facilities
- H-F-1-j: Public Investment in Accessibility
- H-G-1-a: Non-Discrimination
- H-G-2-a: Anti-Discrimination Regulations
- H-G-2-b: Fair Housing Training for Landlords and Tenants
- H-G-2-c: Information Specific to Fair Housing
- H-G-2-d: Multilingual Tenant Resources
- H-G-2-e: Rental Registry

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.5% are unsheltered. Of homeless households with children, most are sheltered in transitional housing (see Figure 45).

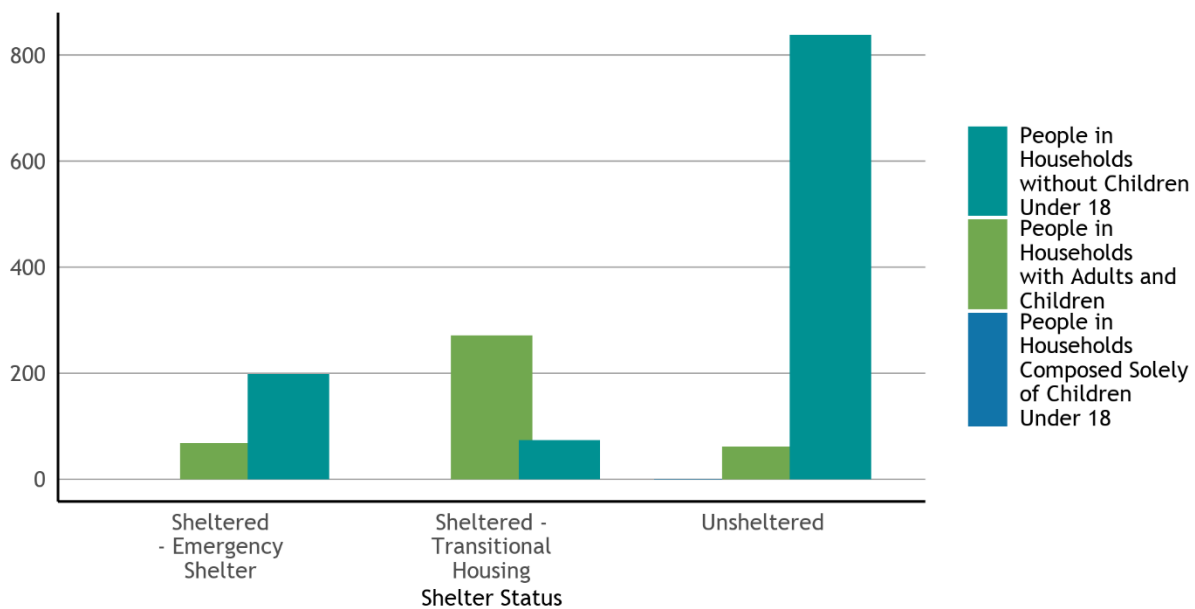


Figure 45: Homelessness by Household Type and Shelter Status, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In San Mateo County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 66.6% of the homeless population, while making up 50.6% of the overall population (see Figure 46).

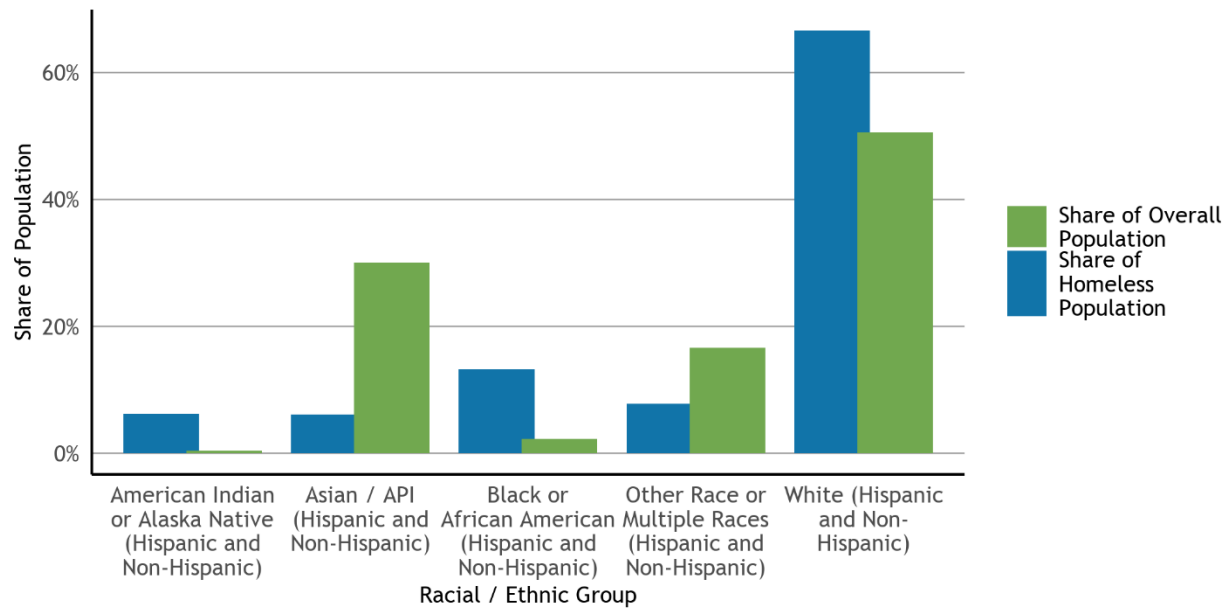


Figure 46: Racial Group Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In San Mateo, Latinx residents represent 38.1% of the population experiencing homelessness, while Latinx residents comprise 24.7% of the general population (see Figure 47).

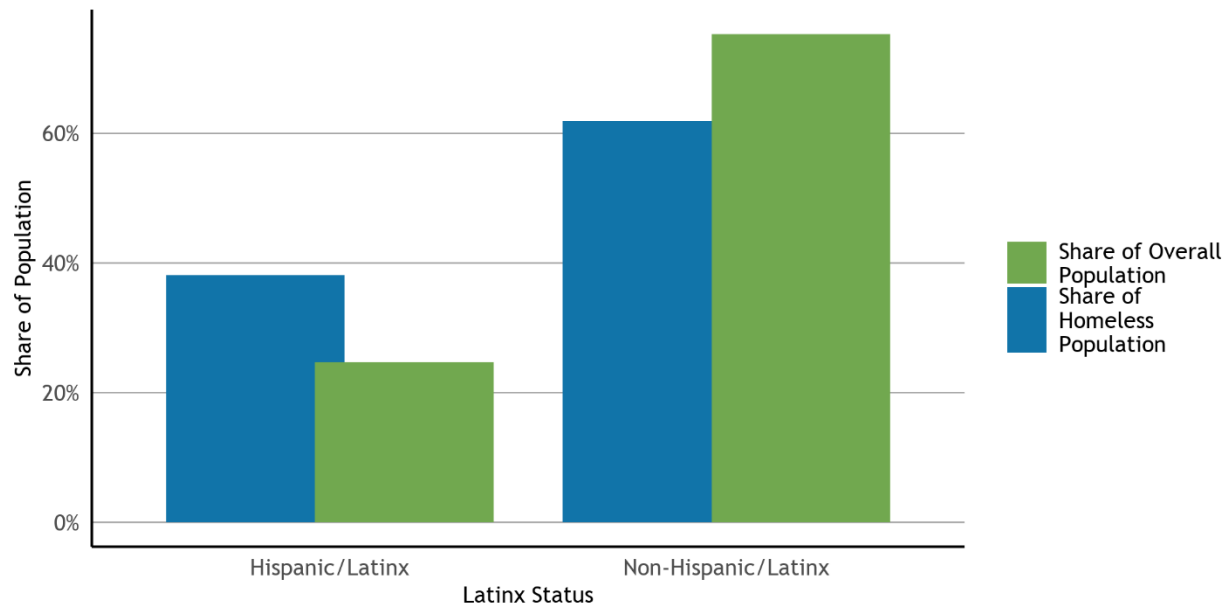


Figure 47: Latinx Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In San Mateo County, homeless individuals are commonly challenged by severe mental illness, with 305 reporting this condition (see Figure 48). Of those, some 62.0% are unsheltered, further adding to the challenge of handling the issue.

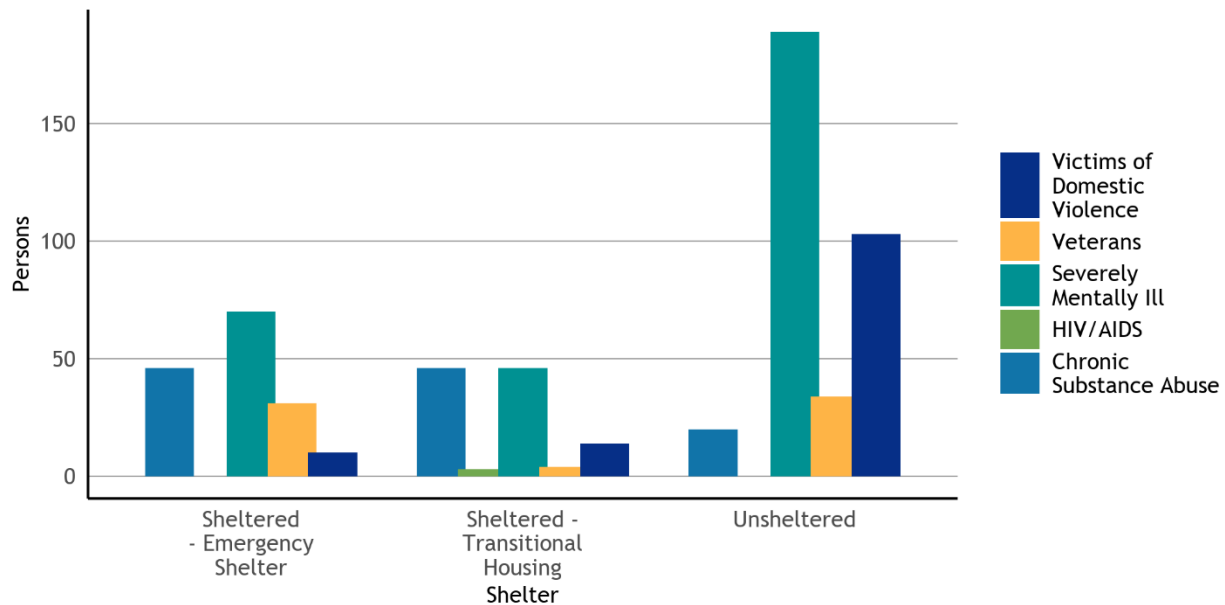


Figure 48: Characteristics for the Population Experiencing Homelessness, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

NOTE: San Mateo County conducted the latest Point in Time (PIT) Count from February 24, 2022 through March 3, 2022. Volunteers were deployed to conduct an observational count of those experiencing unsheltered homelessness. Detailed data from the 2022 PIT Count will be available later in 2022 in a report by the County's Center on Homelessness. In both 2019 and 2022, Foster City had four unsheltered homeless according to the San Mateo County PIT data ([34Thttps://www.smcgov.org/hsa/2019-one-day-homeless-count](https://www.smcgov.org/hsa/2019-one-day-homeless-count) and <https://www.smcgov.org/media/125526/download?inline=1>)^{34T}. Foster City's strategy has been to support Countywide efforts and agencies that are better located to be effective (see Figure 12).

Table 7: Number of Unsheltered Individuals by San Mateo County Cities

City	2013 Count	2015 Count	2017 Count	2019 Count	2022 Count
Atherton	0	1	0	1	3
Belmont	43	11	30	7	13
Brisbane	34	21	19	4	6
Burlingame	13	7	21	25	10
Colma	7	3	1	8	1
Daly City	27	32	17	66	49
East Palo Alto	119	95	98	107	169
Foster City	7	0	6	4	4
Half Moon Bay	114	84	43	54	68
Hillsborough	0	0	0	0	0
Menlo Park	16	27	47	27	56
Millbrae	21	8	7	9	9
Pacifica	150	63	112	116	161
Portola Valley	2	0	1	0	0
Redwood City	306	223	94	221	245
San Bruno	98	8	26	12	63
San Carlos	10	20	28	30	14
San Francisco International Airport	5	1	3	21	14
San Mateo	103	82	48	74	60
South San Francisco	173	55	33	42	42
Unincorporated	46	32	30	73	43
Woodside	6	2	0	0	0
Total	1,299	775	637	901	1,092

Universe: Population experiencing homelessness

Source: San Mateo County: Annual Point in Time Count Report.

In Foster City, there were no reported students experiencing homeless in the 2019-20 school year. By comparison, San Mateo County has seen a 37.5% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

Table 8: Students in Local Public Schools Experiencing Homelessness

Academic Year	Foster City	San Mateo County	Bay Area
2016-17	0	1,910	14,990
2017-18	0	1,337	15,142
2018-19	0	1,934	15,427
2019-20	0	1,194	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table HOMEELS-05.

6.6 FARMWORKERS

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. Farmers and farmworkers are the keystone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and the industries that process, transport, and distribute food to consumers. While overall the Bay Area has shifted away from our historical agricultural economic base, Bay Area counties still preserve strong agricultural roots. And yet, the responsibility for farmworker housing is not just with these counties. In many counties, farmworkers choose to live within incorporated cities due to the diversity and availability of housing, proximity to schools and other employment opportunities for other family members, and overall affordability. Many farmworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often, farmworkers are forced to occupy substandard homes or live in overcrowded situations.

In the Bay Area, about 3.7% of farmworkers, including both seasonal and permanent residents, are in San Mateo County. However, per the USDA, today's farmworkers can commute up to 75 miles to the workplace. Based on this, the need for housing for agricultural workers is not just the responsibility of Bay Area counties with a robust agricultural economy. In Foster City, according to the U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), there are approximately 75 residents employed in the agriculture, forestry and fishing industries.

In Foster City, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 57.1% decrease in the number of migrant worker students since the 2016-17 school year.

Table 9: Migrant Worker Student Population

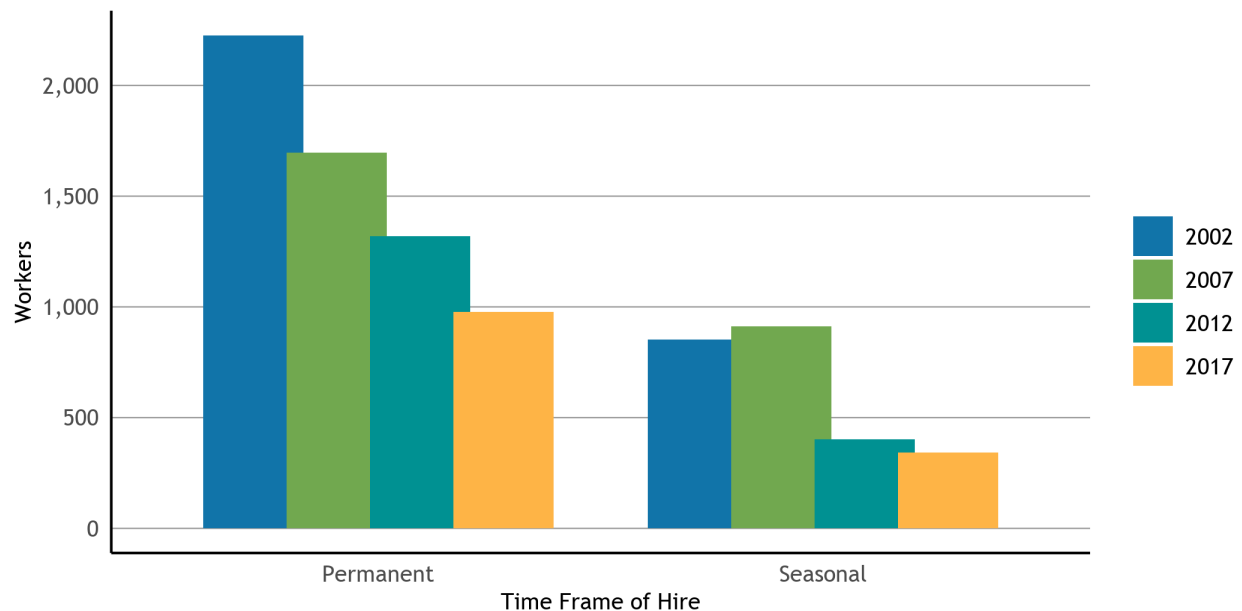
Academic Year	Foster City	San Mateo County	Bay Area
2016-17	0	657	4,630
2017-18	0	418	4,607
2018-19	0	307	4,075
2019-20	0	282	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in San Mateo County has decreased since 2002, totaling 978 in 2017, while the number of seasonal farm workers has decreased, totaling 343 in 2017 (see Figure 49).

**Figure 49: Farm Operations and Farm Labor by County, San Mateo County**

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 NON-ENGLISH SPEAKERS

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Foster City, 5.8% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for San Mateo County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

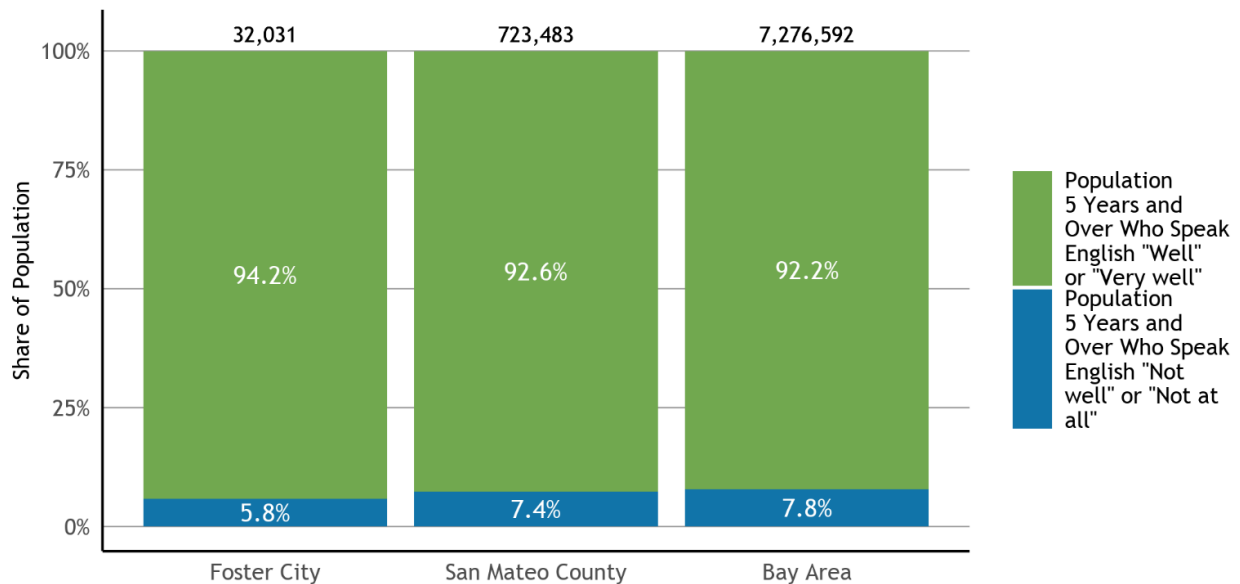


Figure 50: Population with Limited English Proficiency

Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

7 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Since 1969, the State of California has required that all local governments adequately plan to meet the housing needs of everyone in their communities. To meet this requirement, each city or county must develop a Housing Element as part of its General Plan (the local government's long-range blueprint for growth) that shows how it will meet its community's housing needs. There are many laws that govern this process, and collectively they are known as Housing Element Law.

The Regional Housing Need Allocation (RHNA) process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. This process is repeated every eight years, **and for this cycle the Bay Area is planning for the period from 2023 to 2031.**

The California Department of Housing and Community Development (HCD) identifies the total number of homes for which each region in California must plan in order to meet the housing needs of people at all income levels. The four income categories included in the Regional Housing Needs Determination (RHND) are:

- Very Low-Income: 0-50% of Area Median Income
- Low-Income: 50-80% of Area Median Income
- Moderate-Income: 80-120% of Area Median Income
- Above Moderate-Income: 120% or more of Area Median Income

For San Mateo County in 2021, the median income for a family of four is \$149,600. Because San Mateo County is considered a high-cost area, HUD and HCD make some adjustments when calculating the income limits, which results in the very low-income and low-income limits actually being higher than 50% and 80% of the median income, respectively. Below is a summary of the very low-, low- and moderate-income levels, based on household size, for San Mateo County.

Table 10: San Mateo County 2021 Household Income Schedule

Number of Persons in Household	1	2	3	4	5	6	7	8
Acutely Low	15,700	17,950	20,200	22,450	24,250	26,050	27,850	29,650
Extremely Low	38,400	43,850	49,350	54,800	59,200	63,600	68,000	72,350
Very Low-Income	63,950	73,100	82,250	91,350	98,700	106,000	113,300	120,600
Low-Income	102,450	117,100	131,750	146,350	158,100	169,800	181,500	193,200
Median Income	104,700	119,700	134,650	149,600	161,550	173,550	185,500	197,450
Moderate-Income	125,650	143,600	161,550	179,500	193,850	208,200	222,600	236,950

Source: California Department of Housing and Community Development (HCD).

In the case of the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) and the State Housing and Community Development Department (HCD) determine the number of housing units that should be produced in the region. This determination of need is primarily based on estimated job growth. ABAG then allocated that need for each jurisdiction, based on their share of the region's households and adjusted for access to high opportunity areas, proximity of jobs to transportation and transit, and an equity adjustment to ensure that each jurisdiction receives an allocation of lower-income units that is at least proportional to its share of the region's total households in 2020.

Table 11: Foster City's Current and Past RHNA

Housing Element Cycle	Very Low	Low	Moderate	Above Moderate	Total
2001 – 2006	96	53	166	375	690
2007 – 2014	111	80	94	201	486
2015 – 2022 (5 th Cycle)	148	87	76	119	430
2023 – 2031 (6 th Cycle)	520	299	300	777	1,896

Source: Foster City Community Development Department

As shown above, the amount of housing being required is significantly higher than required for the last Housing Element. Approximately 43% of all new housing is required to be affordable to low- and very low-income households.

8 ASSISTED RENTAL HOUSING “AT RISK” OF CONVERSION

8.1 INTRODUCTION

State law requires the analysis of, and a program for, preserving assisted housing developments and at-risk units that could be lost over the next ten years and adequately planning for preventing or minimizing tenant displacement and reduction in the local affordable housing stock. At-risk units are defined as multi-family, rental housing complexes that receive government assistance under any of the federal, state, and/or local programs or any combination of rental assistance, mortgage insurance, interest reductions, and/or direct loan programs and are eligible to convert to market-rate units due to termination (opt-out) of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions within 10 years of the beginning of the housing-element planning period. The following at-risk analysis covers the 10-year period between 2023 and 2032.

8.2 INVENTORY OF AFFORDABLE RENTAL HOUSING UNITS RECEIVING GOVERNMENT ASSISTANCE

Table 12 inventories all the government assisted rental properties in the City, not including Section 8 vouchers used for individual unit rental subsidies that are dispersed throughout the City. These properties are subject to affordability agreements with the City (or the former Foster City Community Development Agency, now the City as the Successor Agency). In addition, some properties are subject to other regulatory agreements related to the use of tax credits, bonds, or other funding programs. Other databases often report only properties subject to tax credits, bonds, or other state or federal funding. The affordability agreements specify the number of units required at each income level and also identify the sections of the California Health and Safety Code to be used to establish the maximum allowable income and rent.

8.3 IDENTIFICATION OF RENTAL UNITS AT-RISK OF CONVERSION TO MARKET RATE

Deed restricted affordable rental housing units within Foster City are located in nine properties with an additional six units comprising the City’s Existing Unit Purchase Program (dispersed throughout the City) counted as a tenth property. Four of the ten properties are at low risk of conversion because they are owned by the City or a non-profit housing provider. Two of the remaining properties owned by for-profit companies are secured in perpetuity. The remaining four developments owned by for-profit companies include Foster’s Landing (discussed below) or have restrictions that will expire in 2068-2072. The 10 remaining units at Foster’s Landing that are scheduled to expire on December 31, 2023, are considered to be at high risk for conversion to market rate within the next 10 years.

Table 12: Assisted Rental Properties in Foster City

Name of Project	Address	Target Group	Funding Program	Assisted Units	Total Units	Ownership	Expiration	Risk
Fosters Landing	Bounty Drive	Small & Large Families, Elderly	RDA	10*	490	For-Profit	12/31/2023	High
Metro Senior Apartments	101 Town Green Ln & 100 Village Ln	Seniors	RDA, LIHTC	60	60	Nonprofit	7/25/2050	Low
Marlin Cove	1000 Foster City Blvd	General	RDA, Bonds	84	280	For-Profit	Perpetuity	Low
Miramar	1288 E. Hillsdale Blvd	General	RDA, LIHTC	48	159	For-Profit	Perpetuity	Low
Triton Plaza	One & Three Plaza View Lane	General	RDA	60	307	For-Profit	8/19/2068	Medium-long term
100 Grand	100 Grand Lane	General	Inclusionary	33	166	For-Profit	7/21/2070	Medium-long term
Alma Point	Alma Point Lane	Seniors	LIHTC, City, San Mateo County, HOME	66	66	Nonprofit	7/17/2072	Low
The Triton	55 Triton Park Lane	General	Inclusionary	48	220	For-Profit	1/27/2072	Medium-long term
Workforce	501 Pilgrim Drive	General/Public Safety	City	22	22	City	6/17/2119	Low
Existing Unit Purchase Program	Various	Large families	RDA	6	6	City	4/11/2066	Low
Total				437				

* Foster's Landing originally included 74 deed-restricted units but as of 1/1/2023, there will be 10 restricted units remaining.

Foster's Landing originally had 74 restricted units, 64 of which have expiration dates in phases between December 31, 2020, and December 31, 2022. In the absence of sufficient funds to purchase the units or purchase extensions of the affordability covenants and the landlord's plans to convert the units to market rate, there were no viable options to prevent the conversion of the units. The City has worked extensively with the landlord to develop and implement several programs to assist the tenants, as described in Table 13 below.

Table 13: Foster's Landing BMR Tenant Programs

Program	Description	Status
At-risk Tenants Preference Category Program	On March 18, 2020, the City Council voted 5-0-0 to adopt Resolution 2020-24, the amendment of Resolution 2000-123 to include tenants at-risk of displacement because of termination of affordability restrictions. The Amendment to Resolution 2000-123 creates an additional preference category (1a) for tenants at-risk of displacement by termination of affordability restrictions consistent with the Housing Element of the General Plan, Program H-E-5-e. Essentially, this means that a Foster's Landing resident that has resided in a BMR unit for at least 1 year and is set to expire within the next 3 years will be categorized as Tier 1a (top of the list) on a waiting list for the Housing Developments in Foster City.	Approved 3/18/2020
Third Amendment Agreement (an amendment to the existing affordable housing contract)	The Third Amendment, approved by Resolution 2020-52, allows Foster's Landing residents in the BMR program to break their lease without penalty and establishes a funding source for the Early Relocation Assistance Program.	Signed 7/14/2020 Effective Date 6/11/2020
Post BMR Expiration Rent Agreement	This Agreement, approved by Resolution 2020-101, provides that Essex and the City will subsidize the rent difference (difference between the tenant paid rent and market rent) for the Phase I tenants for 1 year (known as the Subsidy Period.) The City and Essex have allocated up to \$800,000 for the program.	Approved by City Council 9/28/2020
Early Relocation Assistance Program	The Early Relocation Assistance Program aims to provide the residents of Foster's Landing Below Market Rate Program, scheduled to expire between December 31, 2020 and December 31, 2023, with financial assistance to off-set the up-front cost associated with relocating and assist the residents in finding replacement housing. This program is being administered by Housing Industry Foundation (HIF).	Approved by City Council 2/1/2021
Tenant Relocation Assistance Services	The City was able to obtain a grant of Permanent Local Housing Assistance (PLHA) funds from San Mateo County to provide relocation assistance services and, if relocation is not possible, rental subsidies.	Approved by City Council 9/20/2021

8.4 PRESERVATION OR REPLACEMENT OF EXISTING AT-RISK AFFORDABLE HOUSING STOCK

California state law requires that housing elements analyze options to preserve at-risk units. The following analysis compares various preservation methods and their costs.

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of the units. This is being done through the PLHA grant if the tenants are unable to relocate. The total annual subsidy required for the 10 units remaining after January 1, 2023, is \$103,444.

Transfer of Ownership

If the current owner were willing, transfer of ownership to a nonprofit housing organization is a way to preserve the affordability of units. Using a market value of \$350,000 per unit, the estimated market value for the ten units is \$3.5 million.

Construction of Replacement Units

The construction of new below market rate housing is a way to replace the at-risk units. Using the construction cost data provided by Century Urban³⁹ and Economic & Planning Systems, Inc.⁴⁰ (referenced in Appendix C, Constraints) of between \$786,500 to \$847,788 per unit, the cost to replace the ten units would be between \$7.8 and \$8.5 million.

8.5 ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM

Pursuant to California Government Code Section 65863.11, owners of government-assisted projects cannot terminate subsidy contracts, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. This Notice is required to be sent to Qualified Entities at least twelve months prior to sale or termination of use restrictions. Qualified Entities are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of projects. HCD maintains a list of Qualified Entities who are interested in purchasing government-subsidized multi-family housing projects. HCD has identified six entities that may be interested in participating in California's First Right of Refusal Program in San Mateo County:⁴¹

- Affordable Housing Foundation
- Alta Housing (Previously Palo Alto Housing Corp)
- Housing Corporation of America
- Northern California Land trust, Inc.
- Mid-Peninsula Housing Corporation
- ROEM Development Corporation

8.6 FUNDING SOURCES

With the dissolution of redevelopment agencies, a primary source of potential funding for preservation of at-risk units was eliminated. Foster City adopted a commercial linkage fee in 2016 but the first revenue from this fee did not occur until 2020 and was not sufficient to purchase units or extensions of covenants. In the process of searching for potential funding to preserve the Foster's Landing units, the City found very little funding that could be used for preservation of these units because: 1) most of the available affordable housing funding targets new construction, 2) preservation funding was targeted at tax credit projects, and 3) many other sources of funding for affordable housing are restricted to or provide

³⁹ Century Urban, Memo "San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research, April 7, 2022.

⁴⁰ Economic & Planning Systems, Inc. Draft Report "Rental Inclusionary Housing In-Lieu Fee," January 20, 2022.

⁴¹ California Department of Housing and Community Development website accessed April 30, 2022. <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing/docs/qualified-entities.xlsx>.

preferences for affordable units near high quality transit, which is not available in Foster City. With the assistance of San Mateo County, PLHA funds were able to be utilized to provide relocation assistance and rental subsidies.

For the units with restrictions due to expire in 2068 or later, other sources of funding may become available by that time and the City may have had the opportunity to accumulate funds in the City Affordable Housing Fund from commercial linkage fees and other sources.

Funds that may be available for construction of replacement units include the following types of funding:

Federal Funding:

- HOME Investment Partnerships (HOME) Program
- Project-Based Vouchers (Section 8)
- Section 811 Project Rental Assistance

State Funding:

- Golden State Acquisition Fund (GSAF)
- Project Homekey
- Housing for a Healthy California
- Local Housing Trust Fund Program (LHTF)
- Multi-Family Housing Program (MHP)
- National Housing Trust Fund
- Predevelopment Loan Program

Regional, Local, and Nonprofit Funding:

- San Mateo County Affordable Housing Fund
- Foster City Affordable Housing Fund
- HEART Developer Loans

The following program is included in the Housing Element related to at-risk units:

- | | |
|---------|---|
| H-C-2-b | <p>Continue to Monitor Expiration of Affordability Covenants. Monitor affordable housing developments that area at risk of conversion to market rate. Work with landlords, tenants, and other agencies prior to the expiration of affordability covenants to minimize the impacts of the expiration of affordability covenants through extension of affordability covenants, use of rental vouchers, preference at other affordable housing sites, or other means.</p> |
|---------|---|

Housing Needs Action Plan

This Appendix has analyzed a wide variety of housing needs in Foster City. Table 14 below identified the links between the housing needs and highlights of the actions proposed to address these needs. Some of these needs and actions overlap with those discussed in Chapter 3 and Appendix B regarding Affirmatively Furthering Fair Housing.

Table 14: Housing Needs Action Plan

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
About 32.6% of renters and 32.9% of owners are cost burdened or severely cost burdened.	Growth in rents and sales prices have outpaced income growth.	Increase the supply of affordable housing through a variety of programs:	
	Lack of adequate supply of housing has increased demand and prices.	▪ H-A-5-b: Local, State and Federal Funding for Affordable Housing	▪ Apply for at least one funding opportunity per year
		▪ H-A-5-e: NOFAs for Affordable Housing	▪ Biannually beginning in 2024
		▪ H-C-4-a: Rental Housing Assistance Information	▪ December 2023 and then annually ▪ Increase number of housing vouchers used in Foster City by 2 per year
		▪ H-D-1-b: General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory	▪ Prior to or upon adoption of Housing Element
		▪ H-D-4-a: ADUs	▪ 24 ADUs by 2031
		▪ H-D-4-b: ADU/JADU Financial Incentive Program	▪ Implement program by December 2024 ▪ Provide 5-8 income-restricted ADU units by 2031
		▪ H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review	▪ December 2024
		▪ H-D-4-d: Improved Public Information on ADUs	▪ Improve website and counter information by December 2023
		▪ H-D-4-e: Amnesty Program for Existing Unapproved ADUs	▪ Implement program by December 2025
		▪ H-D-4-f: Objective Design Standards for ADUs	▪ Adopt standards by December 2024
		▪ H-D-4-g: Multi-Family ADUs	▪ 40-70 multi-family ADUs by 2031
		▪ H-D-4-i: Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zoned Areas	▪ Allow up to 3 ADUs per single-family lot by December 2023
		▪ H-D-4-j ADUs and JADUs in Religious and Institutional Uses and School Sites	▪ 12 units in religious and institutional sites by 2031 ▪ 12 units in school sites by 2031

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> H-E-2-a: Inclusionary 20% Requirement 	<ul style="list-style-type: none"> Ensure inclusionary units are provided consistent with ordinance requirements
		<ul style="list-style-type: none"> H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirements Including Extremely Low-Income 	<ul style="list-style-type: none"> Ensure inclusionary units are provided consistent with ordinance requirements
		<ul style="list-style-type: none"> H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> Ongoing: at least 5 new matches per year
		<ul style="list-style-type: none"> H-E-10-a: Improve Housing Mobility and Increase Missing Middle Housing Choices 	<ul style="list-style-type: none"> Implement a suite of programs with mid-cycle review in 2027
Increasing senior population results in needs to age in place, move to multi-family and/or accessible units.	Many seniors on fixed incomes find it difficult to keep up with increases in housing cost.	Increase support for seniors to age in place or move to appropriate housing: <ul style="list-style-type: none"> Support Services for Special Needs Population H-F-1-h: Age Friendly Initiative 	<ul style="list-style-type: none"> Host roundtable annually beginning by December 2024 Adoption of Age-Friendly Action Plan by December 2024
Increase in jobs to household ratio creates need for more units.	Foster City (and San Mateo County as a whole) has added more jobs than housing units in the past 10 years.	Increase the supply of affordable housing through a variety of programs (described above).	
Home ownership costs are out of reach for households earning a low or moderate income.	Growth in sales prices has outpaced income growth.	Provide assistance to lower income homeowners: <ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowners Rehabilitation Loans H-B-2-b: Facilitate Non-Profit Rehabilitation/Maintenance Assistance 	<ul style="list-style-type: none"> 18 new loans by 2031, half very low income and half low-income 6 units improved with assistance by 2031 or 1 very low-income owner unit improved with assistance per year
Persons with disabilities face additional housing challenges	Difficulties are compounded with low income, racial discrimination, need for supportive services, and/or other factors.	Provide housing that addresses special needs for accessibility and supportive services: <ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowners Rehabilitation Loans H-B-2-b: Facilitate Non-Profit Rehabilitation/Maintenance Assistance 	<ul style="list-style-type: none"> 18 new loans by 2031, half very low income and half low-income 6 units improved with assistance by 2031 or 1 very low-income owner unit improved with assistance per year
	Persons with disabilities often need extremely low-income housing.		

APPENDIX A: HOUSING NEEDS ASSESSMENT

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> ▪ H-D-4-b: ADU/JADU Financial Incentive Program 	
		<ul style="list-style-type: none"> ▪ H-D-6-c: Amend Parking Requirements 	
		<ul style="list-style-type: none"> ▪ H-E-1-a: Existing Unit Purchase Program-Opportunities for Supportive Housing 	<ul style="list-style-type: none"> ▪ One (1) unit converted to supportive housing by 2031
		<ul style="list-style-type: none"> ▪ H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement 	<ul style="list-style-type: none"> ▪ Ensure inclusionary units are provided consistent with ordinance requirements
		<ul style="list-style-type: none"> ▪ H-E-9-a: Family Friendly Housing 	<ul style="list-style-type: none"> ▪ Facilitate ten (10) rental units of 3 or more bedrooms by 2031.
		<ul style="list-style-type: none"> ▪ H-E-9-b: Small Housing Units 	<ul style="list-style-type: none"> ▪ Facilitate ten (10) rental units less than 500 SF by 2031
		<ul style="list-style-type: none"> ▪ H-F-1-a: Facilities and Services for Special Needs 	<ul style="list-style-type: none"> ▪ Establish expedited permit review process and begin annual proactive outreach by December 2023 ▪ Facilitate at least one (1) new facility serving special needs population during the planning period
		<ul style="list-style-type: none"> ▪ H-F-1-c: Adaptable/Accessible Units for the Disabled 	<ul style="list-style-type: none"> ▪ Ensure accessible and adaptable units are provided consistent with the California Building Code and that affirmative marketing is included consistent with Chapter 17.90 and the City's BMR Administrative Guidelines
		<ul style="list-style-type: none"> ▪ H-F-1-d: Reasonable Accommodation 	<ul style="list-style-type: none"> ▪ Amend Chapter 17.84 by December 2023 ▪ Update City's website by December 2023
		<ul style="list-style-type: none"> ▪ H-F-1-e: Home Sharing for Special Needs Population 	<ul style="list-style-type: none"> ▪ At least 50% of home share matches assist someone with special needs
		<ul style="list-style-type: none"> ▪ H-F-1-f: Support Services for Special Needs Population 	<ul style="list-style-type: none"> ▪ Host roundtable annually beginning by December 2024
		<ul style="list-style-type: none"> ▪ H-F-1-g: Extremely Low-Income Units for Special Needs 	<ul style="list-style-type: none"> ▪ Ensure affirmative marketing plan is provided and implemented for ELI units

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		▪ H-F-1-h: Age Friendly Initiative	▪ Adopt Age-Friendly Action Plan by December 2024
		▪ H-F-1-i: Community Care Facilities	▪ Amend regulations by December 2024
		▪ H-F-2-d: Emergency Shelter Zoning	▪ Amend Municipal Code by May 2024.
		▪ H-F-3-a: Transitional and Supportive Housing Zoning	▪ Ensure regulations are applied so that transitional and supportive housing is subject only to the same restrictions as other residential uses in the same zone
		▪ H-F-3-b: Supportive Housing	▪ Amend regulations by December 2023
		▪ H-F-1-j: Public Investment in Accessibility	▪ Target areas with higher disabled populations – Census Tracts 6083 and 6080.25 ▪ Number of capital improvement projects identified in the CIP budget each year that include accessibility improvements
		▪ H-F-3-a: Transitional and Supportive Housing Zoning	▪ Ensure regulations are applied so that transitional and supportive housing is subject only to the same restrictions as other residential uses in the same zone
		▪ H-F-3-b: Supportive Housing	▪ Amend regulations by December 2023
		▪ H-C-3-c: Facilitate Resolution of Rental Disputes	▪ Ongoing
		▪ H-C-3-d: Facilitate Tenant Protection Act of 2019 (AB 1482)	▪ Update website by December 2023 ▪ Provide at least one information session per year
		▪ H-G-1-a: Non-Discrimination	▪ Update website by December 2023 ▪ Hold at least one (1) informational sessions for landlords and tenants annually beginning in 2024
		▪ H-G-2-a: Anti-Discrimination Regulations	▪ Implement program by December 2023

APPENDIX A: HOUSING NEEDS ASSESSMENT

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
			<ul style="list-style-type: none"> Provide updated information annually
		<ul style="list-style-type: none"> H-G-2-b: Fair Housing Training for Landlords and Tenants 	<ul style="list-style-type: none"> Conduct at least one fair housing training for tenants and landlords annually, beginning in 2024
		<ul style="list-style-type: none"> H-G-2-c: Information Specific to Fair Housing 	<ul style="list-style-type: none"> Implement program by December 2023 Number of physical locations the resources are made available without requiring internet access
		<ul style="list-style-type: none"> H-G-2-d: Multilingual Tenant Resources 	<ul style="list-style-type: none"> Implement program by December 2024 Collaboration for provision of multilingual fair housing services
		<ul style="list-style-type: none"> H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> Research options and report to City Council by December 2024
Very few housing units are available for extremely low-income households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<p>Increase the supply of extremely low-income housing:</p> <ul style="list-style-type: none"> H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirements including Extremely Low-Income H-E-9-b: Small Housing Units 	<ul style="list-style-type: none"> Ensure inclusionary units are provided consistent with ordinance requirements Facilitate ten (10) rental units less than 500 SF by 2031
A variety of housing types in all areas of the city are needed to provide housing choices for all types of households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<p>Provide sites in the Sites Inventory that expand BMR units geographically and provide programs that provide a variety of housing unit types:</p> <ul style="list-style-type: none"> H-D-4-a-h: ADUs H-E-6-a: Home Sharing Program H-E-9-a: Family Friendly Housing H-E-9-b: Small Housing Units 	<ul style="list-style-type: none"> 24 ADUs by 2031 Ongoing: at least 5 new matches per year Facilitate ten (10) rental units of 3 or more bedrooms by 2031. Facilitate ten (10) rental units less than 500 SF by 2031

APPENDIX B | FOSTER CITY FAIR HOUSING ASSESSMENT

Table of Contents

REPORT CONTENT AND ORGANIZATION.....	1
I INTRODUCTION AND PRIMARY FINDINGS.....	2
1.1 What is AFFH?	2
1.2 City of Foster City Housing Element 2023-2031.....	3
1.3 Foster City Land Use and Zoning History	8
1.4 Primary Findings.....	9
1.5 Contributing Factors and Fair Housing Action Plan	15
2 FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY	17
2.1 Fair Housing Complaints and Inquiries	17
2.2 Foster City Fair Housing Legal Cases.....	20
2.3 Outreach and Program Capacity	20
2.4 Compliance with State and Federal Law	22
2.5 Local Housing Policies.....	23
3 INTEGRATION AND SEGREGATION.....	27
3.1 Defining Segregation	27
3.2 Neighborhood Level Racial Segregation (<i>within</i> City of Foster City)	30
3.3 Regional Racial Segregation (between Foster City and Other Jurisdictions)	33
3.4 Local and County-Wide Diversity	37
3.5 Income Segregation in City of Foster City	40
3.6 Disability Status.....	50
3.7 Familial Status	53
3.8 Racially or Ethnically Concentrated Areas	57
3.9 Racially Concentrated Areas of Affluence	58
4 ACCESS TO OPPORTUNITY	60
4.1 Education.....	60
4.2 Employment	68
4.3 Transportation.....	76
4.4 Environment.....	83
4.5 Disparities in Access to Opportunity	87
4.6 Disparities Specific to the Population Living with a Disability.....	89
5 DISPROPORTIONATE HOUSING NEEDS.....	92
5.1 Housing Needs.....	92
5.2 Cost Burden and Severe Cost Burden	94
5.3 Overcrowding	99
5.4 Substandard Housing.....	104
5.5 Homelessness	104
5.6 Displacement.....	105
5.7 Access to Mortgage Loans	109
6 SITE INVENTORY ANALYSIS	111
7 CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN	119
8 REFERENCES.....	135

List of Figures

Figure 1:	Bay Area Demographics	4
Figure 2:	San Mateo County Demographics	6
Figure 3:	Foster City Housing Mix: 1974-2022.....	9
Figure 4:	Major Public and Legal Actions that Influence Fair Access to Housing	10
Figure 5:	Fair Housing Assistance Organizations, San Mateo County	18
Figure 6:	Fair Housing Complaints and Enquiries.....	19
Figure 7:	Foster City Census Tracts: 2020.....	24
Figure 8:	Housing Choice Vouchers by Census Tract.....	25
Figure 9:	Population by Race and Ethnicity, Foster City, 2000-2019	29
Figure 10:	Poverty Rate by Race and Ethnicity, Foster City, 2019	30
Figure 11:	Racial Dot Map of Foster City and Surrounding Areas (2020)	34
Figure 12:	Neighborhood Segregation by Census Tract, 2019	35
Figure 13:	Diversity Index by Block Group, 2018.....	36
Figure 14:	Racial Demographics of Foster City Compared to All Bay Area Jurisdictions (2020)	38
Figure 15:	Comparing the Share of People of Color in Foster City and Vicinity to the Bay Area (2020).....	39
Figure 16:	Income Dot Map of Foster City (2015).....	41
Figure 17:	Income Dot Map of Foster City and Surrounding Areas (2015)	44
Figure 18:	Income Demographics of Foster City Compared to Other Bay Area Jurisdictions (2015)	45
Figure 19:	Median Household Income by Block Group, 2019	47
Figure 20:	Poverty Status by Census Tract, 2019.....	48
Figure 21:	Segregation and Integration.....	49
Figure 22:	FHEO Cases by Disability Bias, 2020	51
Figure 23:	Percent of Population with a Disability by Census Tract, 2019	52
Figure 24:	Household Type, 2019	53
Figure 25:	Households by Presence of Children, 2019.....	54
Figure 26:	Age Distribution, Foster City, 2000-2019	55
Figure 27:	Household Type by Tenure, Foster City, 2019	56
Figure 28:	Housing Units by Number of Bedrooms and Tenure, Foster City, 2019	56
Figure 29:	Racially Concentrated Areas of Affluence by Census Tract, 2015-2019.....	59
Figure 30:	College-Going Rates, 2014-2015 to 2017-2018	62
Figure 31:	College-Going Rates by Race and Ethnicity, 2017-2018.....	63
Figure 32:	College-Going Rates for Students with Disabilities and English Learners, 2017-2018	64
Figure 33:	Median Annual Earnings by Educational Attainment, 2019.....	64
Figure 34:	Chronic Absenteeism by Race and Ethnicity, 2016-2017 and 2018-2019.....	65
Figure 35:	Chronic Absenteeism by Race/Ethnicity and District, 2018-2019.....	66
Figure 36:	TCAC Opportunity Areas Education Score by Census Tract, 2022.....	67
Figure 37:	Jobs by Industry, Foster City, 2002-2018.....	68
Figure 38:	Job Holders by Industry, Foster City, 2002-2018	69
Figure 39:	Jobs to Household Ratio, 2002-2018.....	69
Figure 40:	Unemployment Rates in Foster City, 2018.....	70
Figure 41:	TCAC Opportunity Areas Economic Score by Census Tract, 2021	71
Figure 42:	Jobs Proximity Index by Block Group, 2017	73
Figure 43:	Low- to Moderate-Income Population by Census Tract, 2020	74
Figure 44:	Racial Demographics by Block Group, 2018	75
Figure 45:	Foster City Transit Lines, 2022.....	77
Figure 46:	Foster City Transit Lines, 2022.....	78
Figure 47:	Unemployment Percent Point Change, 2010 to 2014.....	79
Figure 48:	Percent Change for Population Living in Poverty by Census Tract, 2000 to 2014.....	81
Figure 49:	Change in Seniors Aged 65 and Over by Census Tract, 2000 and 2014	82
Figure 50:	TCAC Opportunity Areas Environmental Score by Census Tract, 2021.....	84
Figure 51:	Healthy Places Index by Census Tract, 2021.....	85

Figure 52:	Population Living in Moderate and High Resource Ares by Race and Ethnicity, Foster City, 2019	87
Figure 53:	Social Vulnerability Index by Census Tract, 2018.....	88
Figure 54:	All Races/Ethnicities: Disparities in Rent-Burden among San Mateo County Residents with and without Disabilities	89
Figure 55:	Share of Population with a Disability by Census Tract, 2019	91
Figure 56:	Housing Permits Issued by Income Group, Foster City, 2015-2019	93
Figure 57:	Distribution of Home Value for Owner Occupied Units, 2019.....	93
Figure 58:	Zillow Home Value Index, 2001-2020.....	94
Figure 59:	Overpayment (Cost Burden), 2019	94
Figure 60:	Overpayment (Cost Burden) by Income Level, 2017.....	95
Figure 61:	Overpayment (Cost Burden) by Tenure, 2019	96
Figure 62:	Overpayment (Cost Burden) for Renter Households by Census Tract, 2019	97
Figure 63:	Overpayment (Cost Burden) for Owner Households by Census Tract, 2019	98
Figure 64:	Overcrowding Severity, 2017	99
Figure 65:	Occupants per Room by Tenure, Foster City, 2019	99
Figure 66:	Overcrowding by Renter-Occupied Units and Census Tract, 2020	100
Figure 67:	Overcrowding by Owner-Occupied Units, 2020	101
Figure 68:	Overcrowding by Race and Ethnicity, Foster City, 2019	102
Figure 69:	Occupants per Room by AMI, Foster City, 2019	102
Figure 70:	Overcrowded Households by Census Tract, 2019.....	103
Figure 71:	Census Tracts Vulnerable to Displacement	106
Figure 72:	Share of Renter Occupied Households by Census Tract, 2019.....	107
Figure 73:	Mortgage Applications and Acceptance by Race, 2018-2019	110
Figure 74:	Foster City Neighborhoods.....	112
Figure 75:	Sites Inventory Map.....	115

List of Tables

Table 1:	Racial Isolation Index Values for Segregation within Foster City	31
Table 2:	Racial Dissimilarity Index Values for Segregation within Foster City	32
Table 3:	Theil's H Index Values for Racial Segregation within Foster City	33
Table 4:	Population by Racial Group, Foster City and the Region	34
Table 5:	Population Change by Race/Ethnicity by Census Tract, 2010 to 2020.....	37
Table 6:	Income Group Isolation Index Values for Segregation within Foster City	41
Table 7:	Income Group Dissimilarity Index Values for Segregation within Foster City.....	42
Table 8:	Theil's H Index Values for Income Segregation within Foster City	43
Table 9:	Population by Income Group, Foster City and the Region	43
Table 10:	Regional Income Segregation Measures	46
Table 11:	Population Change by Household Income by Census Tract, 2010 to 2020	46
Table 12:	Change in Population of Persons with Disabilities by Age by Census Tract, 2012 to 2020.....	50
Table 13:	Earnings of Foster City Employed Residents Compared to for Jobs Located in Foster City, San Mateo, and San Mateo County	72
Table 14:	Units with Reported Lack of Complete Plumbing or Complete Kitchen	104
Table 15:	RHNA Distribution by Census Tract with Socio-Economic Factors	113
Table 16:	Sites Inventory by Census Tract.....	114
Table 17:	Summary Matrix of Fair Housing Issues and Actions	120
Table 18:	AFFH Meaningful Actions Matrix.....	125

REPORT CONTENT AND ORGANIZATION

Section I. Introduction and Primary Findings.

Section 2. Fair Housing Enforcement and Outreach Capacity reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.

Section 3. Integration and Segregation identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation, including racially or ethnically concentrated areas of poverty or affluence.

Section 4. Access to Opportunity examines differences in access to education, transportation, economic development, and healthy environments.

Section 5. Disproportionate Housing Needs identifies which groups have disproportionate housing needs including displacement risk.

Section 6. Site Inventory Analysis analyzes the Sites Inventory to ensure sites for lower-income housing are located equitably with fair access to opportunities and resources.

Section 7. Contributing Factors and Fair Housing Action Plan identifies the primary factors contributing to fair housing challenges and provides the plan for taking meaningful actions to improve access to housing and economic opportunity.

Section 8. References.

Attachment 1: AFFH Appendix-Community Engagement reports the findings from the resident survey conducted of San Mateo County residents by Roots Policy Research to support the AFFH analysis of the Housing Element.

I INTRODUCTION AND PRIMARY FINDINGS

1.1 WHAT IS AFFH?

The State of California's 2018 Assembly Bill (AB 686) requires that all public agencies in the state affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice.

AB 686 requires all public agencies to "administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing and take no action inconsistent with this obligation."¹

AB 686 also makes changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)"

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

¹ California Department of Housing and Community Development Guidance, 2021, page 9.

1.2 CITY OF FOSTER CITY HOUSING ELEMENT 2023-2031

History of Segregation in the Region

The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self-segregation” (i.e., preferences to live near similar people).

As noted in [Racial Segregation in the San Francisco Bay Area](#) by Stephen Menendaian and Samir Gambhir (2018), segregation is one of our nation's most enduring and intractable problems. More than 60 years since the Supreme Court's landmark *Brown v. Board of Education* decision denounced racial segregation in primary and secondary public schools, and 50 years since the enactment of the federal Fair Housing Act, our neighborhoods and schools have yet to reflect the rich diversity of our nation as a whole. In far too many cases, racial segregation is as severe or worse today than a generation ago. Racially segregated neighborhoods and schools are visible in every part of the United States.

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

As illustrated in Figure 1 below, in the Bay Area:

- Whites are just under 40 percent of the population of the Bay Area, 184 census tracts (of 1582) are more than 75 percent white, 359 tracts are more than 66 percent white, and 663 tracts are more than 50 percent white.
- Asians are just 26 percent of the population of the Bay Area, they are a majority of the population in 181 census tracts, more than 66 percent in 50 census tracts, and compose 75 percent or more in 18 census tracts.
- Latinos are 24 percent of the population in the Bay Area, but are 50 percent or more of the population in 143 census tracts, more than 66 percent of the population in 50 census tracts, and more than 75 percent of the population in 20 census tracts.
- African Americans are just 6 percent of the population of the Bay Area, but are more than 25 percent of the population in 93 census tracts, more than 40 percent of the population in 40 census tracts, and more than 50 percent of the population in 18 census tracts. African Americans are the most racially concentrated group in the Bay Area, with 75 percent of the Bay Area's Black residents residing in just 26 percent of the region's census tracts.

These patterns of racial segregation are not “natural,” or simply the result of individual housing preferences, but the by-product of exclusionary policies as well as private housing discrimination.

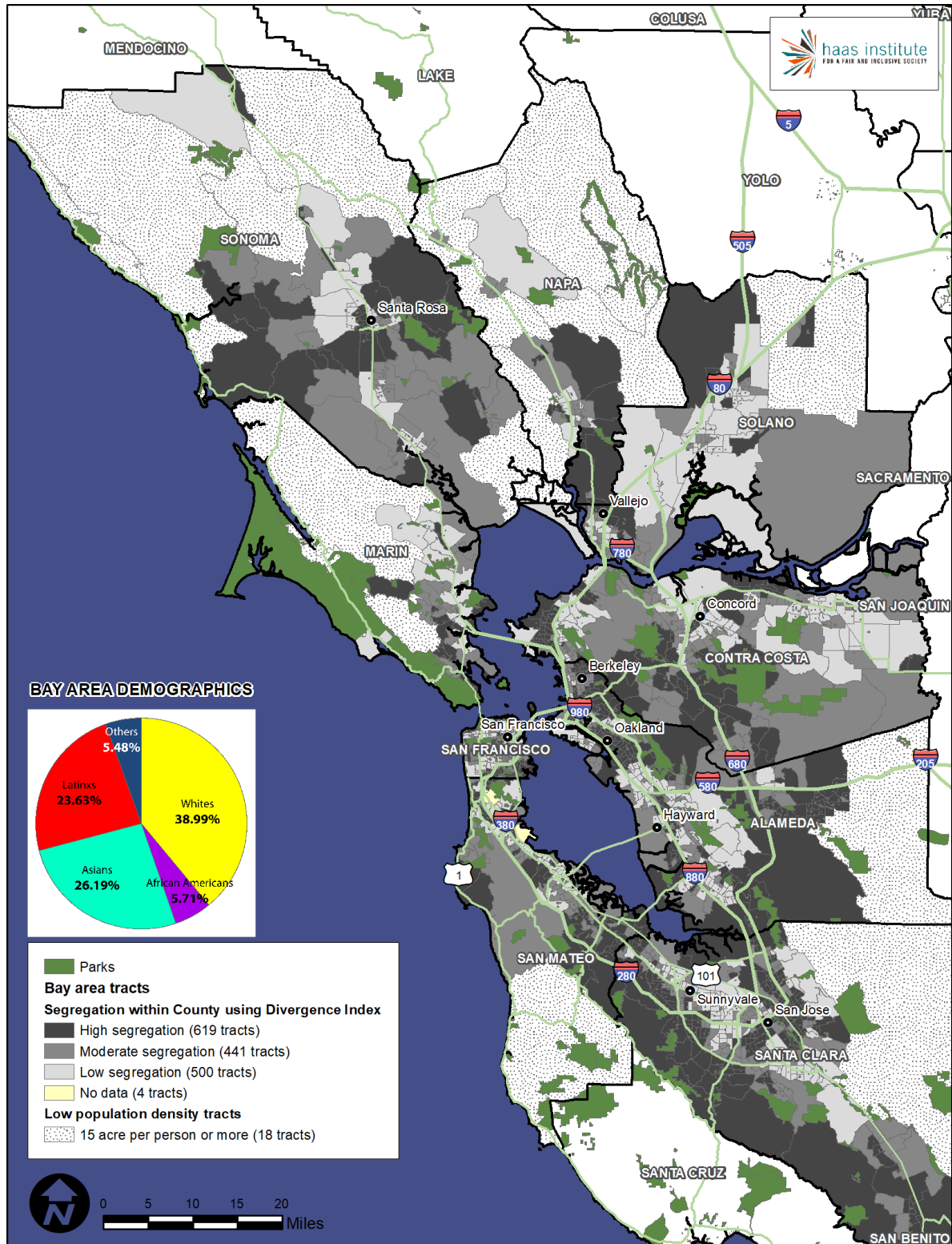


Figure 1: Bay Area Demographics

Source: *Racial Segregation in the San Francisco Bay Area, Part 1* by Stephen Menendian and Samir Gambhir, October 30, 2018

San Mateo County is one of the most affluent places in America and home to a number of corporate campuses for Fortune 500 and 100 companies. It is also a highly segregated county. Few census tracts reflect the demographics of the county for any racial group. Just 24 percent of its tracts have a similar proportion of white people to the county's population. For Latinos, Asian, and Black people, those percentages are 24 percent, 28 percent, and 2 percent, respectively (Figure 2).

Researcher Richard Rothstein's 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region's non-White residents settled.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of "blockbusting" and "steering" or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association. San Mateo County's early African Americans worked in a variety of industries, from logging, to agriculture, to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II attracted many new residents into the Peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county's African Americans into neighborhoods where they were allowed to occupy housing—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

The private sector contributed to segregation through activities that discouraged (blockbusting) or prohibited (restrictive covenants) integrated neighborhoods. In the City of San Mateo, for example, builders of the Hillsdale neighborhood in the mid-1900s recorded deeds that specified that only "members of the Caucasian or White race shall be permitted" to occupy sold homes—the exception being "domestics in the employ[ment] on the premises."² This developer went on to develop many race-restricted neighborhoods in the Bay Area, became president of the National Association of Home Builders (NAHB), became national president of the Urban Land Institute (ULI), and was inducted into California's Homebuilding Foundation Hall of Fame.

Developer Joseph Eichler took a different path, building and selling homes for residents of all races and religions. He resigned from the NAHB in 1958 because they refused to support a nondiscrimination policy.³ Eichler built many homes in what was comparably affordable Foster City; these homes are interspersed in several neighborhoods in the city.

² <https://www.nytimes.com/2020/08/14/opinion/sunday/blm-residential-segregation.html>.

³ Lempert, Sue, "The reckoning: San Mateo then and now", San Mateo Daily Journal, August 24, 2020.

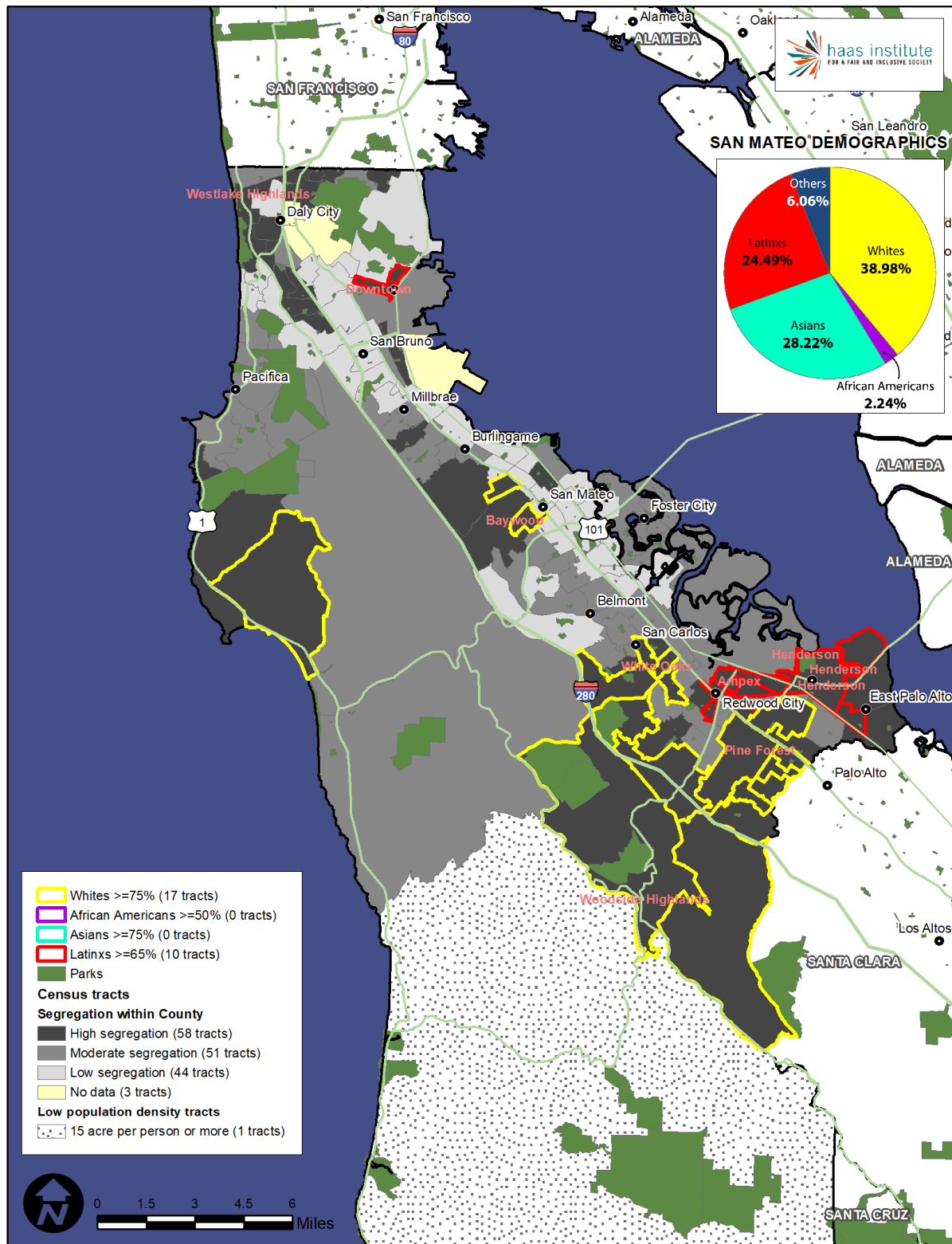


Figure 2: San Mateo County Demographics

Source: *Racial Segregation in the San Francisco Bay Area, Part 1* by Stephen Menendian and Samir Gambhir, October 30, 2018

The segregatory effect of blockbusting activities is well-documented in East Palo Alto. In 1954, after a White family in East Palo Alto sold their home to an African American family, the then-president of the California Real Estate Association set up an office in East Palo Alto to scare White families into selling their homes (“for fear of declining property values”) to agents and speculators. These agents then sold these homes at over-inflated prices to African American buyers, some of whom had trouble making their payments. Within six years, East Palo Alto—initially established with “whites only” neighborhoods—became 82% African American. The FHA prevented re-integration by refusing to insure mortgages held by White buyers residing in East Palo Alto.

Throughout the county, neighborhood associations and city leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and/or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure.

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Bay Area, it’s also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. The original inhabitants of present-day San Mateo County are the Ramaytush Ohlone, who have “...lived on the San Francisco Peninsula for thousands of years and continue to live here as respectful stewards of the land.”⁴ However, “[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, the Ramaytush Ohlone lost the vast majority of their population as well as their land.”⁵ The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.⁶

The timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use (Figure 4) appears on page B-10.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “mere parasite(s)” with the potential to “utterly destroy” the character and desirability of neighborhoods. At that time, multi-family apartments were the only housing options for people of color, including immigrants.

⁴ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>.

⁵ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>.

⁶ <https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/>.

1.3 FOSTER CITY LAND USE AND ZONING HISTORY

Planning for Foster City began in the 1950s at a time when exclusionary deed restrictions were common. From the outset, T. Jack Foster was determined to not follow this pattern. As noted in “The Development of Foster City” by T. Jack Foster, Jr., one of the requirements of the builder from the beginning was that “There was to be no racial discrimination.”⁷ He was also intentional in hiring Eichler to build in Foster City, as noted in his book:

“Among the many honors that were bestowed on Eichler Homes, including many design awards, were awards for their well-known policy of totally open housing, meaning that there was no racial discrimination in the neighborhoods which they developed. With one stroke, by bringing Eichler into Foster City, we effectively announced to the world that no one would be denied the opportunity to own a home in Foster City because of race.”⁸

Foster also includes in his book comments from Ike Tribble, a noted leader in the Black community, that in spite of the Rumford Act there was still widespread discrimination in the communities of the Bay Area, except for one, and that was Foster City.⁹ There was a Foster City Association of Black Residents formed in 1967 that “served to welcome new Black families into the community and provided a social and civic connection.”¹⁰

Foster City has continued to celebrate the various cultures represented in the community. Regular cultural events include the Polynesian Festival, Chinese New Year, Diwali Festival of Lights, Holi Festival of Colors, and others.

From its beginnings, Foster City has provided a variety of housing types. Higher density multi-family development in the R-3 and R-4 zoning districts is included in all of the City’s residential and mixed-use neighborhoods. Although homes sales started with single-family homes in 1963, by 1974, the provision of a mix of apartments, townhouses, condominiums, and single-family homes provided housing choices for a wide variety of household sizes and income levels, as indicated in Figure 3 below.

Over time, as increases in rents and sales prices for housing have outpaced wage growth, middle and lower income households have been squeezed out of the housing market. In the Turner Center’s publication, “[The Landscape of Middle-Income Housing Affordability in California](#),” they note “For many occupations that have traditionally been considered middle class, wages have not kept up with rising house prices. This mismatch between housing costs and incomes—especially in the state’s coastal areas—are straining household budgets and putting homeownership increasingly out of reach for middle-income families.” This problem is not unique to Foster City but is a common problem throughout San Mateo County and the Bay Area, resulting in a lack of access to housing choices and affordability.

⁷ T. Jack Foster, Jr., *The Development of Foster City* (2012), 64.

⁸ *Ibid*, 66.

⁹ *Ibid*, 73.

¹⁰ Foster City Historical Society, *Images of America Foster City* (2005), 104.

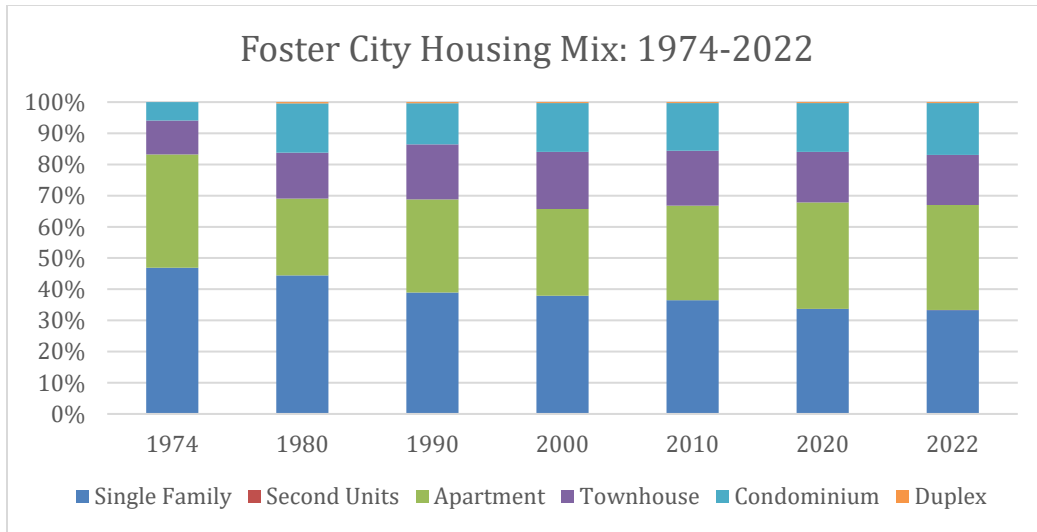


Figure 3: Foster City Housing Mix: 1974-2022

Source: Foster City Community Development Department

1.4 PRIMARY FINDINGS

This section summarizes the primary findings from the Fair Housing Assessment for Foster City including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the city's fair housing action plan.

- Foster City replicates the County and region overall in terms of household size and household composition but diverges in household income and racial diversity: Foster City has a much higher proportion of households with incomes greater than 100% AMI than the County or region, a much lower proportion of < 50% AMI households, and a much higher share of Asian households. Between 2010 and 2020, the number of lower-income households (<\$50,000) in Foster City declined by 22%, either because they left the city or moved to a higher-income bracket. This was offset by an increase in higher-income households (\$100,000 or more) (an increase of 36%). Middle-income households (\$50,000 up to \$100,000) also declined in the city and county, though Foster City's population declined the greatest at 44% compared to the decline in the County at 27%.
- In regards to racial diversity in comparison to the county, Foster City has a much higher share of Asian households (48% in Foster City compared to 30% in San Mateo County). Foster City's residents have grown more racially diverse since 2000 largely due to the growth of Asian residents, primarily Asian Indian and Chinese. There has also been notable growth in the city's population of residents identifying as Black/African American (from 282 people in 2010 to 717 people in 2020) and Hispanic/Latino (an increase of 717 people between 2010 and 2020), although these populations have remained small overall (1.4% Black/African American and 7.2% Latinx in 2020) in comparison to White (31.8% in 2020) and Asian (58.8% in 2020) residents. Overall, the city has low to moderate diversity and is less diverse than the City of San Mateo and Redwood City, but somewhat more diverse than other nearby higher income communities.

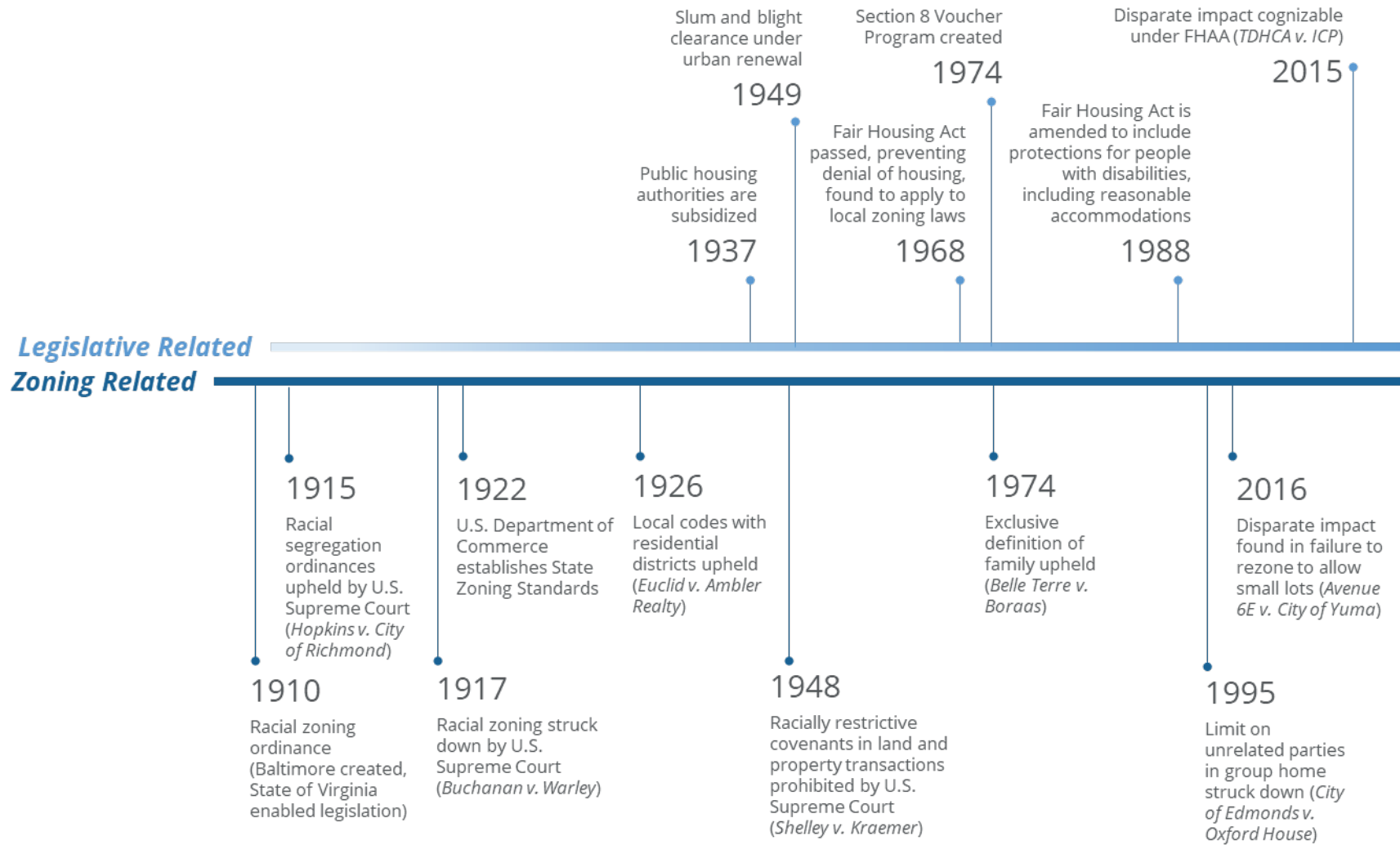


Figure 4: Major Public and Legal Actions that Influence Fair Access to Housing

Source: Roots Policy Research

- **Where segregation exists in the city, it is for Asian residents.** From 2000 to 2020, Asian residents have become increasingly more isolated, while White residents have become less segregated from other racial groups. In comparison to the average Bay Area city, in Foster City, Asian residents are more segregated and White residents are less segregated. There are no concentrations of above moderate income residents in Foster City, and there is less neighborhood level income segregation in Foster City than in the average Bay Area city.
- **The share of the population living with at least one disability is 7% in Foster City compared to 8% in San Mateo County and 10% in the Bay Area.** Foster City has no Census tracts where the population of persons with disabilities exceeds 10%. Foster City's population of residents with a disability significantly declined between 2012 and 2020 with 84% of residents under 65 and 94% over 65 leaving the city. This is substantially higher than the county overall where younger populations have minimally decreased (-4%) and older populations increased (28%).
- **Foster City's households are mostly made up of 3- to 4-person households (38%) and 2-person households (36%).** Compared to the County and Bay area overall, Foster City has slightly fewer 1-person households (20% compared to 22% in the county) and 5-person households (6% v. 11%).
- Poverty rates vary modestly across races and ethnicities—except for residents identifying as “other” races or mixed-race. More than one-fourth (26.4%) of residents identifying as “other race or multiple races” live below the poverty line, many of whom are children. Hispanic/Latinx residents also have lower income distribution and higher poverty rates (8.3%). **In Foster City, 3.5% of the 2020 population lives below the poverty line, compared to 6.7% in San Mateo County.**
- **Foster City scores well on positive environmental outcomes, with no census tracts in the City scoring poorly.** The City also scores high on California Healthy Places Index (HPI)—based on 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and health care.
 - The city's location, on the coast and away from uses that emit pollution, is a major factor that contributes to such positive environmental outcomes. With less congestion and traffic, coastal cities often experienced reduced air pollution, improving livability indexes and both environmental and health outcomes.
 - Both Foster City and San Mateo County have also prioritized planning and policy identification for anticipated climate impacts in the Bay Area.
 - In order to maintain FEMA accreditation and keep Foster City properties out of the flood zone, Foster City voters approved Measure P in 2018, authorizing the City to issue a \$90 million general obligation (GO) bond to improve and strengthen the Foster City levee system. The Levee Improvements Project began construction in 2020 and will continue through 2023.
- **All of Foster City is considered a high resource area;** there are no concentrations of poverty or significant racially segregated housing areas.
- **Foster City offers a variety of housing types** with most medium or large multi-family (37.5%) and single family detached units (35.4%). Single family attached makes up 20% while 7% are small multi-family units.
- Renters are more likely to be living in 1- and 2-bedroom units than owners. Owners are more likely to be occupying 3- to 5-bedroom units. To the extent that larger renter households desire to live in

Foster City, **the lack of rental housing stock to accommodate their needs could limit their access to housing in the city.**

- There are **disparities in housing cost burden in Foster City by race and ethnicity and by tenure (renters/owners)**. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the city. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened. Renters in Foster City are often more likely to be cost-burdened than owners—however, there are more concentrations of cost-burdened owners than renters in the city. Despite Foster City’s comparably high housing costs, cost burden is on par with the County and Bay Area
- **The vast majority of households (95%) in Foster City are not overcrowded**—indicated by more than one occupant per room. This slightly better than the percentage of households that are not overcrowded in San Mateo County (92%) and the Bay Area at large (93%). However, renter households are more likely to be overcrowded, with 5.9% of households with more than one occupant per room, compared to 1.4% of owner households. Low rates of overcrowding are associated with low displacement risk in Foster City.
- **Barriers to housing choice are largely related to the City’s very high costs of housing and lack of affordable production**. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City’s inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City’s rental units rent for \$2,000 and less. **The County has four times the proportion of rentals priced under \$2,000 than the City.**
- **Three of the City’s nine census tracts are vulnerable to displacement and most of these are also tracts where the proportion of renters are the highest**. Housing vulnerability/instability and risks of displacement in Foster City could be driving lower-income households (<\$50,000) to leave the area at higher rates.
- **Mortgage denial rates are relatively modest—ranging from 12% to 20%--and similar across races and ethnicities.**
- **Nearly 17,000 jobs in Foster City can be accessed via public transportation** and 89% of the city’s stations and vehicles are considered ADA-accessible—similar to the county overall (89%). Importantly, however, substantially more jobs can be accessed by personal vehicles—in 2022, an estimated 107,000 jobs are accessible via car. This can present job access challenges for Foster City’s residents as commute times are long (33 minutes on average)—especially compared to the county (27 minutes) and surrounding jurisdictions (e.g., Redwood City has an average commute time of 26 minutes). Yearly household transportation costs could also restrict access to jobs and increase unemployment—in 2021, average transportation costs for Foster City’s residents was \$14,595 per year. Combined with high housing costs, lower-income households are more likely to experience disparities in job access.
- Racial and ethnic minority students served by the San Mateo Union High School District, of which Foster City is part, **experience lower educational outcomes compared to other students**. Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. However, **Pacific Islander, Hispanic, and Black students in the San**

Mateo Union High School district were less likely to meet the admission standards. Although San Mateo Union High School District has relatively low dropout rates—4% of students—compared to other districts in the County, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher** (see the access to education supplement).

- **Resident-reported housing challenges and discrimination, especially regarding use of Housing Choice vouchers.** Nearly 150 residents of Foster City completed a survey about their housing challenges conducted by Root Policy Research for jurisdictions in San Mateo County (see section on AFFH Community Engagement Input). The vast majority of respondents did not report housing concerns, and most were owners. Respondents proportionally represented Black or African American and Hispanic residents in the City; however, more respondents were White and fewer were Asian than in the City overall.

The top needs identified by those with challenges include:

- 80% of vouchers holders said **finding a unit that takes vouchers is “somewhat” or “very” difficult**. These respondents cited a variety of factors for those difficulties including vouchers not covering rents (38%), not enough time to find units that accept vouchers (38%), landlords not renting to voucher holders (23%), and difficulty finding information about units that accept vouchers (23%);
- 20% of respondents said that **public transit does not go to needed locations or operate during times needed**, and 14% said they cannot get to transit easily or safely;
- 20% said their **house or apartment is not large enough for their family**;
- 15% of respondents said they **would like to move from their current housing but cannot afford to**; and
- 11% said the **HOA in their neighborhood would not let them make desired** changes to their house or property.

Some residents reported experiencing housing discrimination:

- **Respondents with disabilities said they had been told their rent would cost more because of their service or emotional support animal** and/or told they could not have a service or emotional support animal.
- **20% of residents who thought they had been discriminated against in sales transactions said a real estate agent required prequalification before they would show properties**; 17% were refused a mortgage loan; 10% said a real estate agent would not make a disability accommodation.
- The top reasons for being denied housing were:
 - Landlord not accepting the applicants’ source of income such as social security or disability benefits (28% of those denied);
 - Lack of a stable housing record (28%);
 - Lack of a regular or consistent job or job history (28%);
 - Income too low (17%);
 - Health care or service needs (17%);

- Foreclosure, children in the household, real or perceived sexual orientation or gender identity, COVID, and/or language spoken (each 11%).
- Though fair housing complaints and inquiries are rather low in Foster City, **four of seven inquiries in the past eight years (2013-2021) were cited as “disability” bias**—higher than all other jurisdictions excluding Redwood City (five) and the City of San Mateo (four).
- **The City is aware of two legal cases in Foster City involving fair housing issues.** The first case related to the Redevelopment Plan adopted by the Foster City Community Development Agency (Agency) in November 1981 and the Housing Element adopted by the City in May 1981. The Settlement Agreement imposes minimums on the Agency for spending on low- and moderate-income housing and for the quantity of affordable housing by income level. The second case was in 2004 between BRE Properties (former owner of Foster’s Landing), a Foster’s Landing tenant, and Department of Fair Employment and Housing (DFEH) resulting in the agreement by BRE Properties to provide training on the duties, responsibilities, obligations, and rights of an owner and/or managing agent.
- **The proposed housing sites in the Sites Inventory are well distributed throughout the City.** The additional housing site locations in the Sites Inventory will expand deed restricted affordable housing to the southern edge of the City with inclusion of the Lantern Cove and Schooner Bay sites, and farther west to the Harbor Cove site. **There are not existing patterns of socio-economic concentrations that could be exacerbated by the inclusion or exclusion of housing sites.** Sites are discussed in depth in *Chapter 5, Housing Resources and Sites*. The AFFH analysis of the Sites Inventory is discussed in detail in *Appendix B, Section 6*. There are a few tracts with some larger deviations from citywide averages that may be suitable for geographic targeting of programs. Observations on the factors that have more variation from citywide averages include:
 - **Disability.** Census tracts 6083 (Neighborhood 3) and 6080.25 (central Foster City) have the highest percentage of persons with a disability at 9.2% and 9.6%, respectively, compared to the citywide average of 7.1%. Tract 6080.25 includes the City’s two affordable senior apartments and Atria assisted living facility. Geographic targeting of Program H-F-1-j Public Investment in Accessibility could be utilized in these two tracts.
 - **Renter Cost Burden.** Census tract 6080.13 and 6080.23 (Neighborhoods 7 and 8) include the highest renter cost burden at 49.5% compared to the citywide average of 32.6%. The Lantern Cove and Schooner Bay sites in this area will increase the significantly housing options and affordable housing in this neighborhood.
 - **Owner Cost Burden.** Census tracts 6083 (Neighborhood 3) and 6082 (Neighborhood 2) include higher owner cost burden at 41.1% and 38.9%, respectively, compared to the citywide average of 32.9%. Geographic targeting of Program H-B-2-a Lower-Income Homeowner Rehabilitation Loans and H-B-2-b: Facilitate Non-Profit Rehabilitation/Maintenance Assistance could help address this.

1.5 CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, broad barriers to open housing choice, and, until recently, very limited resources to respond to needs.

Foster City has historically accommodated a diversity of housing needs by offering a variety of housing types—more so than many jurisdictions in the County. Yet home values and rents are much higher in Foster City than in the County and the Bay Area overall. Foster City’s fair housing actions that are part of the overall Housing Element are intended to address barriers to housing choice by adding affordable housing options and preserving existing housing opportunities.

Fair Housing Issue: Foster City’s high housing costs limit housing choice and have a disproportionate impact on Black or African American and Hispanic households.

Contributing Factors

- Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments. These jobs often do not support the city’s housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden (Highest priority).
- The lack of housing in Foster City to accommodate larger renter households can disproportionately impact households of color, which tend to be larger (Highest priority).

Fair Housing Issue: Foster City’s low production of affordable housing limits housing choices of Black or African American and Hispanic households who have lower incomes.

Contributing Factors

- Foster City has had limited production of affordable housing. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City’s inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City’s rental units rent for \$2,000 and less. San Mateo County has four times the proportion of rentals priced under \$2,000 than the City (High priority).

Fair Housing Issue: Foster City’s multi-family housing is aging and vulnerable to redevelopment and displacement of low- and moderate-income households.

Contributing Factors

- The high water table in Foster City creates maintenance needs, particularly for multi-family buildings (Medium Priority).
- Aging, low-density apartment developments may have economic incentives to redevelop (High priority).

***Fair Housing Issue:* Residents report experiencing fair housing discrimination in Foster City mostly based on disability and/or being a voucher holder/source of income. Few of those experiencing discrimination file complaints or take action.**

Contributing Factors

- Property owners' lack of knowledge about fair housing laws (High priority).
- Property owners violating fair housing laws (High priority).
- Tenants fear of retaliation, few options to relocate (High priority).

***Fair Housing Issue:* Black or African American, Hispanic, and Pacific Islander students are less likely than other students to meet college admission standards and have higher high school dropout rates.**

Contributing Factors

- The underlying factors for these differences are unknown and need to be examined as part of AFFH actions (Low priority).

The Fair Housing Action Plan is contained in Table 16, Summary Matrix of Fair Housing Issues and Actions, at the end of this Appendix.

2 FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

This section discusses fair housing complaints and inquiries, legal actions, fair housing protections and enforcement, and outreach capacity. It begins with a discussion of fair housing complaints and inquiries in San Mateo County to present an overview of the region’s fair housing landscape. It then provides an in-depth analysis of legal actions in Foster City such as lawsuits and settlements and the City’s compliance with state and federal fair housing laws. Organized in this way, this section offers insight on comparative trends and factors impacting fair housing in both Foster City and the region.

2.1 FAIR HOUSING COMPLAINTS AND INQUIRIES

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment and Housing (DFEH) was established in 1980 and is now the **largest civil rights agency in the United States**. According to their website, the DFEH’s mission is, “to protect the people of California from unlawful discrimination in employment, housing, and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.¹¹

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH’s website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.¹² Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Mateo County has a number of **local enforcement organizations** including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County.

From 2017 to 2021, **57 fair housing complaints in San Mateo County were filed with the U.S. Department of Housing and Urban Development (HUD); none were from Foster City**. In preparing this AFFH, the San Mateo County jurisdictions participating in 21 Elements, including Foster City, participated in a discussion with the local fair housing organizations Legal Aid of San Mateo County and Project Sentinel to learn about fair housing trends and concerns, as well as to discuss best practices in AFFH (Figure 5). Following this discussion, the consultant team contacted local fair housing organizations to obtain local data on fair housing complaints and lawsuits beyond what was available in HCD and HUD

¹¹ <https://www.dfeh.ca.gov/aboutdfeh/>.

¹² <https://www.dfeh.ca.gov/complaintprocess/>.

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

datasets. Consultants also obtained and analyzed data from HUD. These datasets were compared for duplicate cases and analyzed and appear in the graphics and tables in this section.

Most of the County complaints cited disability status as the bias (56%) followed by race (19%), and familial status (14%). No cause determination was found in 27 complaints followed by successful conciliation or settlement with 22 complaints. During roughly the same time period, 2015-2020, Project Sentinel investigated nearly 300 fair housing discrimination cases in San Mateo County, 55% of which were related to disability, followed by familial status (20%), national origin (13%), race (5%), gender (2%), source of income (2%), and other (3%). This would indicate that the HUD figures underestimate the number of Fair Housing complaints made in San Mateo County.

Fair housing inquiries in 2020 were primarily submitted to HCD from the City of San Mateo, Redwood City, Daly City, and Menlo Park. Seven inquiries were from Foster City residents.

Name	Service Area	Address	Phone	Website
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	https://www.housing.org/
Legal Aid Society of San Mateo County	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	https://www.legalaidsmc.org/housing-resources
Community Legal Services of East Palo Alto	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bay Road, East Palo Alto, CA 94303	(650)-326-6440	https://clsepa.org/services/#housing

Figure 5: Fair Housing Assistance Organizations, San Mateo County

Source: Organization websites

In the resident survey conducted for this study, **17.5% of Foster City respondents—a total of 20—reported being discriminated against when they looked for housing in San Mateo County.** Forty-seven percent had that experience more than 5 years ago; 37%, between 2 and 5 years ago; and 16% in the past year. In response to the discrimination, **50% did nothing (10% said that was because of fear of being evicted or harassed);** 2% moved; 25% contacted a local government office or agency. Twenty percent contacted the state enforcement agency, 10% contacted a fair housing organization, and 10% contacted a housing authority.

Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to 5, increased to 11 in 2020, and had reached 6 by mid-2021.

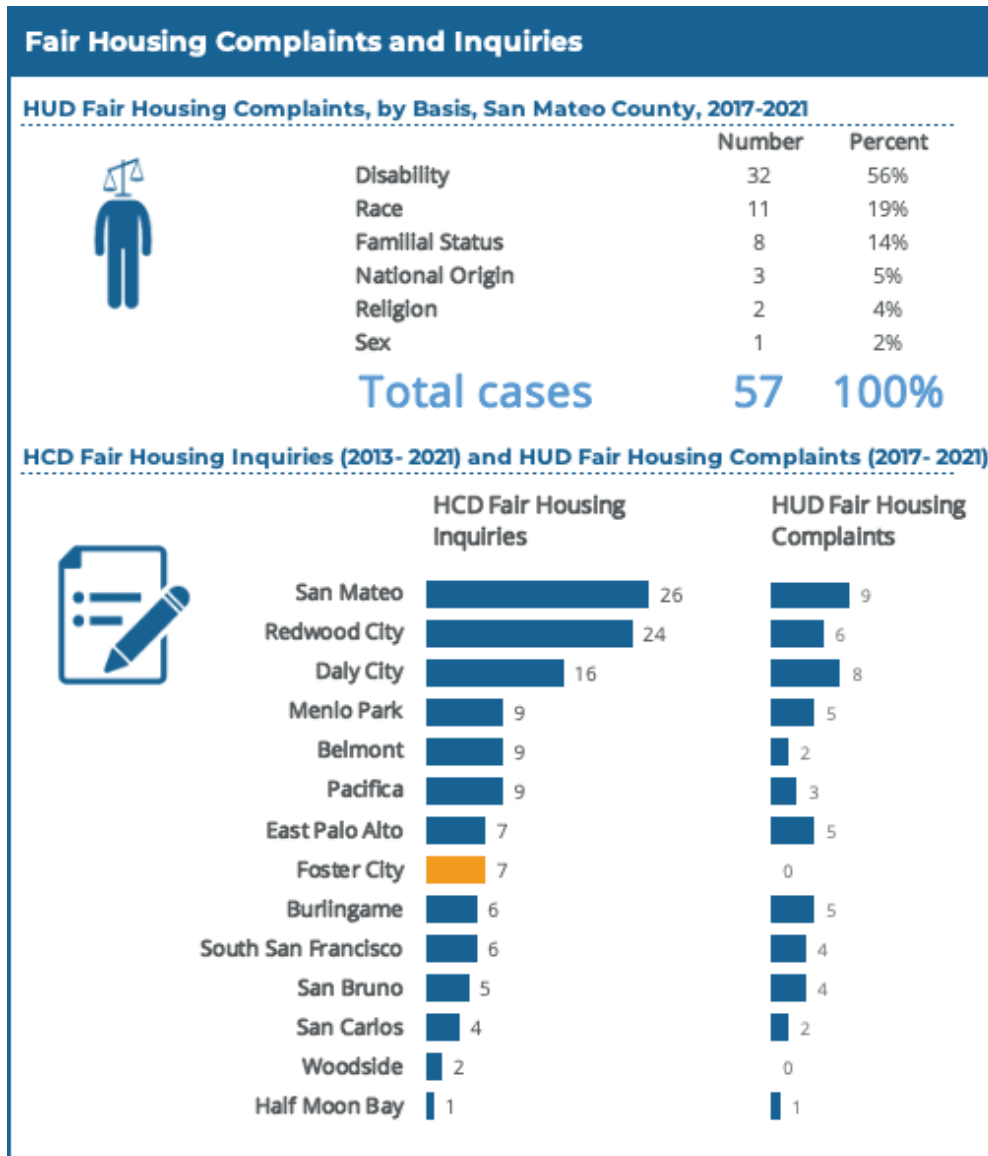


Figure 6: Fair Housing Complaints and Enquiries

Source: HUD and California Department of Housing and Community Development

Nationally, the National Fair Housing Alliance (NFHA) reported a “negligible” decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally were nearly identical to San Mateo County’s: disability (55%) and race (17%). Familial status represented 8% of complaints nationally, whereas this basis comprised 14% of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for San Mateo County:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership.

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019.
- Finally, NFHA found that 73% of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.¹³

Though fair housing complaints and inquiries are rather low in Foster City, four of seven inquiries in the past eight years (2013-2021) were cited as “disability” bias—compared to Redwood City (five) and the City of San Mateo (four). The disparities in access to opportunity for people living with a disability is further analyzed in Section 4.6.

2.2 FOSTER CITY FAIR HOUSING LEGAL CASES

The City is aware of two legal cases in Foster City involving fair housing issues. The first agreement related to the Redevelopment Plan adopted by the Foster City Community Development Agency (Agency) in November 1981 and the Housing Element adopted by the City in May 1981. The agreement included the Housing Coalition of San Mateo, the Legal Aid Society of San Mateo County, the Community Development Agency of the City of Foster City, and the City of Foster City. The Plaintiffs had filed an action against the Redevelopment Plan. The agreement stipulates that the Agency would spend not less than twenty percent (20%) of taxes received for the purposes of increasing the community’s supply of low- and moderate-income housing. The agreement also stipulated the percentages of affordable housing by income level to be developed within the Project Area, including fifteen percent (15%) if developed by entities other than the Agency, and of the fifteen percent (15%), not less than forty percent (40%) for very low-income households in accordance with the proportion of unmet affordable housing needs identified in the Housing Element for each household type (elderly, families and large families) within this income group.

The second agreement was in 2004 between BRE Properties (former owner of Foster’s Landing), a Foster’s Landing tenant, and DFEH. The Settlement Agreement between the parties does not represent any admission of liability or any admission that the allegations have any validity. BRE Properties agreed to provide training regarding the duties, responsibilities, obligations and rights of an owner and/or managing agent under the Fair Employment and Housing Act and the Unruh Civil Rights Act. BRE Properties also paid a settlement to the Complainant.

2.3 OUTREACH AND PROGRAM CAPACITY

Foster City maintains a website with information about local fair housing ordinances with live links to Project Sentinel, the Legal Aid Society of San Mateo County, and the Peninsula Conflict Resolution Center.¹⁴ The site also lists resources for persons with disabilities seeking services.

As part of its efforts to address Fair Housing Issues, Foster City has improved the site by fixing broken links to the Department of Consumer Affairs and the County’s Assessment of Fair Housing. The website will also be reviewed and modified to be more transparent in describing relevant information on filing

¹³ <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>.

¹⁴ <https://www.fostercity.org/commdev/page/fair-housing>.

complaint for residents who have faced housing discrimination (e.g., link to HUD's and State of California fair housing pages). Foster City will look to local fair housing service providers' best practices in making those changes.

Programs and practices established by Foster City's 2015-2023 Housing Element have proved successful in recent years. For the 2015-2023 planning period, the city was required to plan for a Regional Housing Needs Allocation (RHNA) of 430 units in four income categories. The city satisfied between 31.5% to 61.5% of below market rate (BMR) RHNA and issued permits for 885 dwelling units—166 of which were BMR units. In the same period, the city facilitated mixed-use developments—Pilgrim Triton and Foster Square—which designated 20% of units as affordable housing and 22-units for workforce housing. City Council adopted preference categories for these developments to house first responders and disaster service workers to retain and improve its emergency response capacity.

Foster City's 2015-2023 Housing Element noted an increase in the number of government-assisted rental units at risk of conversion—four of six developments that house seniors, families, and low-income households are “at risk” of transitioning from affordable to market rate. Since its adoption in February 2015, however, the City has implemented numerous programs to minimize the impacts of expiring affordable covenants. In the case of Foster Landing, for instance, the city worked with Essex Properties to assist BMR tenants at risk of displacement from expiring affordable covenants. In 2021, Foster City approved an Early Relocation Assistance program to provide financial assistance to offset relocation costs and obtained a Permanent Local Housing Assistance (PLHA) grant from San Mateo County to provide rental subsidies. The Housing Industry Foundation (HIF) was also established and hired to administer these programs to at risk tenants. The city's Housing Element for the 2023-2031 planning period is adding numerous housing goals and strategies to exceed city achievements in the previous period. Examples include:

- Accessory Dwelling Units (ADUs)—encourage the use and production of ADUs through an ADU Financial Incentive Program, preapproved ADU design and expedited review, and improved public information on ADUs;
- Lower-income Homeowner Rehabilitation Loans—provide or partner with a regional program to provide rehabilitation loans including weatherization, solar, and disaster assistance;
- Anti-displacement strategies—expand benefits beyond state law requirements for lease terms, required notifications, and expansion of relocation and anti-displacement provisions;
- Zoning amendments to facilitate housing on housing opportunity sites; and
- Allow residential uses on public and private institution-owned sites including schools, religious, and non-profit sites.

2.4 COMPLIANCE WITH STATE AND FEDERAL LAW

Foster City is compliant with the following state laws that promote fair and affordable housing. The City has not been alleged or found in violation of the following:

- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;
- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations;
- Least Cost Zoning Law (Gov. Code. Section 65913.1);
- Excessive Subdivision Standards Law (Gov. Code. Section 65913.2);
- Limits on Growth Controls Law (Gov. Code. Section 65589.5);
- Supportive Housing Streamlined Approval (AB 2162), requiring supportive housing by-right in certain zoning districts;
- California Housing Opportunity and More Efficiency Act (Senate Bill 9), requiring city development standards to allow for two units on existing lots and accelerated processes for multi-family zoning and residential density.

In March, City Council released a report outlining adjustments to the city's inclusionary housing policy and Affordable Housing Overlay (AHO) program based on changes to the state's density bonus law.¹⁵ According to the document, the city altered their inclusionary housing policy through an ordinance that establishes objective requirements—rather than negotiations—for specific parameters for developments (e.g., income levels and length of restrictions). The city's AHO and its related policies—AHO Combining District, application of AHO to specific sites, design guidelines—was also adjusted based on state law changes for density bonuses. Foster City simplified their proposed AHO program by requiring more BMR units at extremely low-, very low- and low-income levels, reducing the inclusionary percentage from 20% to 15%, and required developers to provide more BMR units at lower income levels in exchange for reduced total inclusionary requirements. Seven sites were designated for application of the AHO Combining District, allowing the City to obtain more units for extremely low-, very low-, and low-income households.

Foster City is compliant with the Fair Housing Act (FHA) and commits itself to protecting against discrimination in housing on the basis of all protected characteristics—race, sex, ethnicity, familial status, sexual orientation, gender identity, national origin, disability, and religion.

¹⁵ <https://www.fostercity.org/commdev/page/below-market-rate-housing-inclusionary-requirements-and-affordable-housing-overlay-zone>.

2.5 LOCAL HOUSING POLICIES

Foster City identified the following local policies that contribute to the regulatory environment for affordable housing development in the city.

Local policies in place to encourage housing development.

- *Density bonus ordinance—conforms to State Density Bonus Law*
- *Condominium conversion regulations*
- *Linkage fee on commercial development*
- *Inclusionary zoning*
- *Streamlined processing of ADUs*
- *Housing Overlay*

Local barriers to affordable housing development.

- *Lack of land zoned for multi-family housing*

Local policies in place to mitigate or prevent displacement of low-income households.

- *Condominium conversion regulations*
- *Housing Element Policy H-E-2-a to phase redevelopment to minimize displacement*
- *Chapter 5.72 prohibiting discrimination against use of Section 8 or any other rent subsidy*

Local policies that are NOT in place but have potential Council interest for further exploration.

- *Living wage employment ordinance*

Foster City adopted numerous measures in 2022 to further affordable housing development. In March, the city adopted Ordinance 606 to update an affordable housing commercial linkage fee created in 2016 under chapter 17.88. The ordinance established a mechanism for commercial development to pay fees to offset the development impacts of affordable housing development—the first revenue of \$360,580 occurred in FY 2021-2022.

In 1986, Ordinance 327 was adopted to add Chapter 17.37 (Senior Housing Overlay District) to the Municipal Code. The chapter was passed to ensure that housing developments include units that meet the needs of specific populations and accommodate persons with disabilities. Target populations are residents 62 years and older and meeting the state definition of very low-, low-, or moderate-income levels. Currently, Foster City has no legal protections for LGBTQIA+ for housing discrimination.

As shown in Figure 8, half of the city's census tracts have low (less than 5%) Housing Choice Voucher usage. Surrounding jurisdictions also have low voucher utilization rates.

Foster City owns six housing units scattered throughout the city that are rented to very low- and low-income households as part of the Existing Unit Purchase Program. In addition, Foster City acquired a 22-unit apartment building in the Pilgrim Triton neighborhood in August 2022 that includes affordable and workforce housing.

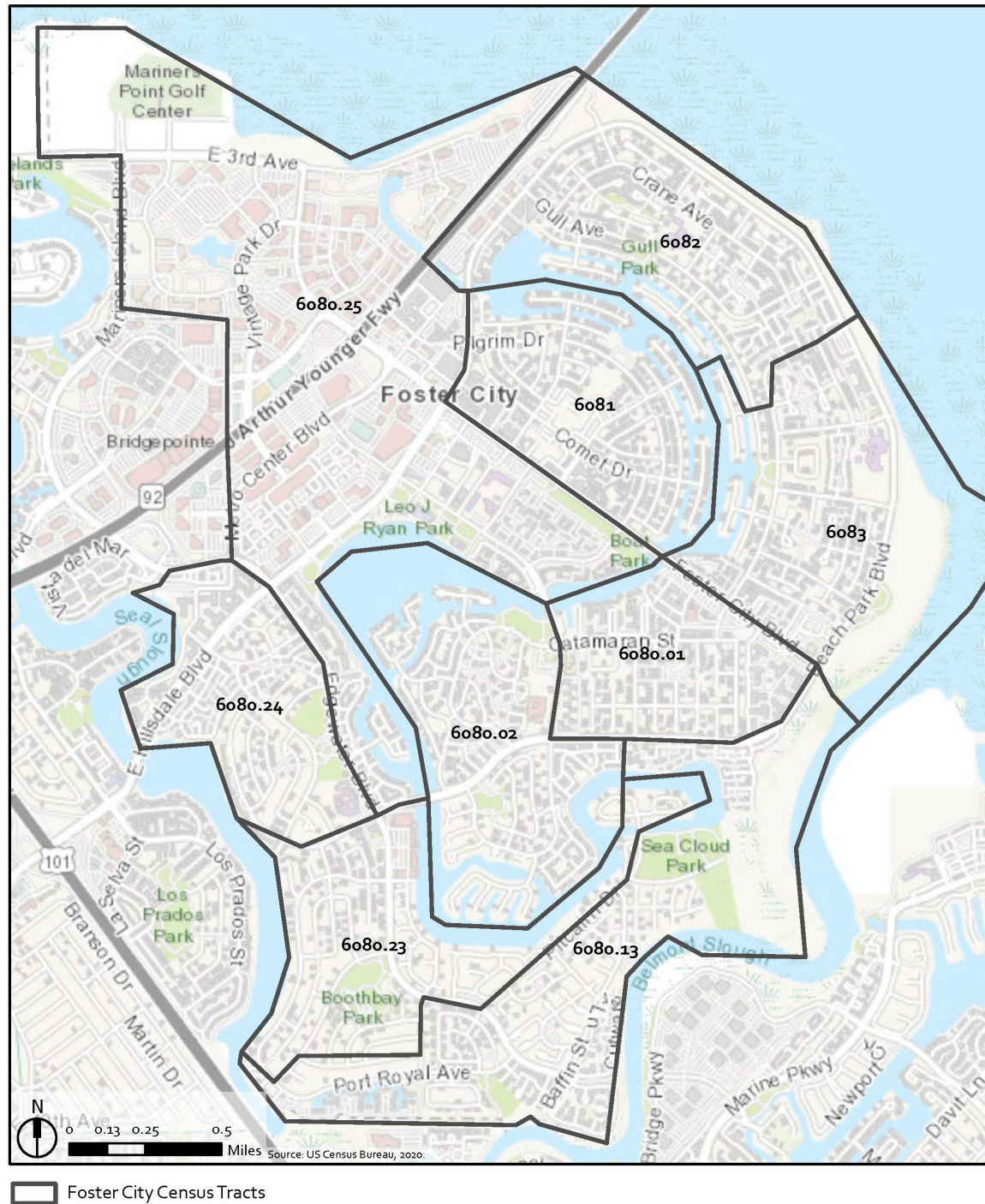


Figure 7: Foster City Census Tracts: 2020

Note: For data using 2010 Census Tracts, 6080.24 and 6080.25 were previously combined in 6080.04.
Source: US Census Bureau, 2022

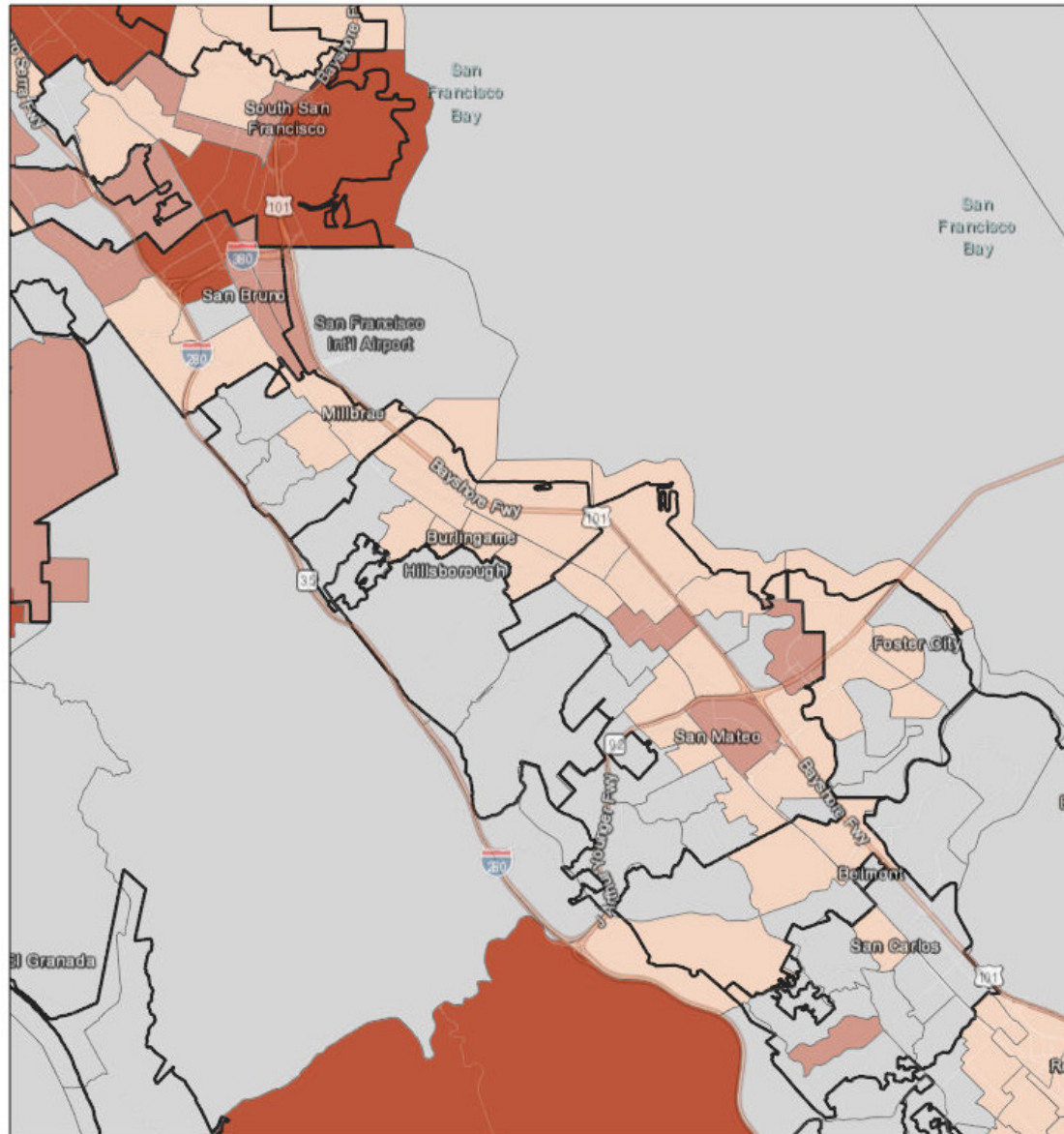


Figure 8: Housing Choice Vouchers by Census Tract

Source: California Department of Housing and Community Development AFFH Data Viewer

Findings from the 21 Elements Resident Survey support data on low voucher utilization and landlord participation rates in voucher programs in Foster City. In fact, 40% of respondents from Foster City reported being denied housing because the landlord did not accept their income and nearly half (47%) of respondents indicated that it was “somewhat difficult” to find a landlord that accepts housing vouchers. These trends are prominent throughout the county as well—overall, eight in ten voucher holders find it “difficult” or “very difficult” to find landlords accepting vouchers. Redwood City had the largest proportion of respondents being denied housing for holding a voucher at 18%.

Low voucher utilization rates in Foster City and surrounding jurisdictions indicate a lack of available rental units and potentially exclusionary behavior from landlords. Foster City has taken steps to remedy this challenge: In 2013, City Council passed Ordinance no. 581 to add a “Tenant Anti-discrimination” chapter to the city’s Municipal Code.¹⁶ The Ordinance committed Foster City to protecting fair housing and addressing the low number of landlords participating in rental assistance programs by prohibiting discrimination on the source of income and the use of rental subsidies—including Section 8 and housing assistance programs for very low- and low-income residents. According to Section 5.72.050, however, Foster City is not responsible or liable to enforce the ordinance or seek redress for any discrimination claim. It is therefore imperative that Foster City coordinate with local fair housing providers to enforce the ordinance.

Recent data on voucher rates in the city and lack of enforcement suggests that Ordinance no. 581 is only one part of the solution in addressing challenges to voucher holders finding units in the city. Production of new rental units, particularly those with public subsidies that require units to be rented below market, is critical for raising voucher utilization rates.

¹⁶ <https://www.codepublishing.com/CA/FosterCity/?FosterCity17/FosterCity1776.html>.

3 INTEGRATION AND SEGREGATION

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence. This section draws from several reports provided by Contra Costa County Collaborative (C4) as well as Segregation Reports prepared by a collaboration between the Association of Bay Area Governments (ABAG) and UC Merced. Some of these reports use parenthetical citations. A source list is provided at the end of this appendix.

3.1 DEFINING SEGREGATION

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space.

Integration and Segregation

“Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Segregation Forms

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstein 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and white populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”¹⁷ However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstein 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).¹⁸ ABAG/MTC plans to issue a separate report detailing the existing land use policies that influence segregation patterns in the Bay Area.

¹⁷ For more information, see <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

¹⁸ Using a household-weighted median of Bay Area county median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Racial Segregation in Foster City

Foster City differs from the County and Bay area overall for its relatively high proportion of residents identifying as Asian (48% in Foster City compared to 30% in San Mateo County) and small Hispanic population (8% in Foster City and 24% in the county). Foster City's proportion of Black/African American, non-Hispanic White, and Other and mixed-race residents is similar to the county.¹⁹ Foster City's residents have grown more racially diverse since 2000 largely due to the growth of Asian residents (Figure 9). The two largest subgroups of the Asian population in Foster City include Asian Indian (15% of the total population in 2019) and Chinese (24% of the total population in 2019). The Asian Indian population had the largest growth from 11% in 2010 to 15% in 2019, compared to the growth in the Chinese population over the same time period from 21% to 24%.

Older residents are less racially diverse than other age groups, with 58% of the population older than 65 years identifying as White compared to 42% of those aged 18 to 24 and 36% of children less than 18 years old. Fourteen percent of the City's children are other or mixed-race compared to just 2% of older adults—a sign that the City could continue to grow more diverse in the future if families with children remain in the City.

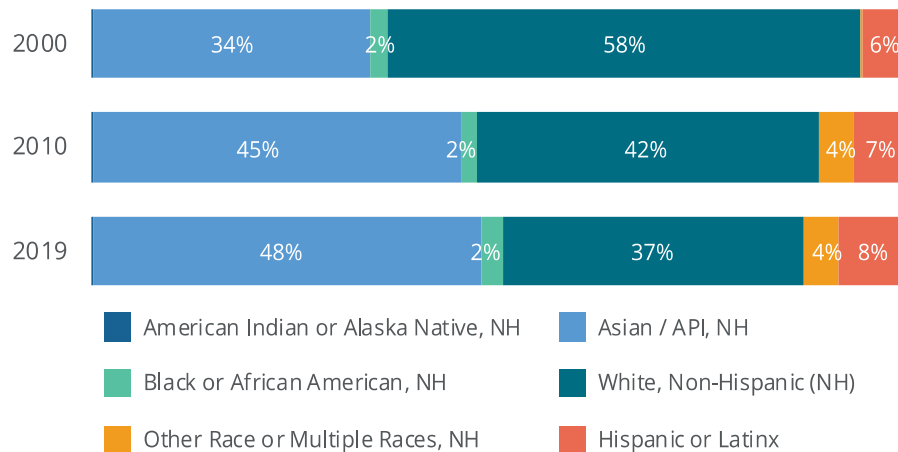


Figure 9: Population by Race and Ethnicity, Foster City, 2000-2019

Source: ABAG Housing Needs Data Workbook

Poverty rates vary modestly across races and ethnicities—except for residents identifying as “other” races or mixed-race. More than one-fourth (26.4%) of residents identifying as “other race or multiple races” live below the poverty line (Figure 10), and a relatively high proportion of the City's other and mixed-race residents are children. Hispanic/Latinx residents also have lower income distribution and higher poverty rates (8.3%). In Foster City, 3.5% of the 2020 population lives below the poverty line, compared to 6.7% in San Mateo County.

¹⁹ The share of the population that identifies as American Indian or Alaska Native is less than 1%.

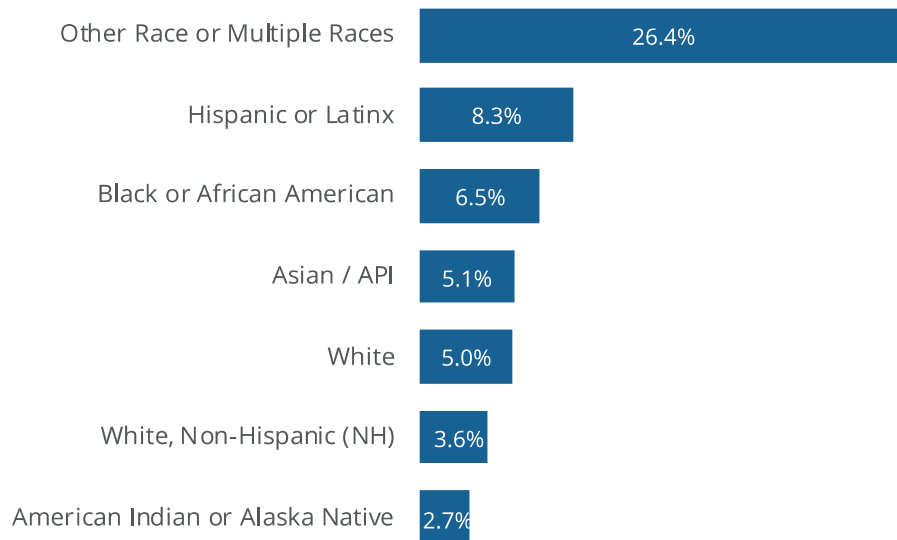


Figure 10: Poverty Rate by Race and Ethnicity, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

3.2 NEIGHBORHOOD LEVEL RACIAL SEGREGATION (*WITHIN CITY OF FOSTER CITY*)

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an **isolation index**:

- The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within Foster City the most isolated racial group is Asian residents (although there is significant diversity within the Asian population). Foster City's isolation index of 0.538 for Asian residents means that the average Asian resident lives in a neighborhood that is 53.8% Asian. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Foster City for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this jurisdiction, the White population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

Table 1: Racial Isolation Index Values for Segregation within Foster City

Race	Foster City			Bay Area Average 2020
	2000	2010	2020	
Asian/Pacific Islander	0.335	0.456	0.538	0.245
Black/African American	0.022	0.019	0.015	0.053
Latinx	0.055	0.067	0.073	0.251
White	0.562	0.423	0.320	0.491

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

The “Bay Area Average” column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table 1 indicates the average isolation index value for White residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction a White resident lives in a neighborhood that is 49.1% white.²⁰

Another way to measure segregation is by using a dissimilarity index:

- This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.
- The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods).
- Dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction’s total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction’s population, the isolation index or Thiel’s H-Index can provide a more accurate understanding of their jurisdiction’s neighborhood-level segregation patterns (intra-city segregation). In Foster City, the Black/African American group is 1.4 percent of the population - so dissimilarity index values involving this group are not reliable.

²⁰ This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions’ segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction’s census tracts to the jurisdiction’s demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

Table 2 below provides the dissimilarity index values indicating the level of segregation in Foster City between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

Table 2: Racial Dissimilarity Index Values for Segregation within Foster City

Race	Foster City			Bay Area Average 2020
	2000	2010	2020	
Asian/Pacific Islander vs. White	0.083	0.058	0.053	0.185
Black/African American vs. White	0.103*	0.090*	0.124*	0.244
Latinx vs. White	0.089	0.073	0.096	0.207
People of Color vs. White	0.062	0.053	0.055	0.168

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

In Foster City the highest segregation is between Black and White residents (see Table 2). Foster City's Black /white dissimilarity index of 0.124 means that 12.4% of Black (or white) residents would need to move to a different neighborhood to create perfect integration between Black residents and White residents. However, this dissimilarity index value is not a reliable data point due to small population size.

The "Bay Area Average" column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from White residents in this jurisdiction.

For example, Table 2 indicates that the average Latinx/white dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7% of Latinx (or White residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and White residents in that jurisdiction.

The Theil's H Index can be used to measure segregation between all groups within a jurisdiction:

- This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.
- The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.

- For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil's H offers the clearest summary of overall segregation.

The Theil's H Index values for neighborhood racial segregation in Foster City for the years 2000, 2010, and 2020 can be found in Table 3. The "Bay Area Average" column in the table provides the average Theil's H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil's H Index for racial segregation in Foster City declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil's H Index for racial segregation in Foster City was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Foster City is less than in the average Bay Area city.

Table 3: Theil's H Index Values for Racial Segregation within Foster City

Index	Foster City			Bay Area Average 2020
	2000	2010	2020	
Theil's H Multi-racial	0.006	0.004	0.003	0.042

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

3.3 REGIONAL RACIAL SEGREGATION (BETWEEN FOSTER CITY AND OTHER JURISDICTIONS)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. Racial dot maps can be used to explore the racial demographic differences between different jurisdictions in the region. Figure 11 below presents a racial dot map showing the spatial distribution of racial groups in Foster City as well as in nearby Bay Area cities. This map demonstrates that Asian households are more concentrated in Foster City and the bordering neighborhoods, whereas White and Latinx households are concentrated in surrounding cities.

To understand how each city contributes to the total segregation of the Bay Area, one can look at the difference in the racial composition of a jurisdiction compared to the racial composition of the region as a whole. The racial demographics in Foster City for the years 2000, 2010, and 2020 can be found in Table 4 below. The table also provides the racial composition of the nine-county Bay Area. As of 2020, Foster City has a lower share of White residents at 31.8% than the Bay Area as a whole at 35.8%, a lower share of Latinx residents at 7.2% than the Bay Area as a whole at 24.4%, a lower share of Black residents at 1.4% than the Bay Area as a whole at 5.6%, and a higher share of Asian/Pacific Islander residents at 53.8% compared to the Bay Area as a whole at 28.2%.

Geospatially, the majority of census tracts in the city are segregated with Asian residents (Figure 12). Overall, the City has low to moderate diversity (Figure 13) and is less diverse than the City of San Mateo and Redwood City, but somewhat more diverse than other nearby higher income communities.²¹

²¹ Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

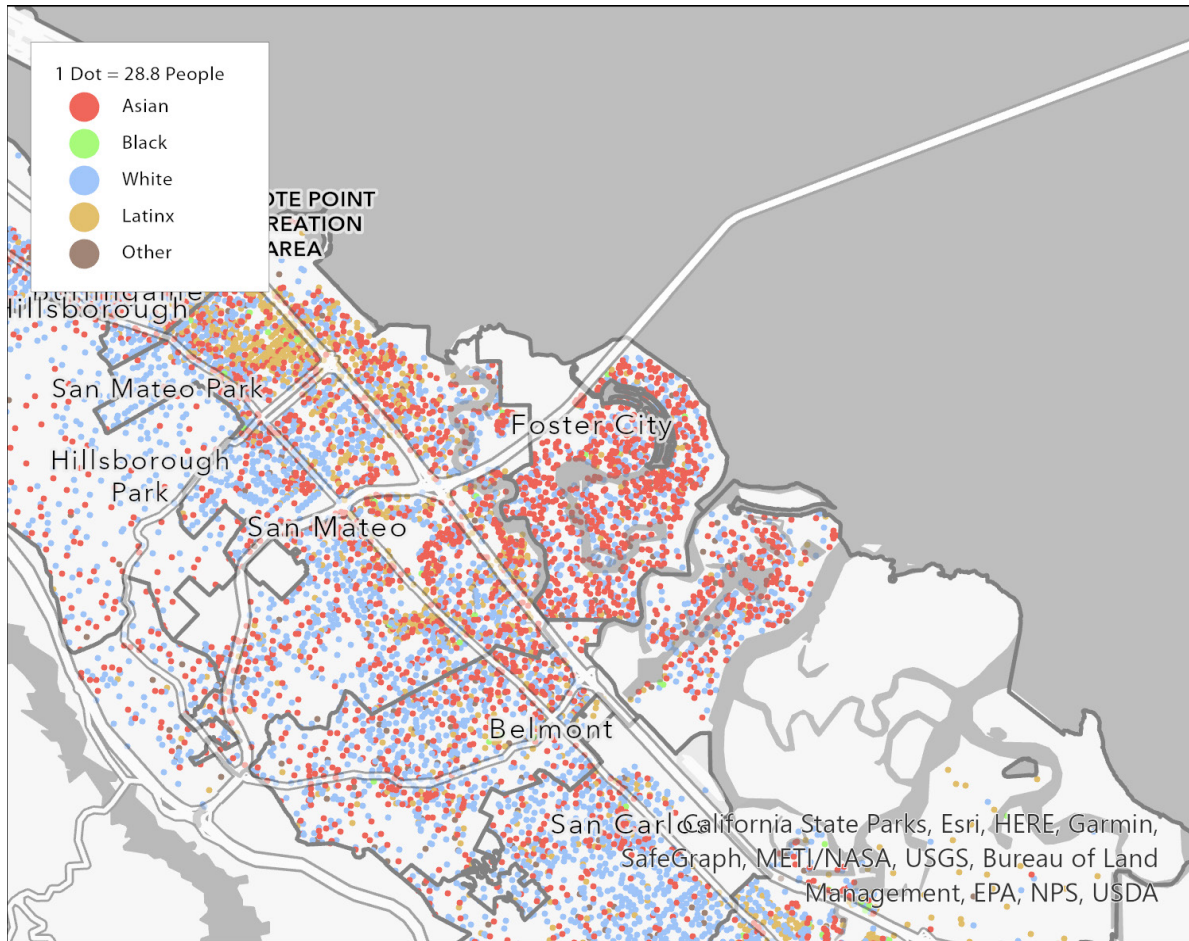


Figure 11: Racial Dot Map of Foster City and Surrounding Areas (2020)

Universe: Population.

Note: The plot shows the racial distribution at the census block level for City of Foster City and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002

Table 4: Population by Racial Group, Foster City and the Region

Race	Foster City			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	32.4%	45.4%	53.8%	28.2%
Black/African American	2.1%	1.8%	1.4%	5.6%
Latinx	5.3%	6.5%	7.2%	24.4%
Other or Multiple Races	4.3%	4.3%	5.9%	5.9%
White	55.9%	42.0%	31.8%	35.8%

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

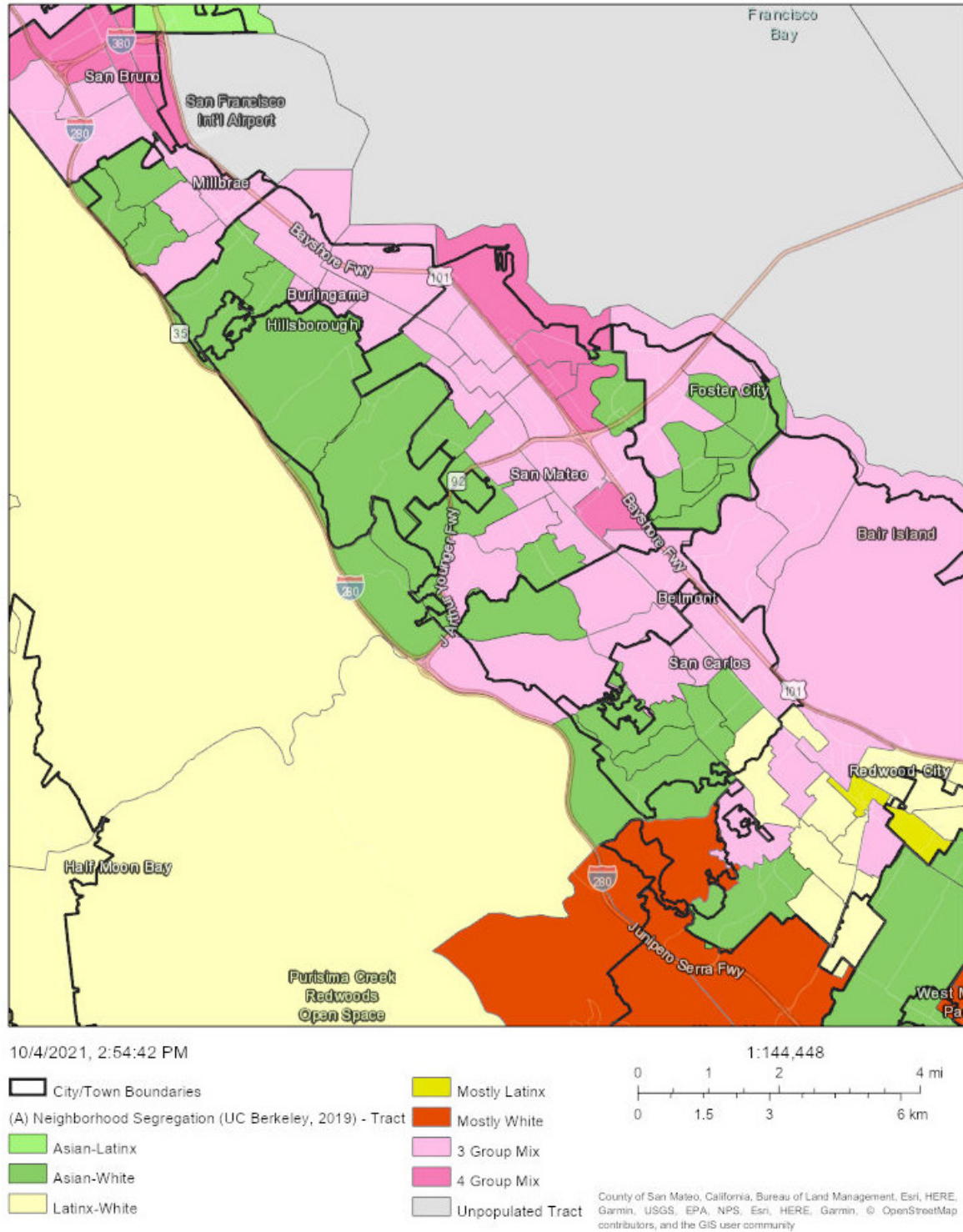
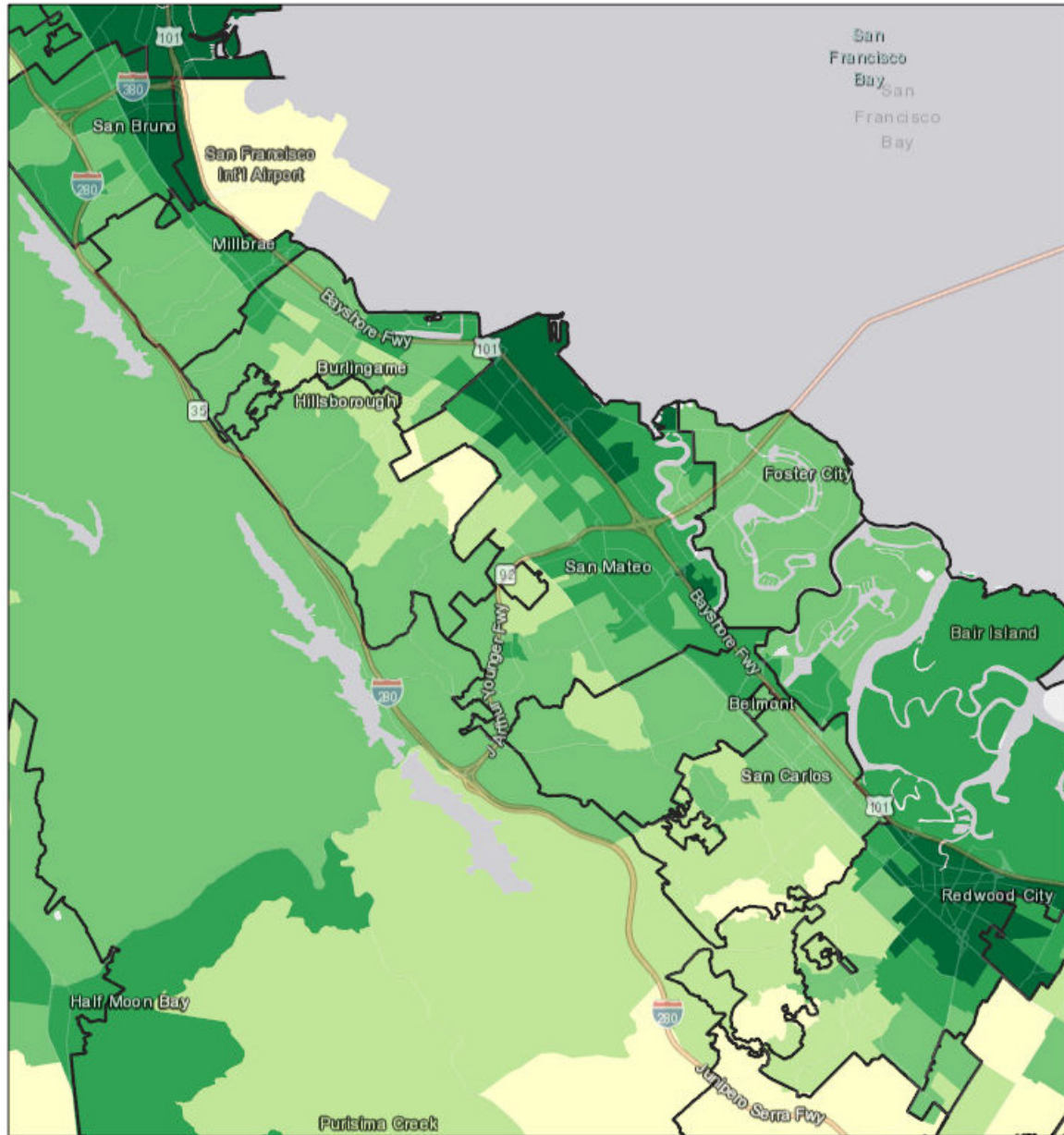
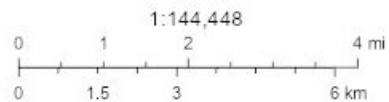


Figure 12: Neighborhood Segregation by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer



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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021. CA HCD

Figure 13: Diversity Index by Block Group, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

3.4 LOCAL AND COUNTY-WIDE DIVERSITY

As shown in Table 5, Foster City has become increasingly diverse with notable growth in the population of residents identifying as Black/African American (from 282 people in 2010 to 717 people in 2020) and Hispanic/Latino (an increase of 717 people between 2010 and 2020), although these populations have remained small overall (1.4% Black/African American and 7.2% Latinx in 2020) in comparison to White (31.8% in 2020) and Asian (58.8% in 2020) residents. Growth is most prominent in census tracts 6080.02 (744% increase in Black/African American population) and 6081 (454% increase in Hispanic/Latino population). Asian residents grew across all census tracts in Foster City—excluding 6080.01 (13% decrease). Despite comprising the largest portion of the city's population, since 2010, non-Hispanic White residents have declined throughout the city with an overall decrease of 14%.

Table 5: Population Change by Race/Ethnicity by Census Tract, 2010 to 2020

Race/Ethnicity	CT 6080.01	CT 6080.02	CT 6080.13	CT 6080.23	CT 6081	CT 6082	CT 6083	Foster City	San Mateo County
Non-Hispanic White	28%	-9%	-32%	-26%	-42%	22%	-39%	-14%	-4%
Black or African American	-45%	744%	29%	—	454%	-71%	87%	53%	-14%
American Indian or Alaska Native	—*	-100%	—	—	—	—	—	-56%	-26%
Asian	-13%	7%	2%	18%	52%	5%	37%	31%	31%
Native Hawaiian/Other Pacific Islander	-52%	—	—	—	0%	-100%	—	-84%	-9%
Hispanic or Latino	-41%	36%	174%	467%	-57%	57%	-3%	38%	7%

Note: Census tracts 6080.04 (2010) and 6080.25 (2019) are omitted from Table 10. 6080.04 was not a tract in 2020 and 6080.25 in 2010.

* Cells for census tracts with zero racial/ethnic residents are left empty.

Source: 2010 and 2020 ACS 5-year estimates

Changes in the city's racial and ethnic composition between 2010 and 2020 do not match that of San Mateo County. The population of Black residents in Foster City, for instance, doubled between 2010 and 2020 while the county's overall portion decreased. The population of Hispanic or Latino increased in Foster City by 38% while the County had a more modest increase of 7%. The percentage of non-Hispanic White population in Foster City declined by 14% and the county had a more modest decline of 4% in non-Hispanic White residents.

These trends are supported by education data in San Mateo County—discussed in Section 4.1—which shows that schools throughout the county have become increasingly diverse since the 2010-2011 school year. Asian students grew the fastest, comprising 17% of the student population in 2020-2021—this represents a five percentage point increase since the 2010-2011 school year. White students throughout the county decreased by three percentage points since 2010-2011, reaching 26% in 2020-2021.

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

Figure 14 below compares the racial demographics in Foster City to those of all 109 Bay Area jurisdictions.²² In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. Additionally, the black line within each racial group notes the percentage of the population of City of Foster City represented by that group and how that percentage ranks among all 109 jurisdictions.

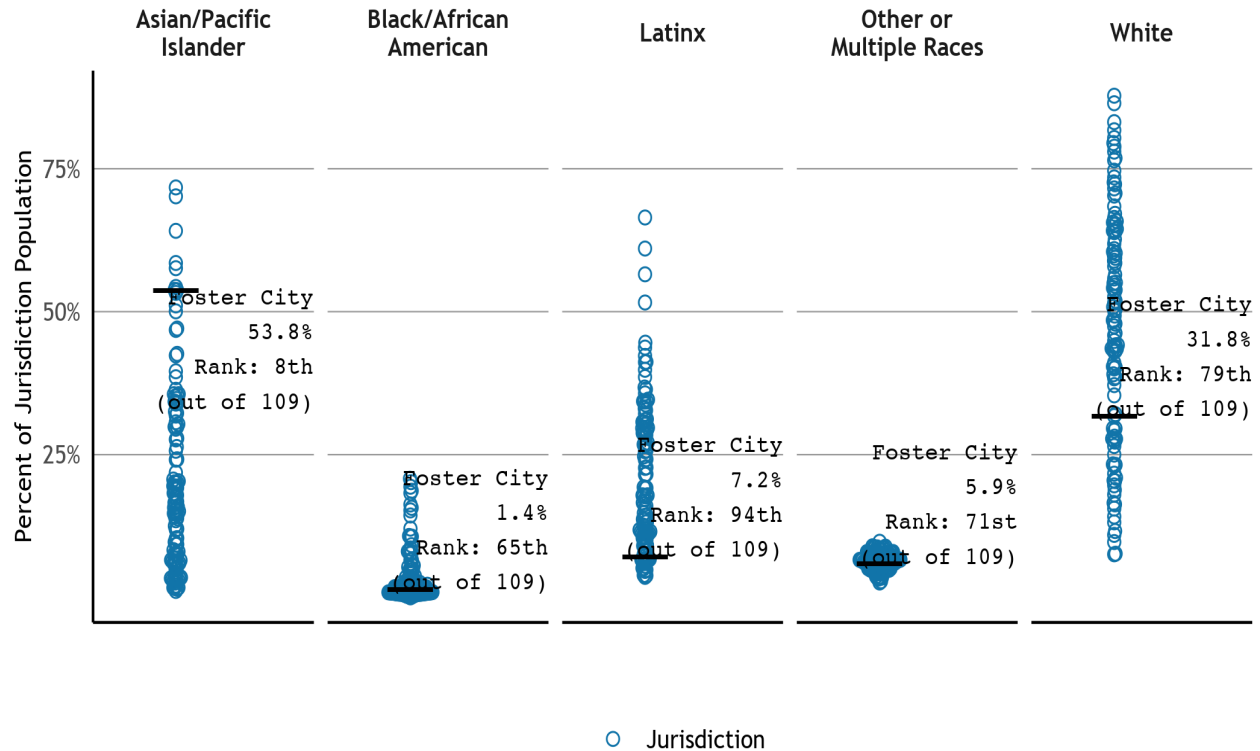


Figure 14: Racial Demographics of Foster City Compared to All Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

²² While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

The map in Figure 15 below also illustrates regional racial segregation between Foster City and other jurisdictions. This map demonstrates how the percentage of people of color in Foster City and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded White have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

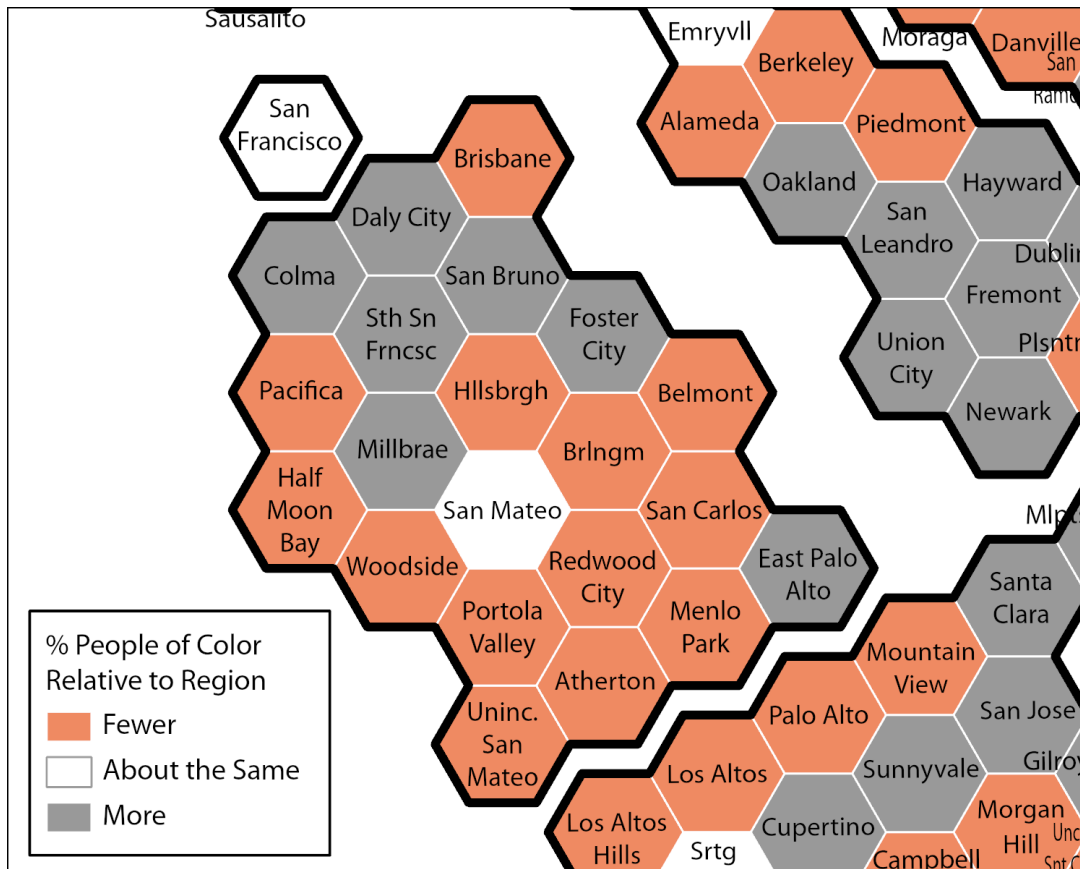


Figure 15: Comparing the Share of People of Color in Foster City and Vicinity to the Bay Area (2020)

Universe: Population.

Note: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002

3.5 INCOME SEGREGATION IN CITY OF FOSTER CITY

Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

Very low-income: individuals earning less than 50% of Area Median Income (AMI)

Low-income: individuals earning 50%-80% of AMI

Moderate-income: individuals earning 80%-120% of AMI

Above moderate-income: individuals earning 120% or more of AMI

Additionally, this report uses the term “lower-income” to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for AMI. HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

Neighborhood Level Income Segregation (within Foster City)

Income segregation can be measured using similar indices as racial segregation. Income dot maps, similar to racial dot maps, are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Foster City in Figure 16 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering as they do in Foster City, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.

The isolation index values for all income groups in Foster City for the years 2010 and 2015 can be found in Table 6 below.²³ Above Moderate-income residents are the most isolated income group in Foster City. Foster City’s isolation index of 0.531 for these residents means that the average Above Moderate-income resident in Foster City lives in a neighborhood that is 53.1% Above Moderate-income. Among all income groups, the Above Moderate-income population’s isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Similar to the tables presented earlier for neighborhood racial segregation, the “Bay Area Average” column in Table 5 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. For example, Table 6 indicates the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269, meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

²³ This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the [data source recommended for income segregation calculations](#) in HCD’s AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD’s recommendations for calculating income segregation, see [page 32 of HCD’s AFFH Guidelines](#).

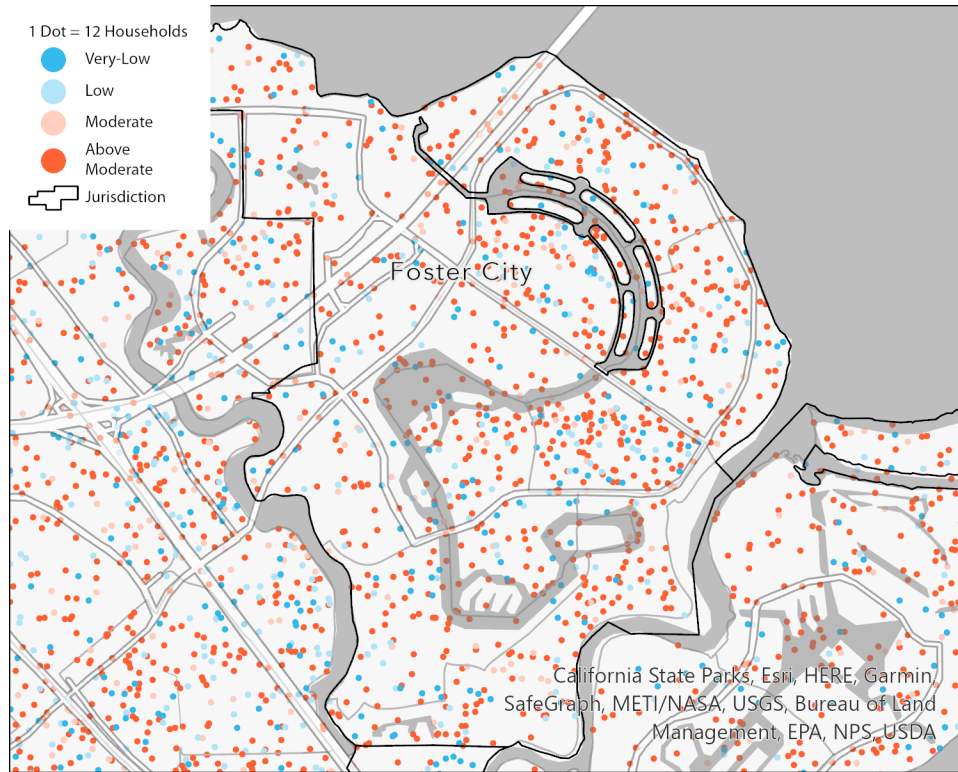


Figure 16: Income Dot Map of Foster City (2015)

Universe: Population.

Note: The plot shows the income group distribution at the census block group level for City of Foster City and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data

Table 6: Income Group Isolation Index Values for Segregation within Foster City

Income Group	Foster City		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.147	0.149	0.269
Low-Income (50%-80% AMI)	0.146	0.146	0.145
Moderate-Income (80%-120% AMI)	0.187	0.218	0.183
Above Moderate-Income (>120% AMI)	0.576	0.531	0.507

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 7 below provides the dissimilarity index values indicating the level of segregation in Foster City between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD's AFFH Guidance Memo for identifying dissimilarity for lower-income households.²⁴ Segregation in Foster City between lower-income residents and residents who are not lower-income decreased between 2010 and 2015. Additionally, Table 7 shows dissimilarity index values for the level of segregation between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Table 7: Income Group Dissimilarity Index Values for Segregation within Foster City

Income Group	Foster City		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.132	0.102	0.198
Below 50% AMI vs. Above 120% AMI	0.174	0.111	0.253

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Similar to other tables in this report, the "Bay Area Average" column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, Table 6 indicates that the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction. In 2015, the income segregation in Foster City between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions (see Table 7). This means that the lower-income residents are less segregated from other residents within Foster City compared to other Jurisdictions in the region.

The Theil's H Index values for neighborhood income group segregation in Foster City for the years 2010 and 2015 can be found in Table 8 below. The "Bay Area Average" column in this table provides the average Theil's H Index value across Bay Area jurisdictions for different income groups in 2015. By 2015, the Theil's H Index value for income segregation in Foster City was about the same amount as it had been in 2010. In 2015, the Theil's H Index value for income group segregation in Foster City was lower than the average value for Bay Area jurisdictions, indicating there is less neighborhood level income segregation in Foster City than in the average Bay Area city.

²⁴ For more information, see page 32 of HCD's AFFH Guidance Memo.

Table 8: Theil's H Index Values for Income Segregation within Foster City

Index	Foster City		Bay Area Average
	2010	2015	2015
Theil's H Multi-income	0.024	0.017	0.043

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Regional Income Segregation (between Foster City and Other Jurisdictions)

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. Income dot maps are not only useful for examining neighborhood income segregation within a jurisdiction, but these maps can also be used to explore income demographic differences between jurisdictions in the region. Figure 17 below presents an income dot map showing the spatial distribution of income groups in Foster City as well as in nearby Bay Area jurisdictions.

When looking at income segregation between jurisdictions in the Bay Area, one can examine how Foster City differs from the region. The income demographics in Foster City for the years 2010 and 2015 can be found in Table 8 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Foster City had a lower share of very low-income residents than the Bay Area as a whole, a lower share of low-income residents, a higher share of moderate-income residents, and a higher share of above moderate-income residents.

Table 9: Population by Income Group, Foster City and the Region

Income Group	Foster City		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	12.64%	13.99%	28.7%
Low-Income (50%-80% AMI)	13.63%	12.54%	14.3%
Moderate-Income (80%-120% AMI)	17.03%	20.91%	17.6%
Above Moderate-Income (>120% AMI)	56.7%	52.55%	39.4%

Universe: Population.

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

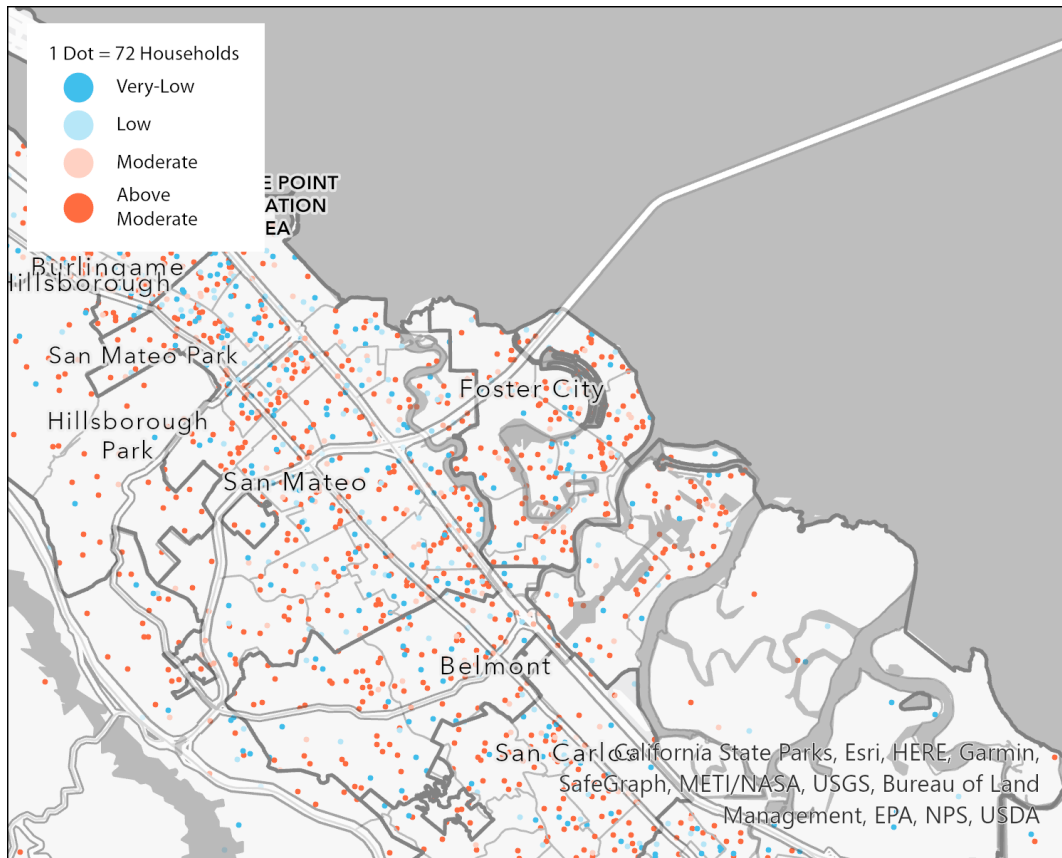


Figure 17: Income Dot Map of Foster City and Surrounding Areas (2015)

Universe: Population.

Note: The plot shows the income group distribution at the census block group level for City of Foster City and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data

Figure 18 below compares the income demographics in Foster City to other Bay Area jurisdictions.²⁵ Each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the percentage of Foster City population represented by that group and how that percentage ranks among other jurisdictions.

²⁵ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

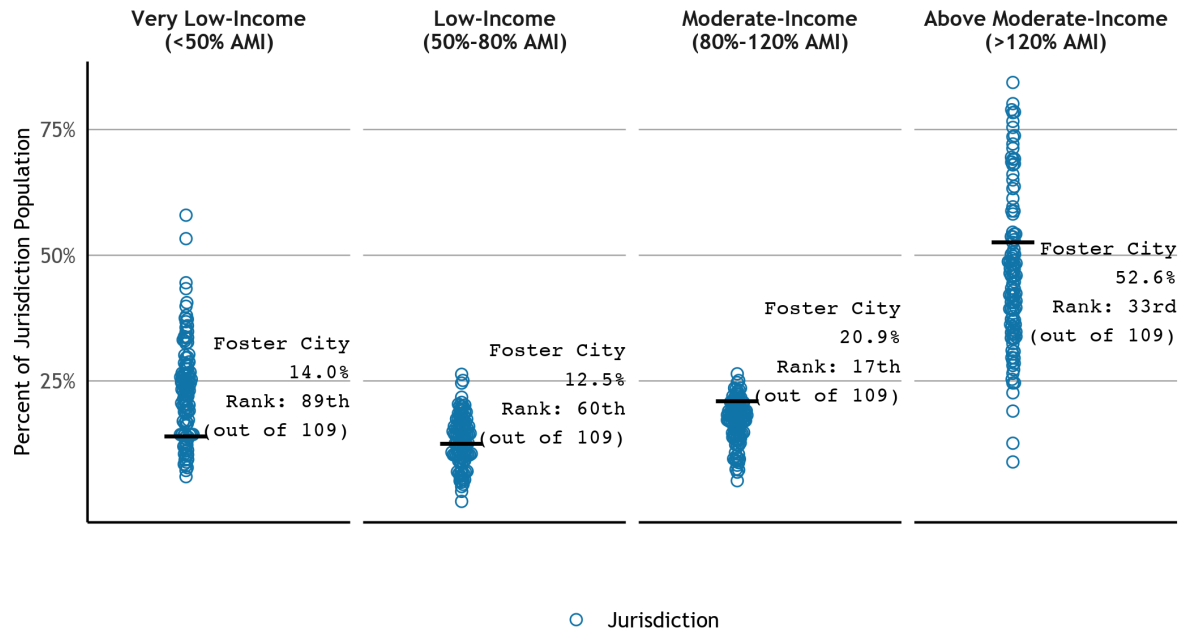


Figure 18: Income Demographics of Foster City Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Similar to the regional racial segregation measures shown in Table 10, Table 11 presents dissimilarity index, isolation index, and Theil's H index values for income segregation for the entire nine-county Bay Area in 2010 and 2015. In the previous section of this report focused on neighborhood level income segregation, segregation indices were calculated by comparing the income demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 10, these measures are calculated by comparing the income demographics of local jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table 10 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5% very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4% of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 10: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data

Foster City's households are higher income than the County and Bay area overall: 64% of Foster City households earn more than 100% of the AMI, compared to 49% for the County and 52% for the Bay area (Table 9, and Figure 21). Foster City also has fewer low-income households (earning 80% AMI and less) but the same proportion of moderate-income households (81-100% AMI). **Every block group in Foster City has a median household income of \$125,000 and more** (Figure 19). **The City has no concentrations of low-income households (Figure 19) and no areas of concentrated poverty (Figure 20).**

Table 11: Population Change by Household Income by Census Tract, 2010 to 2020

Income group	CT 6080.01	CT 6080.02	CT 6080.13	CT 6080.23	CT 6081	CT 6082	CT 6083	Foster City	San Mateo County
Less than \$50,000	5%	13%	-47%	-58%	-20%	24%	-70%	-22%	-30%
\$50,000 up to \$100,000	-49%	-31%	-30%	-1%	-50%	-62%	-39%	-44%	-27%
\$100,000 or more	17%	5%	8%	3%	46%	43%	66%	36%	45%

Note: Census tracts 6080.04 (2010) and 6080.25 (2019) are omitted from Table 10. 6080.04 was not a tract in 2020 and 6080.25 in 2010.

Source: 2010 and 2020 ACS 5-year data

Between 2010 and 2020, the number of lower-income households (<\$50,000) in Foster City declined by 22%, either because they left the city or moved to a higher income bracket (Table 11). This was offset by an increase in higher-income households (\$100,000 or more) (increase of 36%). Middle-income households (\$50,000 up to \$100,000) also declined in the city and county, though Foster City's population declined the greatest at 44% compared to the decline in the county at 27%. High-income households increased throughout the city and county, with the greatest increase in census tract 6083 (an increase of 66%).

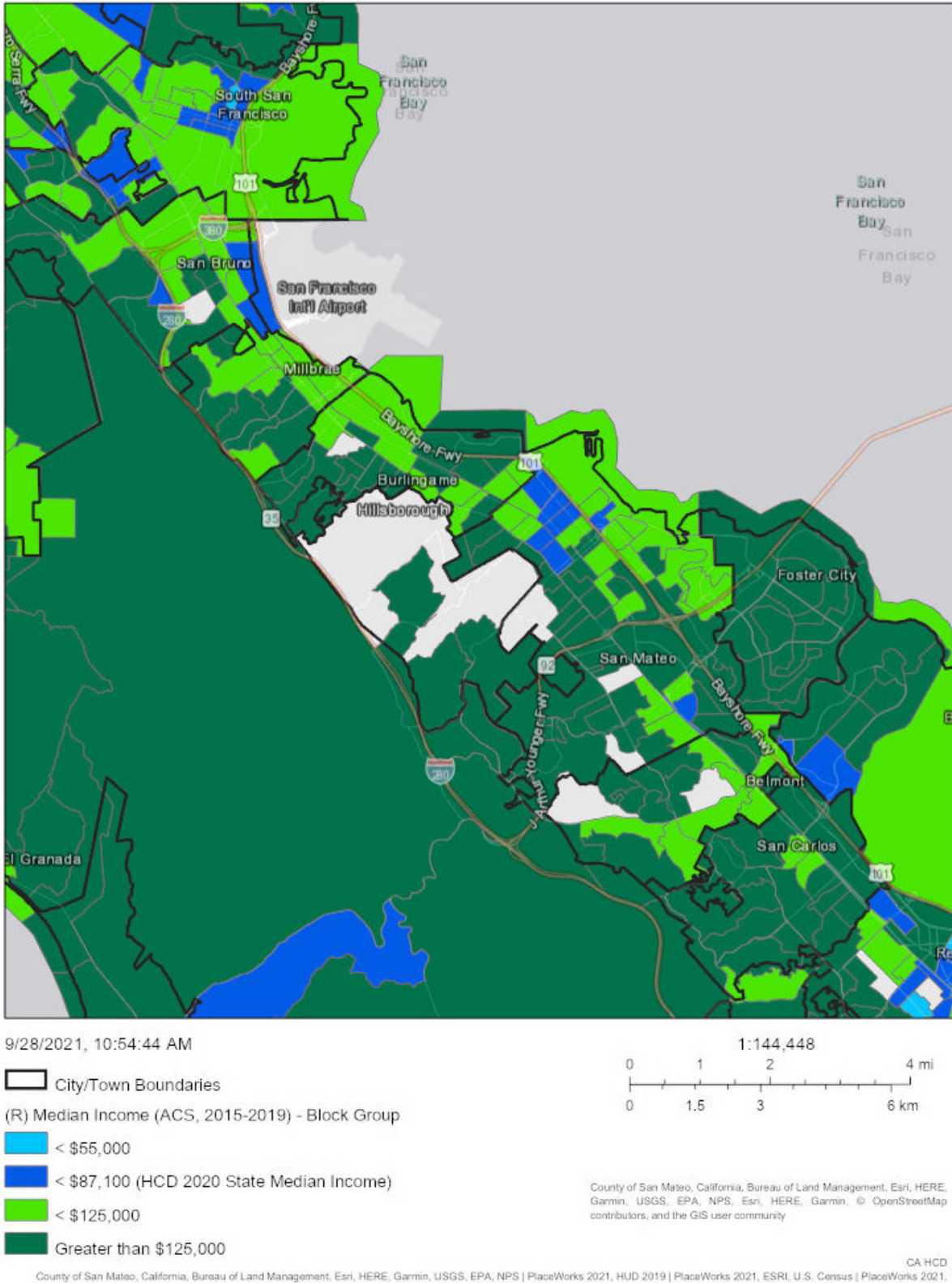


Figure 19: Median Household Income by Block Group, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

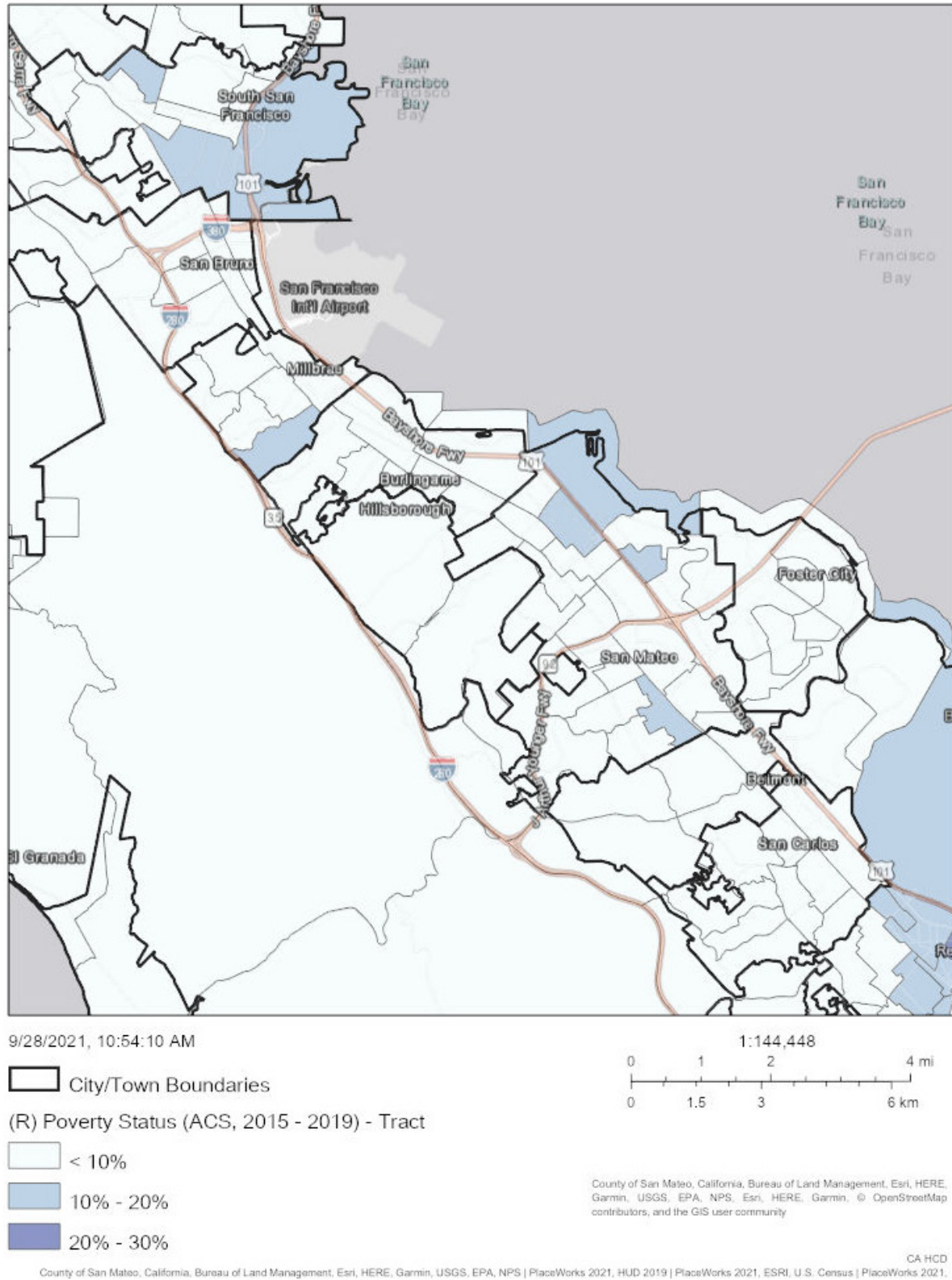


Figure 20: Poverty Status by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

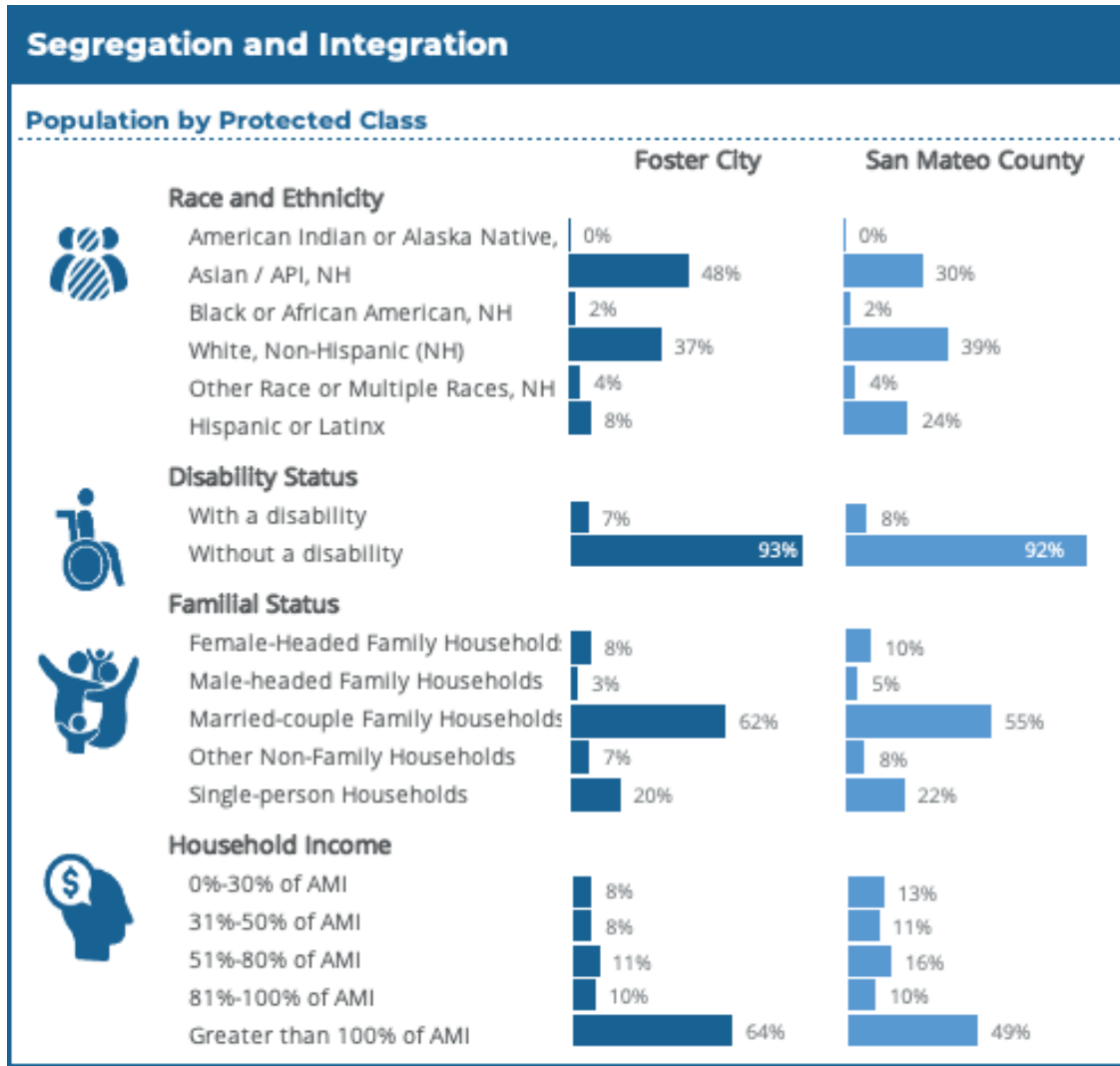


Figure 21: Segregation and Integration

Source: ABAG Housing Needs Data Workbook

Population changes among low-income residents is surprising. Data shows Foster City has more jobs than households—higher than the county and region—and all of the city’s areas have moderately high to high economic opportunity. In fact, HUD job proximity shows the city offers strong proximity to jobs with the majority of block groups scoring over 80 (on a scale of 1-100). Excluding census tract 6081, census tracts that witnessed declines in their population of lower-income residents between 2010 and 2020 were given positive economic opportunity scores of 0.75 or above. Census tract 6080.01 received a score of 0.50-0.75, despite having experienced an increase in population size (5%). Shifts in areas with high economic opportunity scores suggest that <\$50,000 households do not have equal access to jobs. Unequal employment opportunities could be driven by factors including race/ethnicity, poverty rates, and proximity of transportation options. These factors—along with trends displayed in Table 11—are analyzed in Section 4.2. Declines in population, however, could also be due to higher rates of housing vulnerability/instability and risks of displacement as Foster City’s affordable housing sites and BMR units begin to expire (e.g., Foster’s Landing). This is elaborated on in Section 5.6, Displacement.

3.6 DISABILITY STATUS

The share of the population living with at least one disability is 7% in Foster City compared to 8% in San Mateo County and 10% in the Bay Area. Foster City has no Census tracts where the population of persons with disabilities exceeds 10% (Figure 23).

Table 12: Change in Population of Persons with Disabilities by Age by Census Tract, 2012 to 2020

Age Group	CT 6080.01	CT 6080.02	CT 6080.13	CT 6080.23	CT 6081	CT 6082	CT 6083	Foster City	San Mateo County
Under 65 years	-68%	-53%	-57%	-95%	-94%	-86%	-81%	-84%	-4%
65 years and older	60%	88%	-97%	-95%	-93%	-94%	-92%	-94%	28%

Source: 2012 and 2020 ACS 5-year data

Note: American Community Survey (ACS) data by census tract for persons with disabilities in Foster City are not available prior to 2012. Foster City's population of residents with a disability significantly declined between 2012 and 2020 with 84% of residents under 65 and 94% over 65 leaving the city. This is substantially higher than the county overall where younger populations have minimally decreased (-4%) and older populations increased (28%). All census tracts in Foster City witnessed a decline its share of younger residents with a disability. This is similar for older residents, though census tracts 6080.01 and 6080.02 increased its population by 60% and 88% respectively.

Prominent changes in populations with a disability could be related to the number of FHEO cases with disability biases (Figure 22). In 2020, over 85% of FHEO cases were cited with a disability bias—similar to San Mateo County overall and the Bay Area region. Because the region and county have not experienced such steep declines, it is possible that other factors are prompting individuals with a disability to leave the area. Census tract 6081—located near Metro Senior Housing which is designated for older residents with lower-incomes—saw a sharp decline in older residents with a disability at 93%. Areas without such housing saw even greater dips in their population with tract 6080.13 experiencing the steepest decline at 97%.

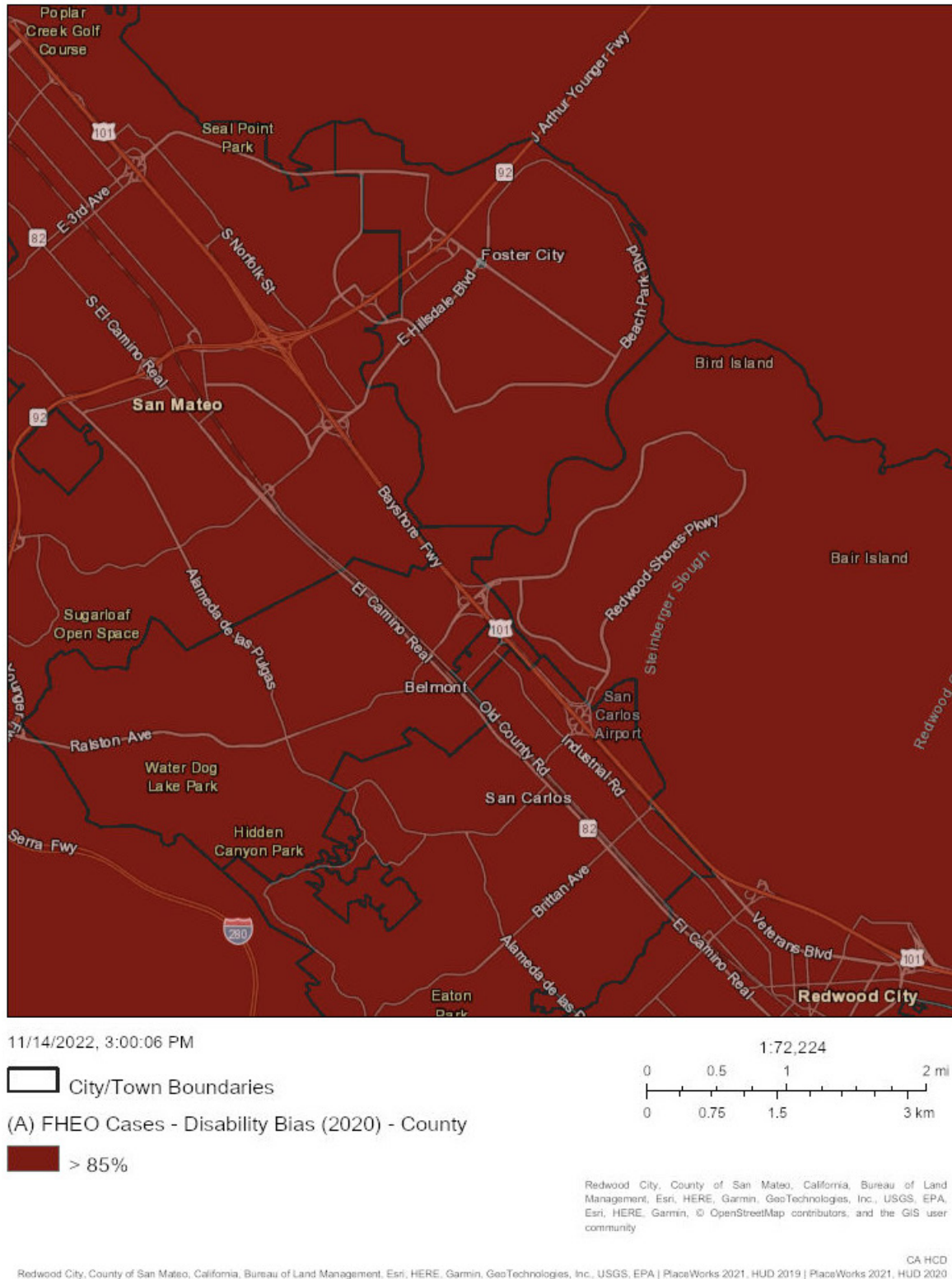


Figure 22: FHEO Cases by Disability Bias, 2020

Source: California Department of Housing and Community Development AFFH Data Viewer

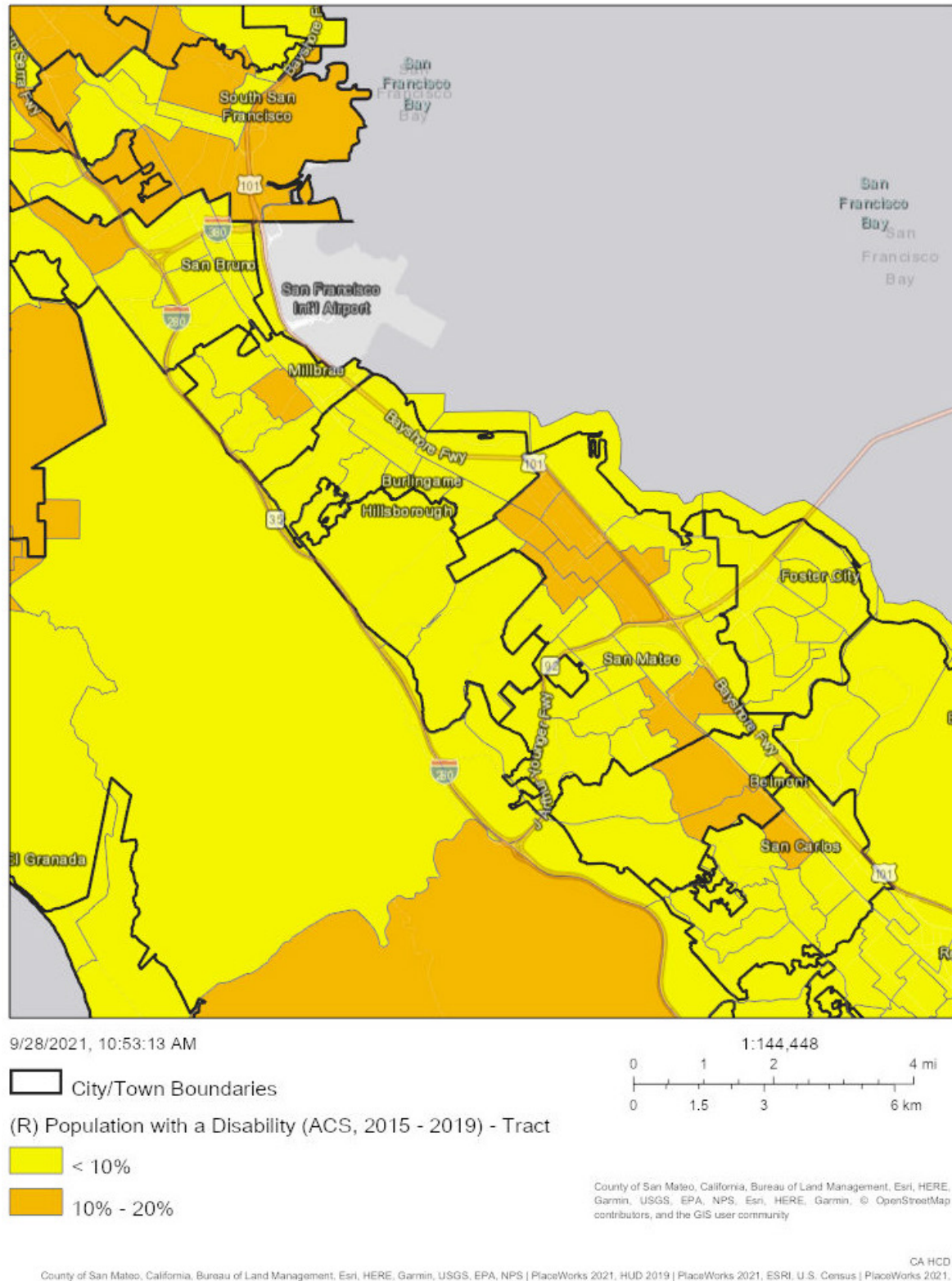


Figure 23: Percent of Population with a Disability by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

3.7 FAMILIAL STATUS

Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of nonfamily households indicate an increased need for 1- and 2-bedroom units.

Foster City's households are mostly made up of 3- to 4-person households (38%) and 2-person households (36%). Compared to the County and Bay area overall, Foster City has slightly fewer 1-person households at 20% compared to 22% in the county (Figure 24) and 5-person households (6% v. 11%). Sixty-two percent of households in Foster City are married couple households, compared to 55% in the county, 51% in the Bay Area, and 36% of all households have children under the age of 18, compared to 33% in the county and 32% in the Bay Area (Figure 25).

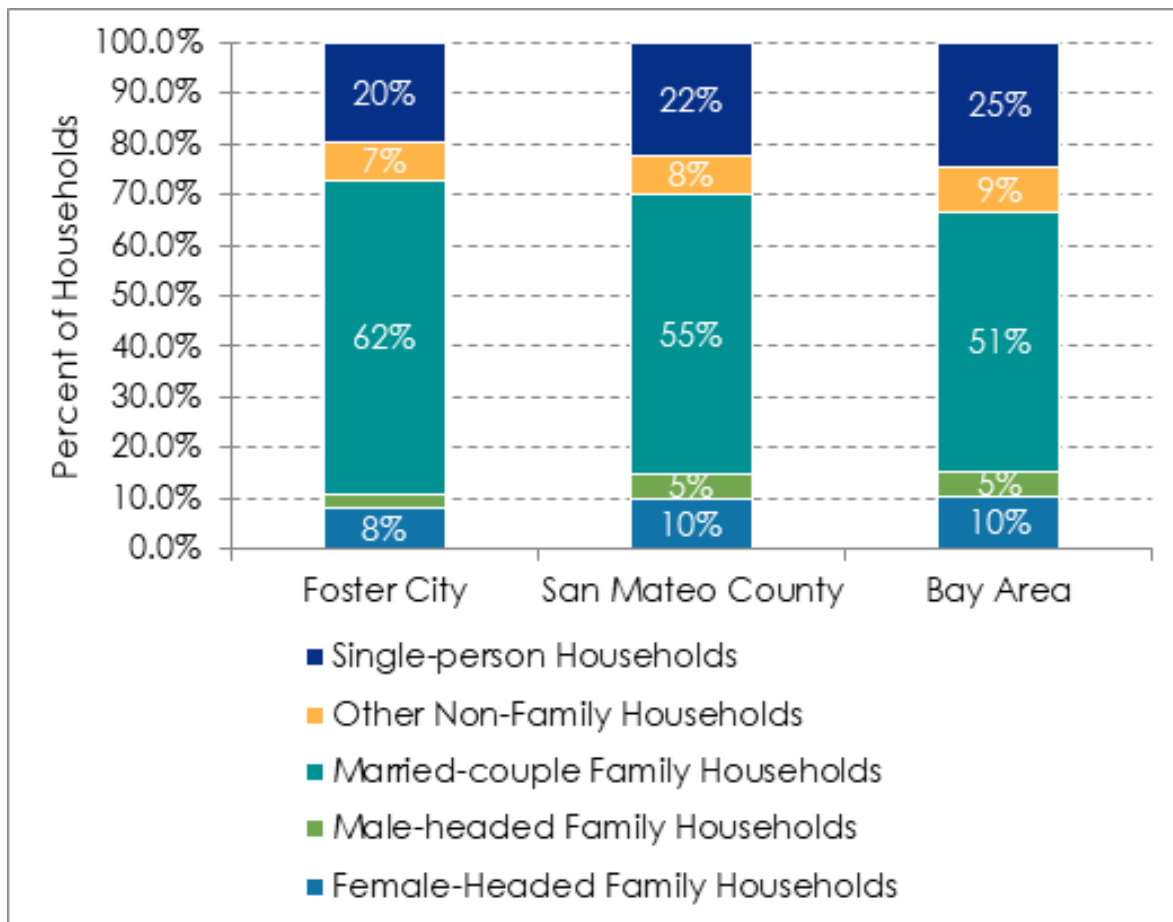


Figure 24: Household Type, 2019

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

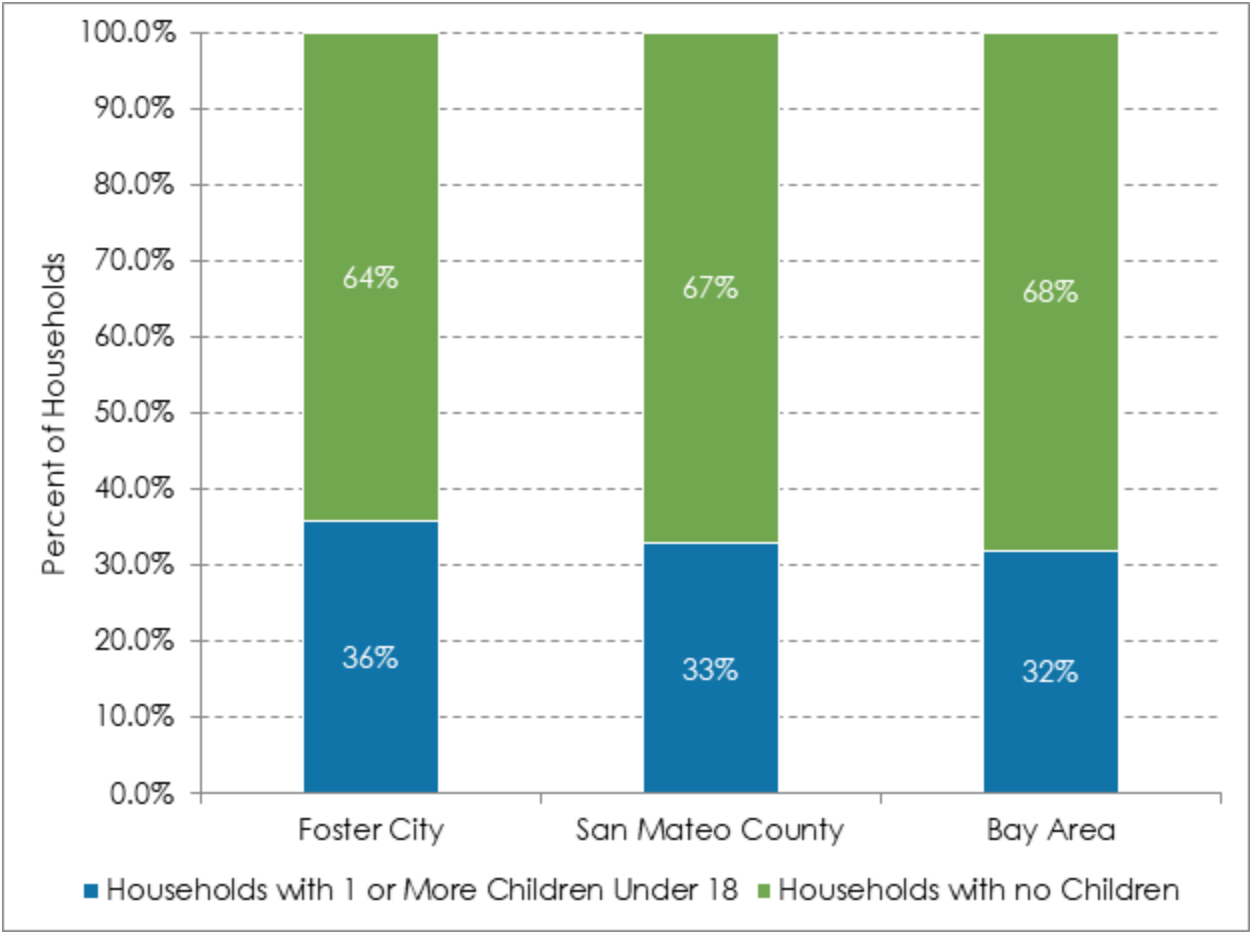


Figure 25: Households by Presence of Children, 2019

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11005

The City has fewer adults living alone than in the County and Bay area overall and no concentrations of adults living alone, suggesting that access to in-home services and care for single, older adults is less critical for Foster City than some surrounding communities. However, the City's age distribution has shifted upwards since 2000 (Figure 26) and these accommodations may grow in demand if older adults in Foster City age in place.

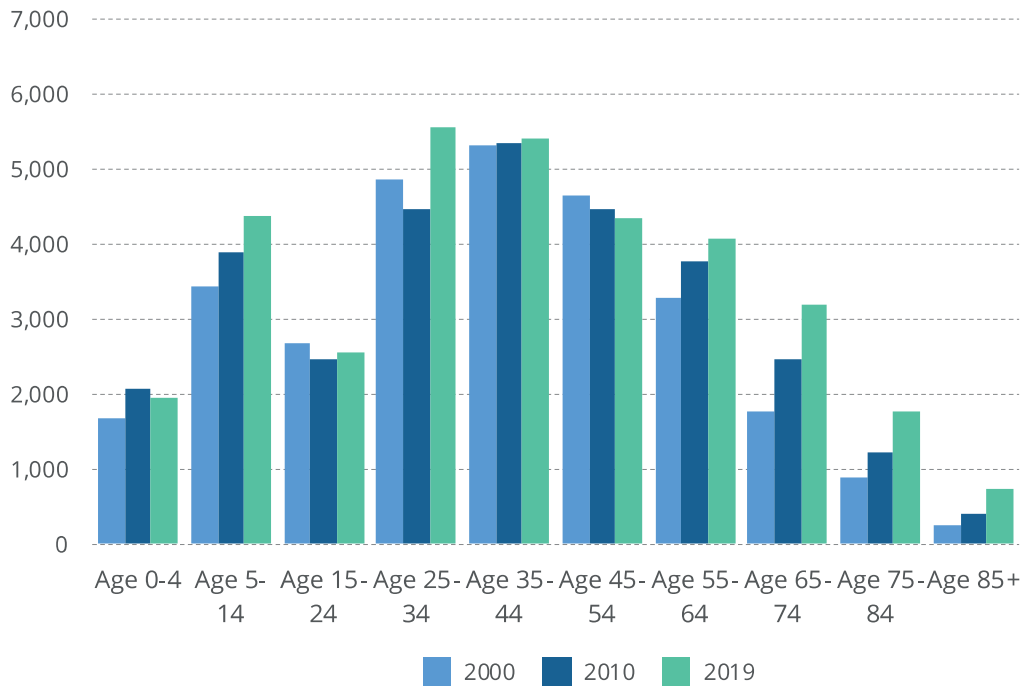


Figure 26: Age Distribution, Foster City, 2000-2019

Source: ABAG Housing Needs Data Workbook

Many of Foster City's married couples rent housing: of the nearly 8,000 married couple families in the city, 40% rent their homes (Figure 27). Renters are more likely to be living in 1- and 2-bedroom units than owners (Figure 28), and owners are more likely to be occupying 3- to 4- and 5-bedroom units. **To the extent that larger renter households desire to live in Foster City, the lack of rental housing stock to accommodate their needs could limit their access to housing in the city.**

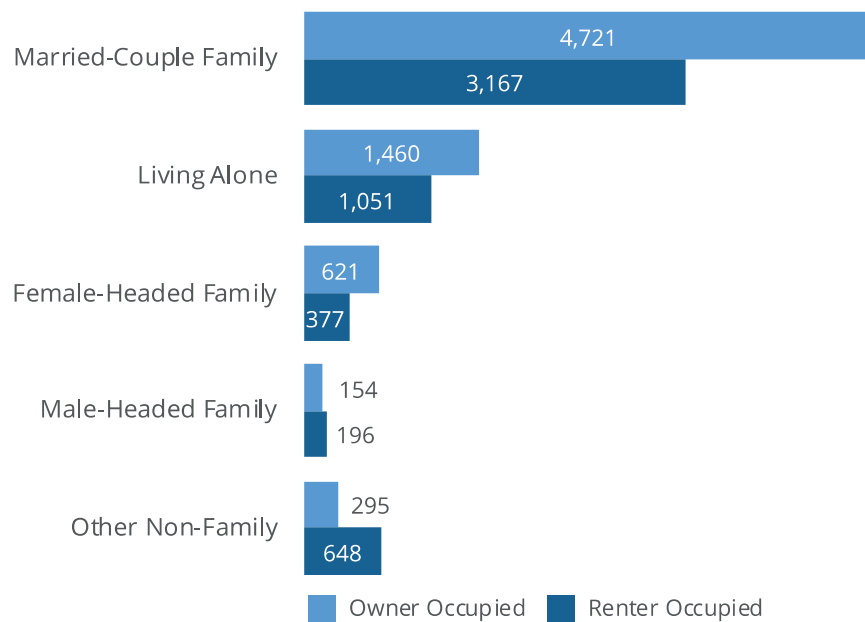


Figure 27: Household Type by Tenure, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

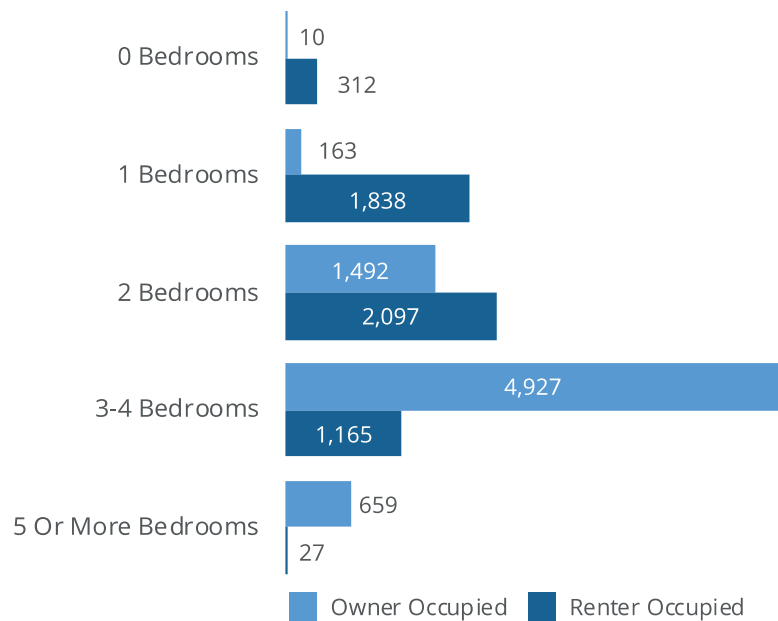


Figure 28: Housing Units by Number of Bedrooms and Tenure, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

3.8 RACIALLY OR ETHNICALLY CONCENTRATED AREAS

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.²⁶

It is important to note that R/ECAPs and RCAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

For this study, the poverty threshold used to qualify a tract as an R/ECAP was three times the average census tract poverty rate countywide—or 19.1%. In addition to R/ECAPs that meet the HUD threshold, this study includes edge or emerging R/ECAPs which hit two thirds of the HUD defined threshold for poverty—emerging R/ECAPs in San Mateo County have two times the average tract poverty rate for the County (12.8%).

In 2010 there were three census tracts that qualify as R/ECAPs (19.4% poverty rate) in the County and 11 that qualify as edge R/ECAPs (13% poverty rate). In 2019 there were two census tracts that qualify as R/ECAPs (19.1% poverty rate) in the County and 14 that qualify as edge R/ECAPs (12.8% poverty rate).

None of the R/ECAPs were located in Foster City in 2010 or 2019.

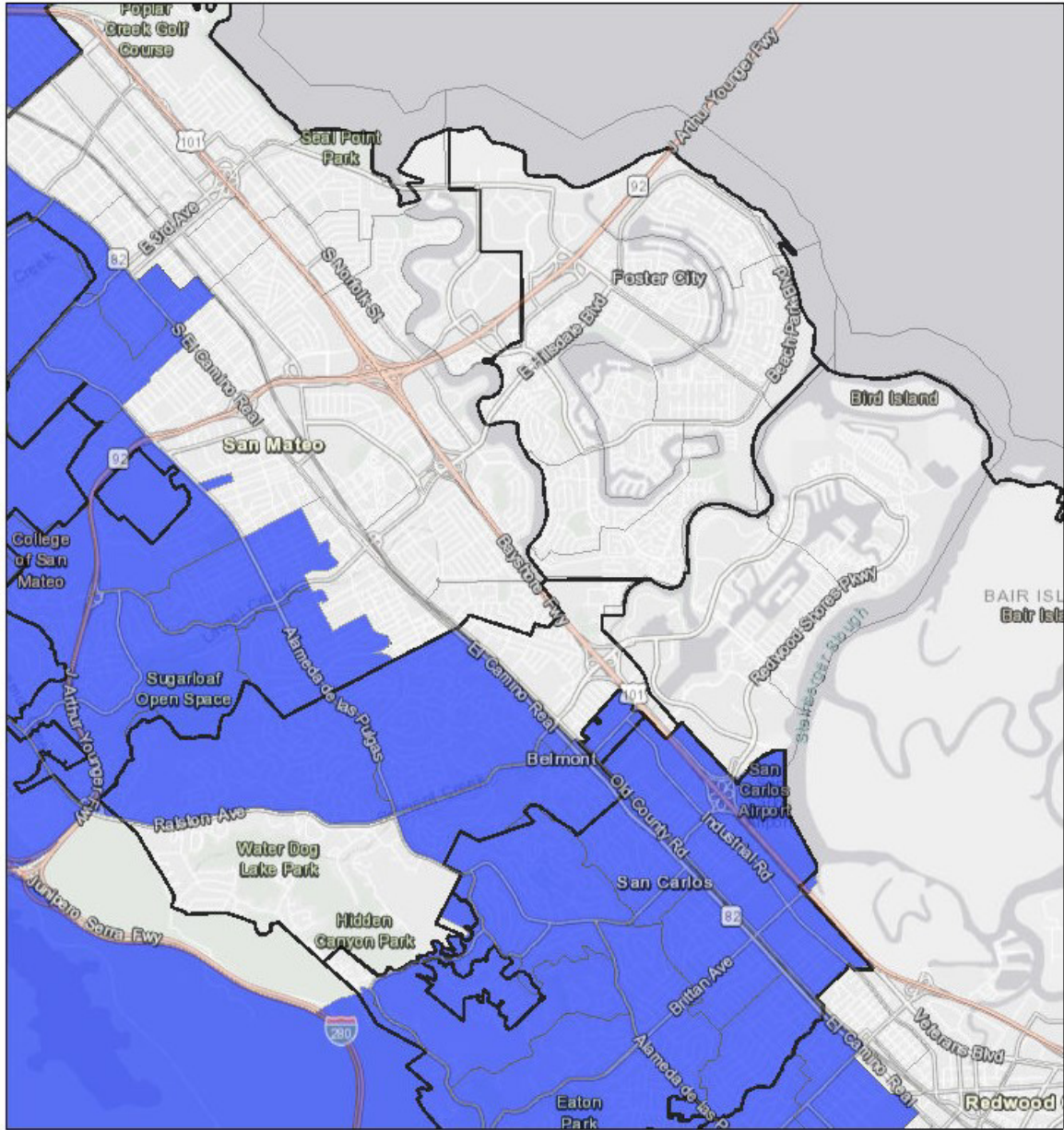
²⁶ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124.

3.9 RACIALLY CONCENTRATED AREAS OF AFFLUENCE

HCD's definition of a Racially Concentrated Area of Affluence (RCAA) is:

- A census tract that has a percentage of total White population that is 1.25 times higher than the average percentage of total White population in the given COG region, and a median income that was 2 times higher than the COG AML.

As shown in Figure 29, Foster City is not a RCAA. Importantly, Foster City's neighboring jurisdictions—such as Redwood City and San Mateo City—also are not RCAAs. Western and Southwestern jurisdictions (e.g., San Carlos, Half Moon Bay, Woodside, and Porto la Valley), however, are significantly more likely to be RCAAs.



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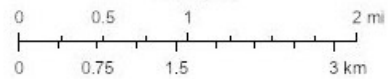
City/Town Boundaries

(R) Racially Concentrated Areas of Affluence "RCAA" (ACS, 2015 -2019) - Tract

0 - Not a RCAA

1 - RCAA

1:72,224



Redwood City, County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Redwood City, County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020

Figure 29: Racially Concentrated Areas of Affluence by Census Tract, 2015-2019

Source: California Department of Housing and Community Development AFFH Data Viewer

4 ACCESS TO OPPORTUNITY

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment.

Access to Opportunity

“Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

4.1 EDUCATION

TCAC’s education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC’s educational opportunity map, every census tract in Foster City scores higher than 0.75—indicating the highest positive educational outcomes (Figure 36). Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Foster City is served by the San Mateo Union High School District (SMUHSD) and the San Mateo-Foster Elementary School District (SMFCSD). The SMFCSD operates 20 schools serving San Mateo and Foster City, including 14 elementary schools, three middle schools, and three elementary-middle schools. The SMFCSD operates four elementary schools and one middle school in Foster City. The SMUHSD operates six high schools and one continuation high school serving the communities of Burlingame, Foster City, Hillsborough, Millbrae, San Mateo, and San Bruno. There is no high school located in Foster City. The SMUHSD operates three high schools that serve households in Foster City: Aragon High School, Hillsdale High School, and San Mateo High School. SMUHSD increased enrollment by 16% from 2010 to 2020 and

the SMFCSD enrollment increased by 1% over the same time. However, **both districts lost students during the COVID pandemic.**

SMUHSD enrollment by race and ethnicity is similar to the Countywide distribution. However, there is a higher proportion of Asian students in San Mateo Union (23% compared to 17% countywide), a smaller proportion of Filipino students (5% compared to 8% countywide) and Hispanic students (32% compared to 38% countywide).

The SMFCSD has the second highest share of homeless students, with 2% of students experiencing homelessness. The district also has a high share of English learners compared to the countywide proportion (26% compared to 20% countywide). Overall, **the elementary district is more diverse than the countywide average.**

Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards at 69% followed by San Mateo Union High with 68%. **Pacific Islander, Hispanic, and Black students in the SMUHSD were less likely to meet the admission standards,** with rates of 29%, 46%, and 46% respectively. Homeless students in the SMUHSD are less likely to meet UC or CSU admission standards compared to other school districts in the county—only 21% of students experiencing homelessness met admission rates in 2020-2021, on par with Jefferson Union (21%) but significantly lower than Sequoia Union (36%).

San Mateo County's school districts have high college-going rates at 70% or higher— SMUHSD had the highest college-going rate at 77% and La Honda-Pescadero the lowest at only 32% in 2020-2021). College-going rates are highest for the county's Asian student body. This is also true for Foster City—86% of Asian students attended college after graduation in the 2017-2018 school year, a slightly higher rate than White students (84%). Rates among Black/African American students are highest in the SMUHSD at 82%. Data on college-going rates by school district and race/ethnicity are presented in Figures 30 and 31.

As shown in Figures 31 and 32, gaps in access to postsecondary education are prominent between White and Hispanic students and students with disabilities and those learning English. In every school district, White students had a higher college-going rate than Hispanic students with the largest gap in South San Francisco Unified (91% v. 68%). This suggests that while Hispanic students have access to the city's high schools, there are disparities in postsecondary education access. Students with disabilities and those learning English in San Mateo County's school districts are also more likely to face barriers in receiving a college education. SMUHSD, however, had the highest college-going rate for English learners (63%) and second highest for students with disabilities in 2017-2018 (69%). Jefferson Union led the county in college-going rates for students with disabilities during this time with 71% attending college (Figure 32).

Postsecondary education access has implications for long-term financial success and equal access is implicated in financial gaps—this is especially true for San Mateo County where incomes must match high housing costs. As displayed in Figure 33, county residents with a bachelor's degree earn 115% more than those with a high school diploma. This gap is wider than both California and the nation with gaps in earnings at 100% and 76%, respectively.

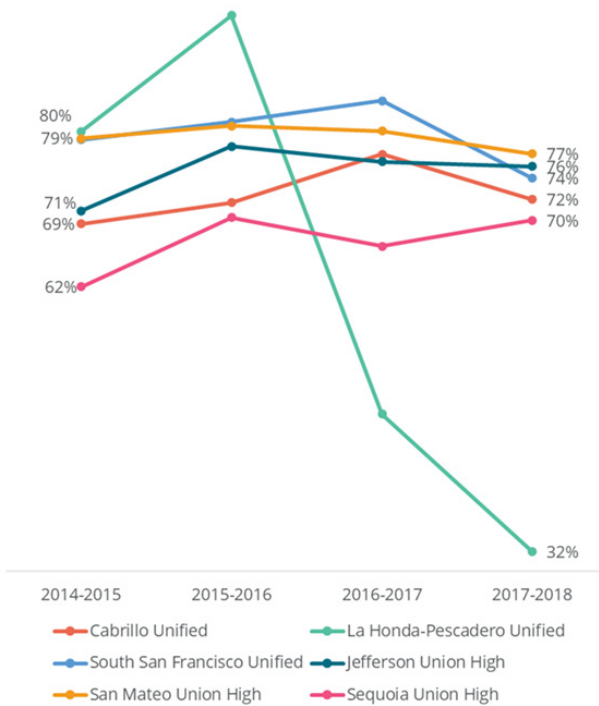


Figure 30: College-Going Rates, 2014-2015 to 2017-2018

Source: California Department of Education and Root Policy Research

Barriers to positive education outcomes and access to high performing schools in the city involve various factors—absenteeism, extenuating circumstances, and drop out and discipline (e.g., suspension) rates. In Foster City, Pacific Islander students experience chronic absenteeism at a disproportionately higher rate than other students—32% of students identifying as Pacific Islander were considered chronically absent in the 2020-2021 school year. This represents a 26 percentage point gap between rates for the overall student body (6%). Chronic absenteeism for the county overall are similar—Pacific Islander (26%), Black/African American (18%), and Hispanic (15%) students had the highest rates compared to the county’s student body (10%). Students with disabilities are also more likely to be chronically absent—Bayshore Elementary was the only school district to have lower rates of chronic absenteeism for students with disabilities than all students in the district. Absenteeism among San Mateo County’s students are presented in Figures 34 and 35.

Although SMUHSD has relatively low dropout rates—4% of students—compared to other districts in the county, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.**

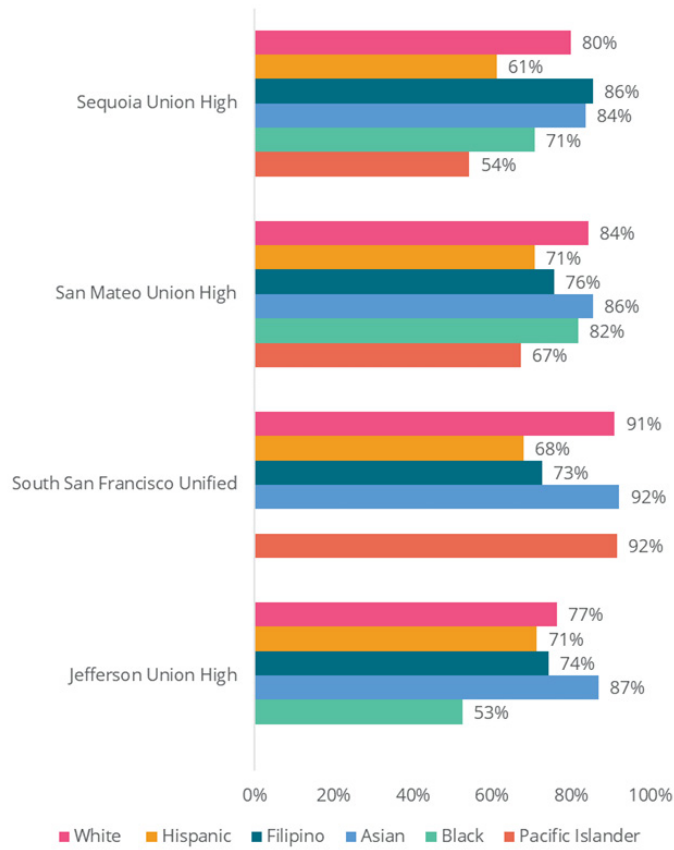


Figure 31: College-Going Rates by Race and Ethnicity, 2017-2018

Note: Cabrillo Unified and La Honda-Pescadero Unified are not included here because they do not report the data, likely due to small sample sizes.

Source: California Department of Education and Root Policy Research

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

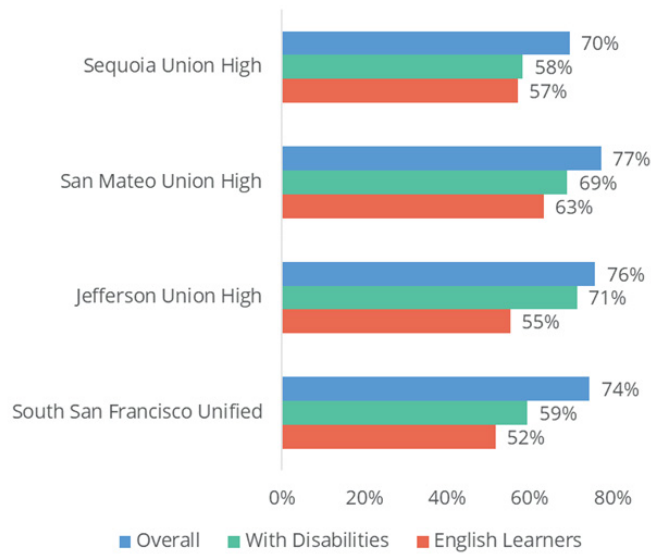


Figure 32: College-Going Rates for Students with Disabilities and English Learners, 2017-2018

Note: Cabrillo Unified and La Honda- Pescadero Unified are not included here because they do not report the data, likely due to small sample sizes.

Source: California Department of Education and Root Policy Research

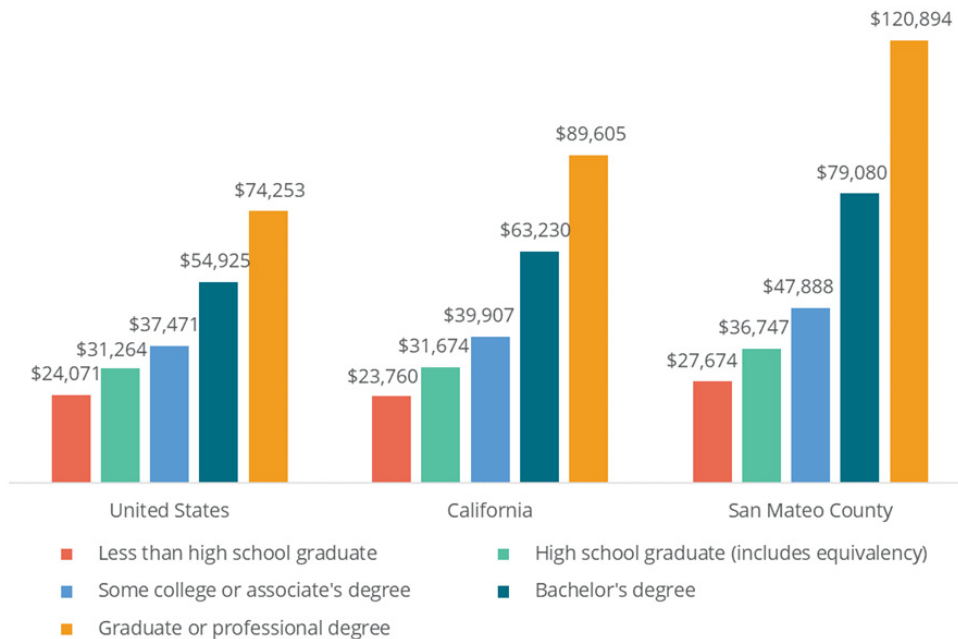


Figure 33: Median Annual Earnings by Educational Attainment, 2019

Source: 2019 ACS 5-year data

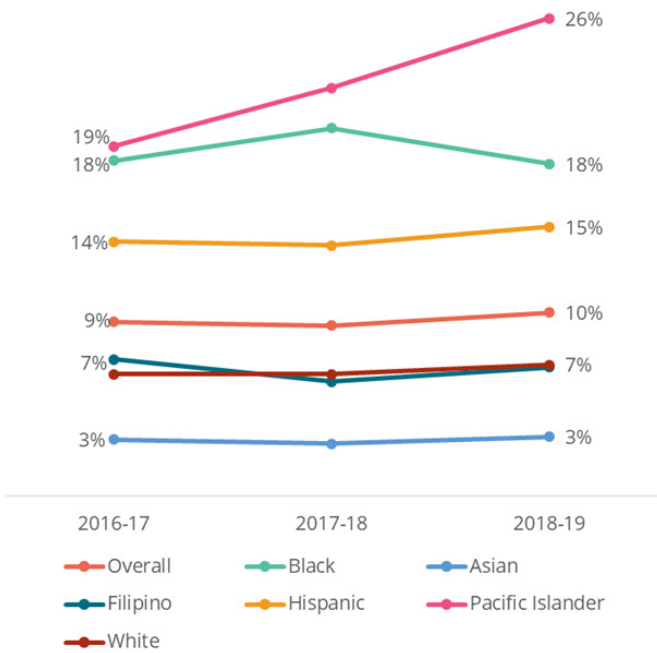


Figure 34: Chronic Absenteeism by Race and Ethnicity, 2016-2017 and 2018-2019

Source: California Department of Education and Root Policy Research

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

School District	Total	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	10%	5%	(no data)	5%	11%	(no data)	10%
La Honda-Pescadero	16%	(no data)	(no data)	(no data)	14%	(no data)	18%
South San Francisco	13%	4%	16%	7%	17%	31%	12%
High & Elementary School Districts							
Jefferson Union High School	15%	8%	22%	11%	22%	18%	15%
Bayshore Elementary	12%	5%	12%	0%	18%	19%	46%
Brisbane Elementary	12%	3%	(no data)	12%	17%	(no data)	17%
Jefferson Elementary	12%	5%	28%	6%	13%	25%	23%
Pacifica	7%	4%	12%	6%	9%	21%	7%
San Mateo Union High School	10%	3%	18%	4%	17%	21%	9%
Burlingame Elementary	5%	2%	15%	5%	10%	20%	5%
Hillsborough Elementary	4%	1%	(no data)	4%	4%	(no data)	6%
Millbrae Elementary	10%	3%	6%	17%	16%	26%	14%
San Bruno Park Elementary	12%	5%	10%	4%	14%	32%	9%
San Mateo-Foster City	6%	2%	9%	2%	10%	32%	4%
Sequoia Union High School	17%	6%	23%	8%	23%	33%	10%
Belmont-Redwood Shores	5%	3%	8%	5%	12%	17%	5%
Las Lomas Elementary	4%	2%	0%	(no data)	7%	(no data)	3%
Menlo Park City Elementary	3%	1%	8%	7%	5%	14%	3%
Portola Valley Elementary	4%	0%	(no data)	(no data)	6%	(no data)	3%
Ravenswood City Elementary	16%	0%	20%	(no data)	15%	24%	21%
Redwood City Elementary	10%	2%	19%	3%	12%	18%	4%
San Carlos Elementary	4%	2%	27%	8%	7%	(no data)	3%
Woodside Elementary	8%	0%	0%	(no data)	12%	(no data)	7%
Total	10%	3%	18%	7%	15%	26%	7%

Figure 35: Chronic Absenteeism by Race/Ethnicity and District, 2018-2019

Source: California Department of Education and Root Policy Research

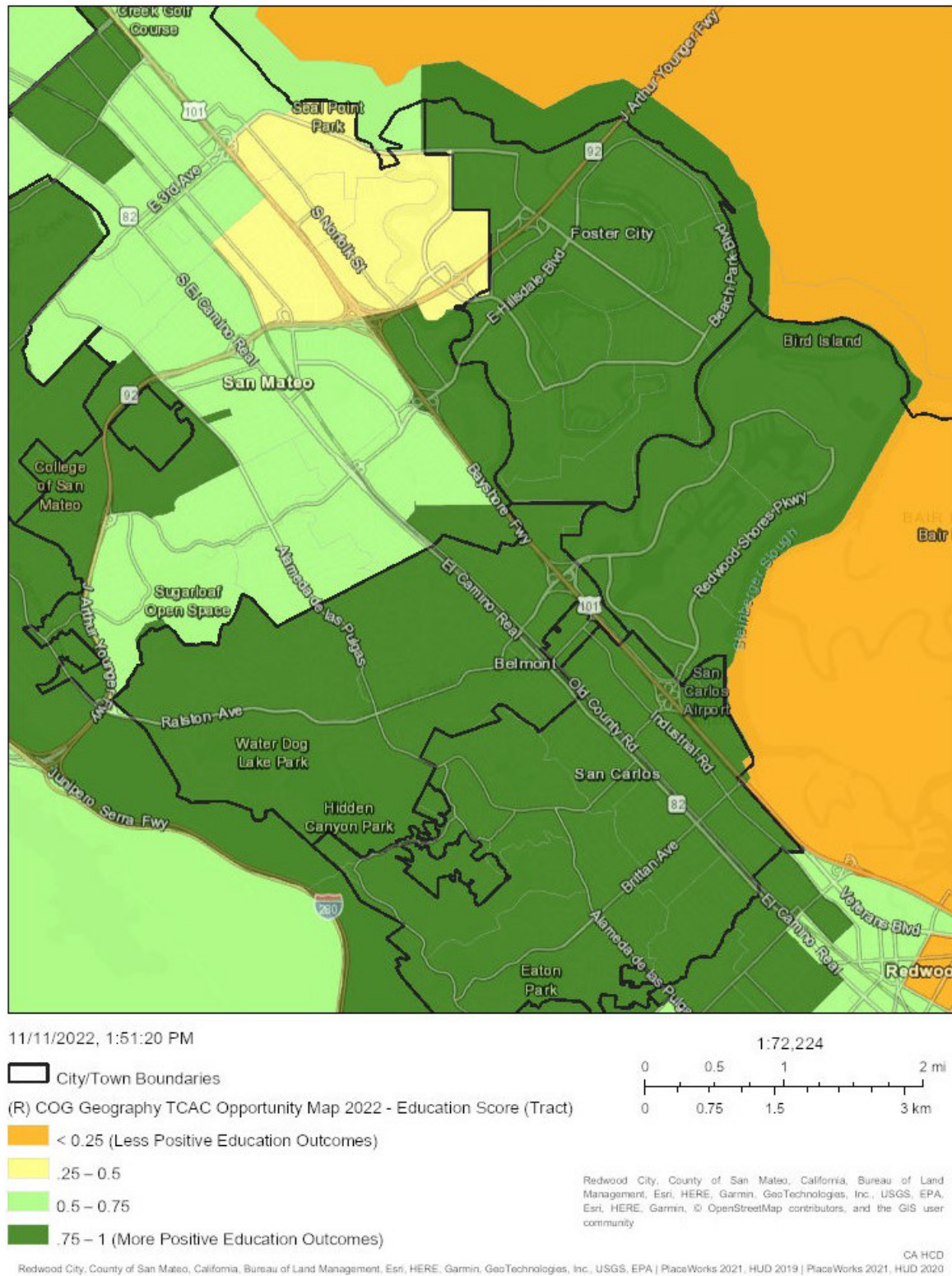


Figure 36: TCAC Opportunity Areas Education Score by Census Tract, 2022

Source: California Department of Housing and Community Development AFFH Data Viewer

4.2 EMPLOYMENT

The Professional & Managerial Services industry dominates jobs in Foster City. Jobs in this industry have grown substantially since 2002 (Figure 37). In 2002, fewer than 4,000 jobs were in the Professional & Managerial Services industry; this was about the same number as Manufacturing and Finance. Jobs in the Professional & Managerial Services industry reached 9,000 in 2018—twice as many as the next highest industry of Finance. No other employment industry posted this volume of job growth.

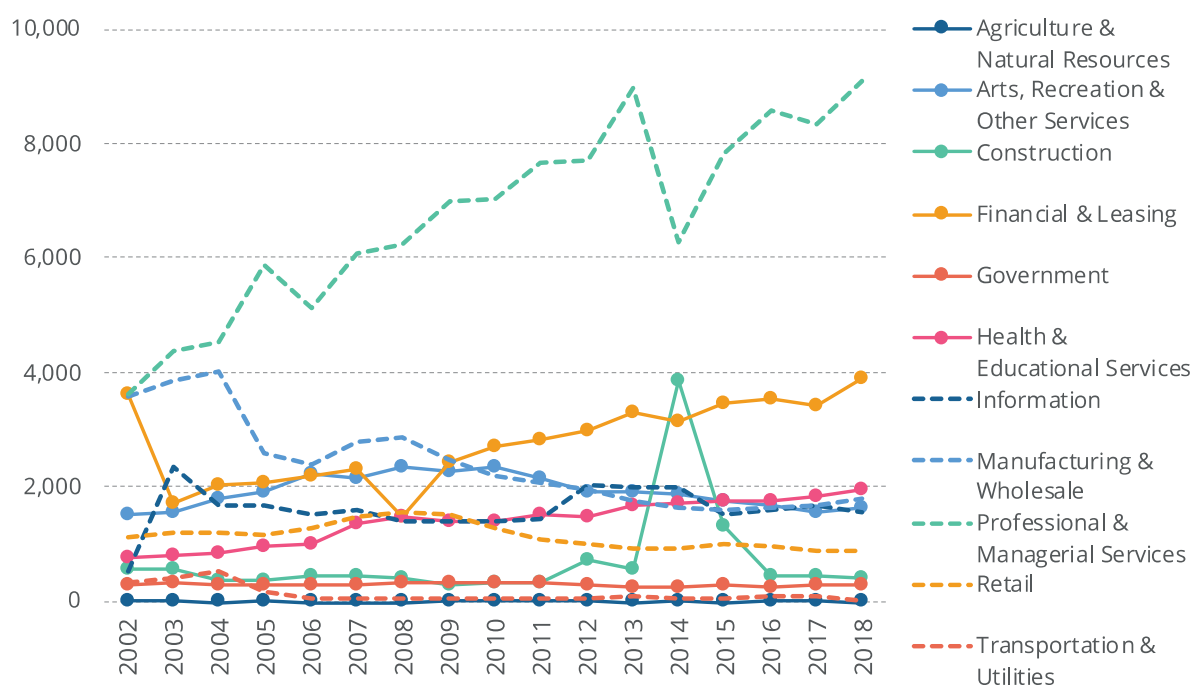


Figure 37: Jobs by Industry, Foster City, 2002-2018

Source: ABAG Housing Needs Data Workbook

Foster City has more jobs than households, meaning that workers must commute into the City for work—particularly for essential positions that cannot be performed remotely. Most job holders in Foster City work in professional and managerial jobs and health care and education (Figure 38)—with the latter being moderate wage positions. Foster City has a higher jobs-to-household ratio at 1.76 in 2018 than the County at 1.59 and Bay area overall at 1.47 (Figure 39) and a lower unemployment rate of 4.1% as of January 2021 compared to the County at 6.6% and the Bay Area as a whole at 5.9%.²⁷ All census tracts in Foster City had unemployment rates less than 8.08% as of January 2018 (Figure 40).

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value and is shown in Figure 41. **All areas of Foster City have moderately high to high economic opportunity.**

²⁷ California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

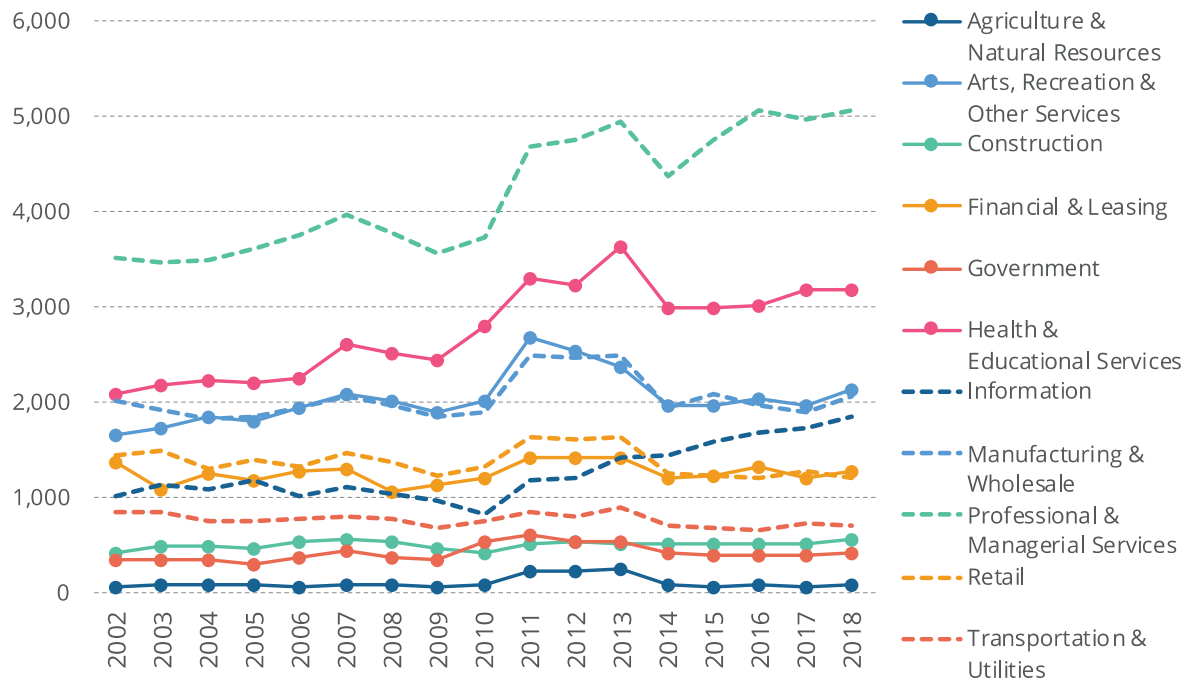


Figure 38: Job Holders by Industry, Foster City, 2002-2018

Source: ABAG Housing Needs Data Workbook

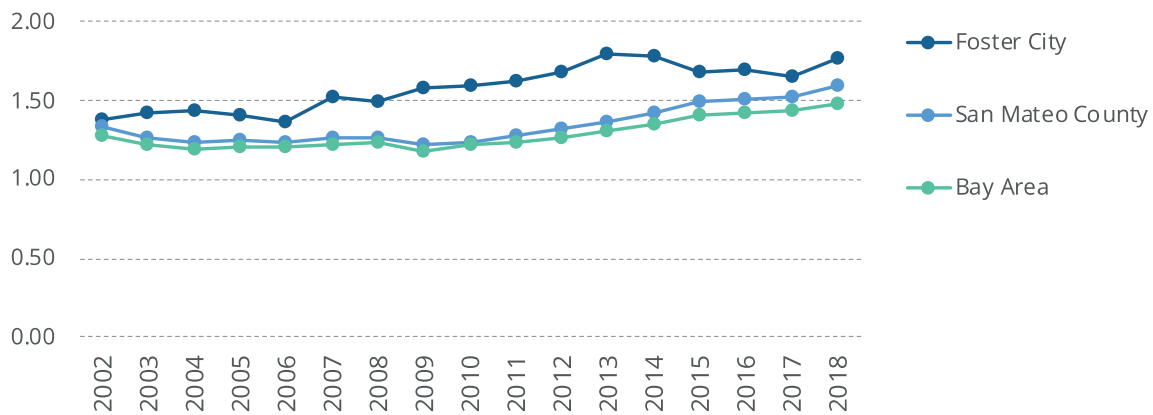


Figure 39: Jobs to Household Ratio, 2002-2018

Source: ABAG Housing Needs Data Workbook

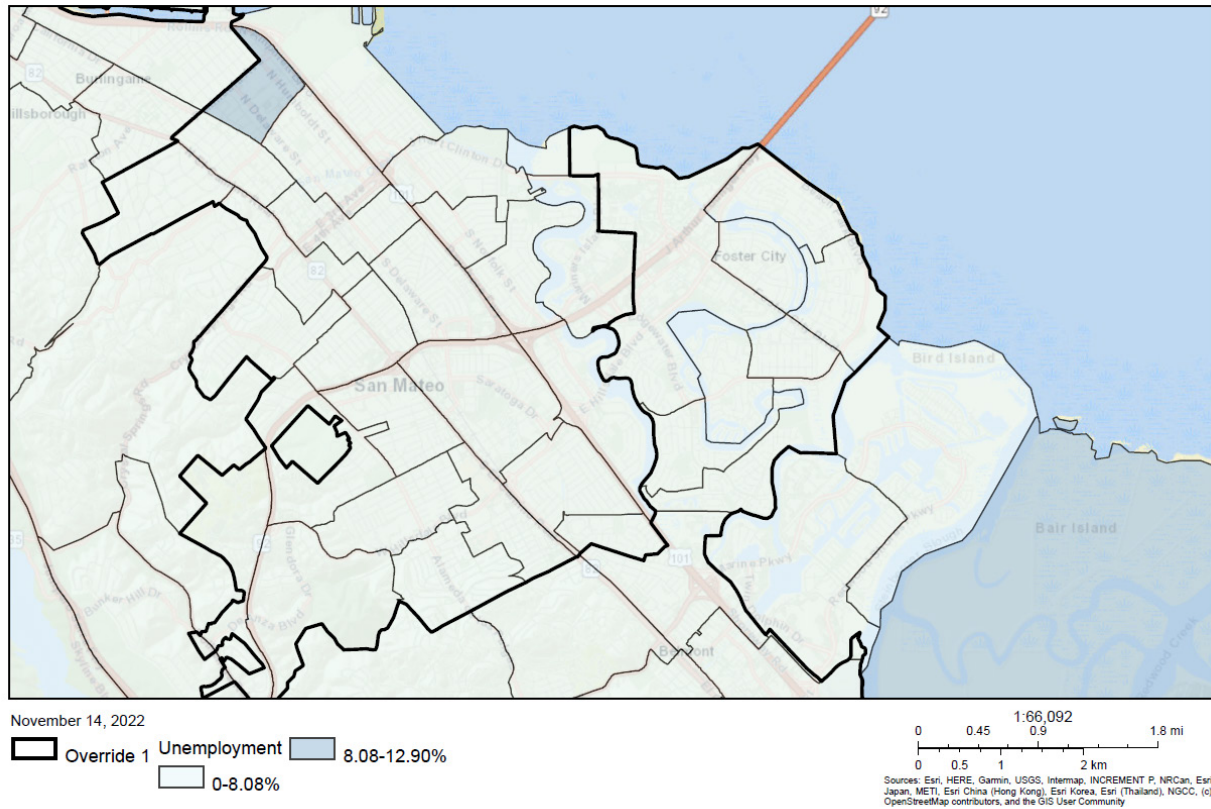


Figure 40: Unemployment Rates in Foster City, 2018

Source: HUD Community Planning and Development Maps

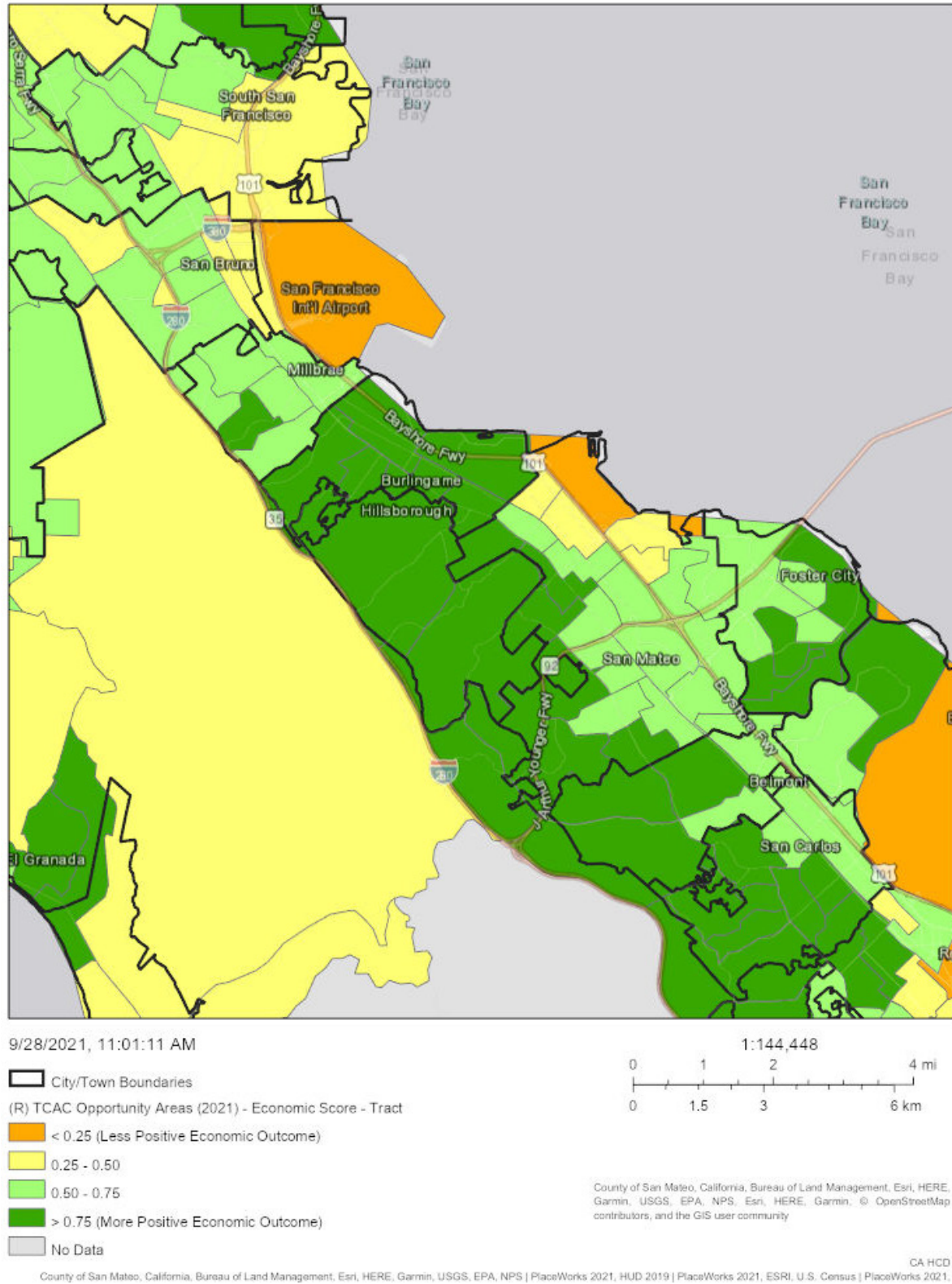


Figure 41: TCAC Opportunity Areas Economic Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

HUD's job proximity index shows that **Foster City offers strong proximity to jobs**. On a scale from zero to 100 where 100 is the closest proximity to jobs the majority of block groups in the city score above 80. Job proximity by census block group and the proportion of each tract's low- to moderate-income population is presented in Figures 42 and 43, respectively. Excluding census tracts 6083 and 6080.02 (in part), tracts with higher populations of low- and moderate-income residents (25-50%) have higher job proximity scores of 80 or above. These areas, however, have lower economic opportunity scores between 0.50 and 0.75—census tracts 6080.01 and 6081 have similar opportunity scores with lower-income populations comprising less than 25% of the area's overall population. Importantly, however, tract 6081 has the lowest household median income compared to other areas throughout Foster City at only \$110,000 and according to HUD data, added relatively few jobs between 2010 and 2014—in four years, only 84 jobs were added compared to 1,185 jobs in census tract 6080.25. While economic status may be an indicator of economic opportunity and equal access to jobs, 2018 racial demographics by block group (Figure 44) do not indicate unequal job opportunities by race/ethnicity, though many non-White populations live in areas with lower job proximity indexes.

According to Census data provided in Census on the Map as shown in Table 13, Foster City has a higher proportion of higher paying jobs than the county or the City of San Mateo. When compared to the earnings of employed residents in Foster City, the percentages of jobs in each income category vary only up to 1.5%. This close alignment provides access to jobs for all economic segments, although there are 234 fewer jobs in Foster City in the lowest income category, requiring some of these workers to work outside Foster City. As noted below in Section 4.3, Transportation, transportation costs can restrict access to jobs for lower-income households.

Table 13: Earnings of Foster City Employed Residents Compared to for Jobs Located in Foster City, San Mateo, and San Mateo County

Earnings	Earnings by Residence		Earnings by Job Location					
	Foster City		Foster City		City of San Mateo		San Mateo County	
	Count	%	Count	%	Count	%	Count	%
\$1250/month or less	2290	12.4%	2056	11.1%	6123	12.4%	63,328	15.8%
\$1251 to \$3333/month	2144	11.6%	2125	11.5%	7324	14.9%	65,821	16.4%
More than \$3333/month	13,997	75.9%	14,354	77.4%	35,796	72.7%	272,670	67.9%

Source: U.S. Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics (LEHD)

TCAC/HCD categorized census tracts into five categories, from highest resource to low resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. According to the TCAC Opportunity Areas Economic Scores (Figure 41), all of Foster City falls in the two highest resource categories. Foster City compares favorably to nearby cities, which include tracts with lower economic opportunity scores. Thus, Foster City provides the residents of all economic segments access to highest resource areas including access to jobs.

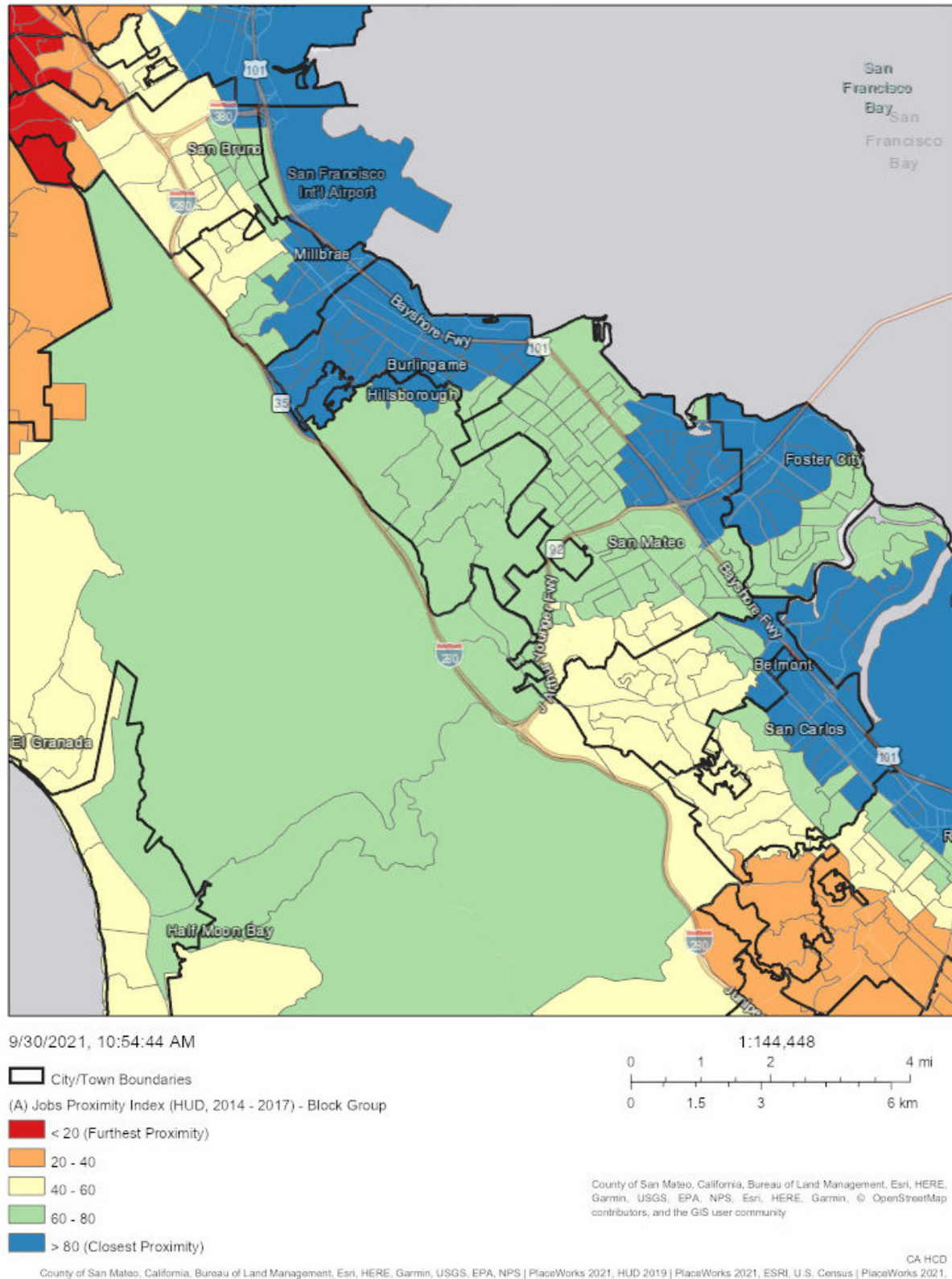
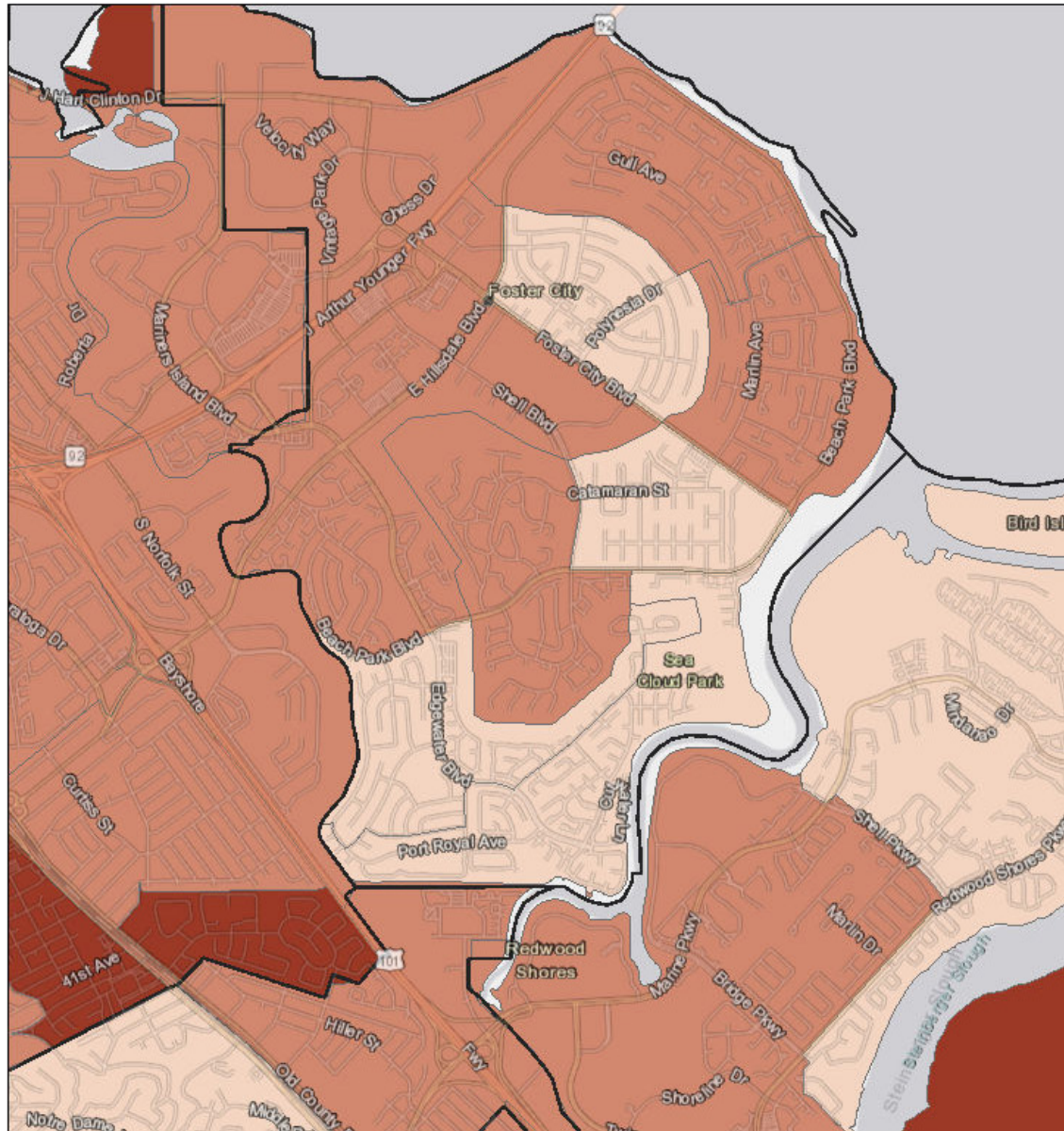


Figure 42: Jobs Proximity Index by Block Group, 2017

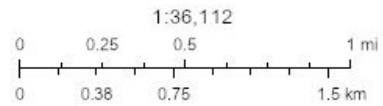
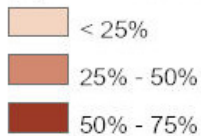
Source: California Department of Housing and Community Development AFFH Data Viewer



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City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Tract



Redwood City, County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Redwood City, County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020

Figure 43: Low- to Moderate-Income Population by Census Tract, 2020

Source: California Department of Housing and Community Development AFFH Data Viewer

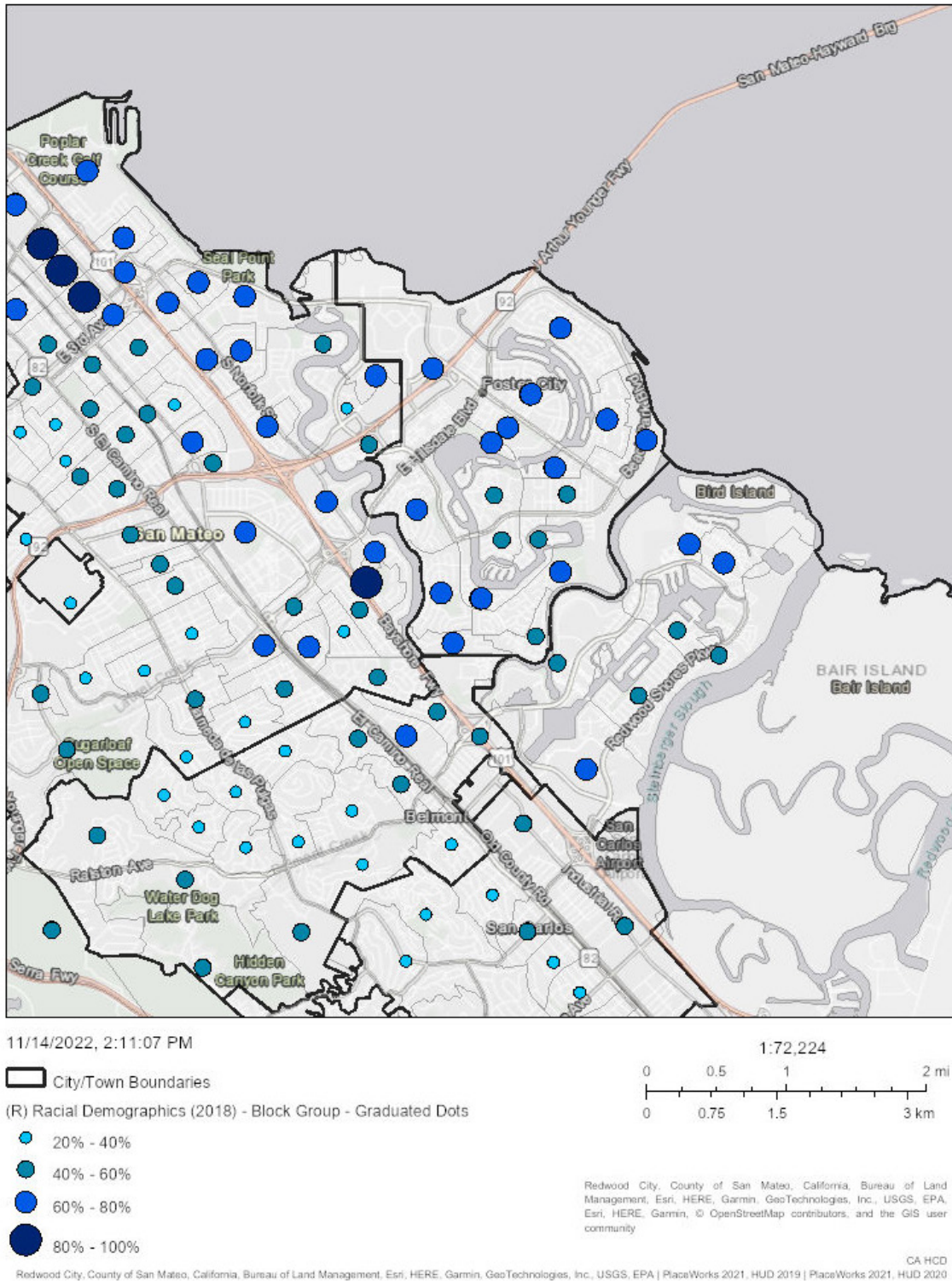


Figure 44: Racial Demographics by Block Group, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

4.3 TRANSPORTATION

This section provides a summary of the transportation system that serves the broader region including emerging trends and data relevant to transportation access in the city, beginning with resident input on transit access.

In the survey conducted to support this AFFH, residents were asked about their satisfaction with transit access. Key findings include:

- Foster City residents use a variety of means to access work, services, and recreation including driving a personal vehicle (87%), walking (41%), biking/riding a scooter (17%), carpooling (16%), and taking public transit (13%).²⁸
- Overall, most residents are satisfied with their transportation options with 20% “somewhat” unsatisfied and 9% “not at all satisfied.”
- 20% of respondents said that public transit does not go to needed locations or operate during times needed, and 14% said they cannot get to transit easily or safely.

In 2022, the AARP Public Policy Institute (PPI) released transportation data and metrics for its overall Livability Index—transportation received a score 56 out of 100 which is higher than San Mateo County’s transportation score of 52. Foster City’s comparatively high score could be attributed to the number of jobs accessible by transit and the city’s ADA-accessible stations and vehicles. According to 2022 data from Data USA, nearly 17,000 jobs in the city can be accessed via public transportation and 89% of the city’s stations and vehicles are considered ADA-accessible—similar to the county overall (89%). Importantly, however, substantially more jobs can be accessed by personal vehicles—in 2022, an estimated 107,000 jobs are accessible via car. This can present job access challenges for Foster City’s residents as commute times are long (33 minutes on average)—especially compared to the county (27 minutes) and surrounding jurisdictions (e.g., Redwood City has an average commute time of 26 minutes). Yearly household transportation costs could also restrict access to jobs and increase unemployment—in 2021, average transportation costs for Foster’s residents was \$14,595 per year.²⁹ Combined with high housing costs, lower-income households are more likely to experience disparities in job access.

Foster City has made efforts in reducing transportation costs through free shuttles (Figure 45). Free shuttle service was achieved by the city between 2003 and 2012 when the C/CAG funding and grants were provided to shuttle services. Such funding made in-town shuttles cost-free and provided additional transit options for residents and workers to access local businesses throughout the city.

The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the County including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service. Figures 45 and 46 present the transit options available to Foster City residents. (Note that the AC Transit Line M has been temporarily suspended in response to the COVID-19 pandemic.)

²⁸ Residents could pick more than one type.

²⁹ <https://datausa.io/profile/geo/foster-city-ca/>.

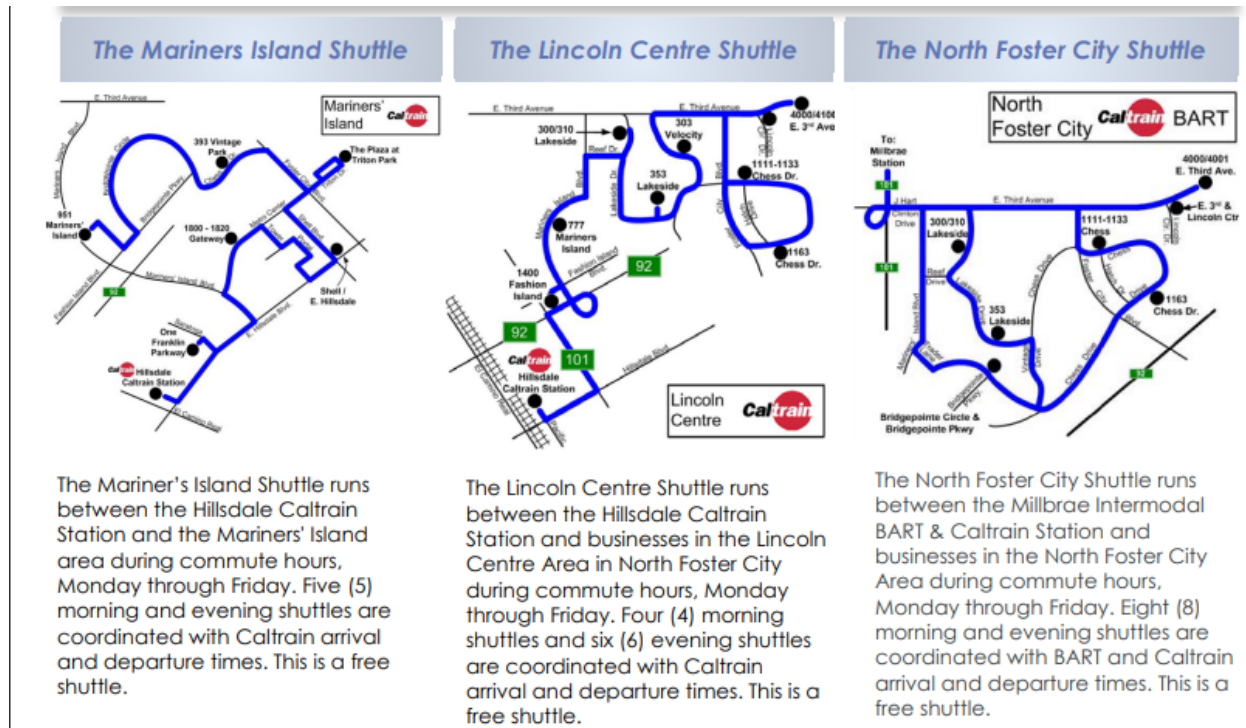


Figure 45: Foster City Transit Lines, 2022

Source: Foster City website

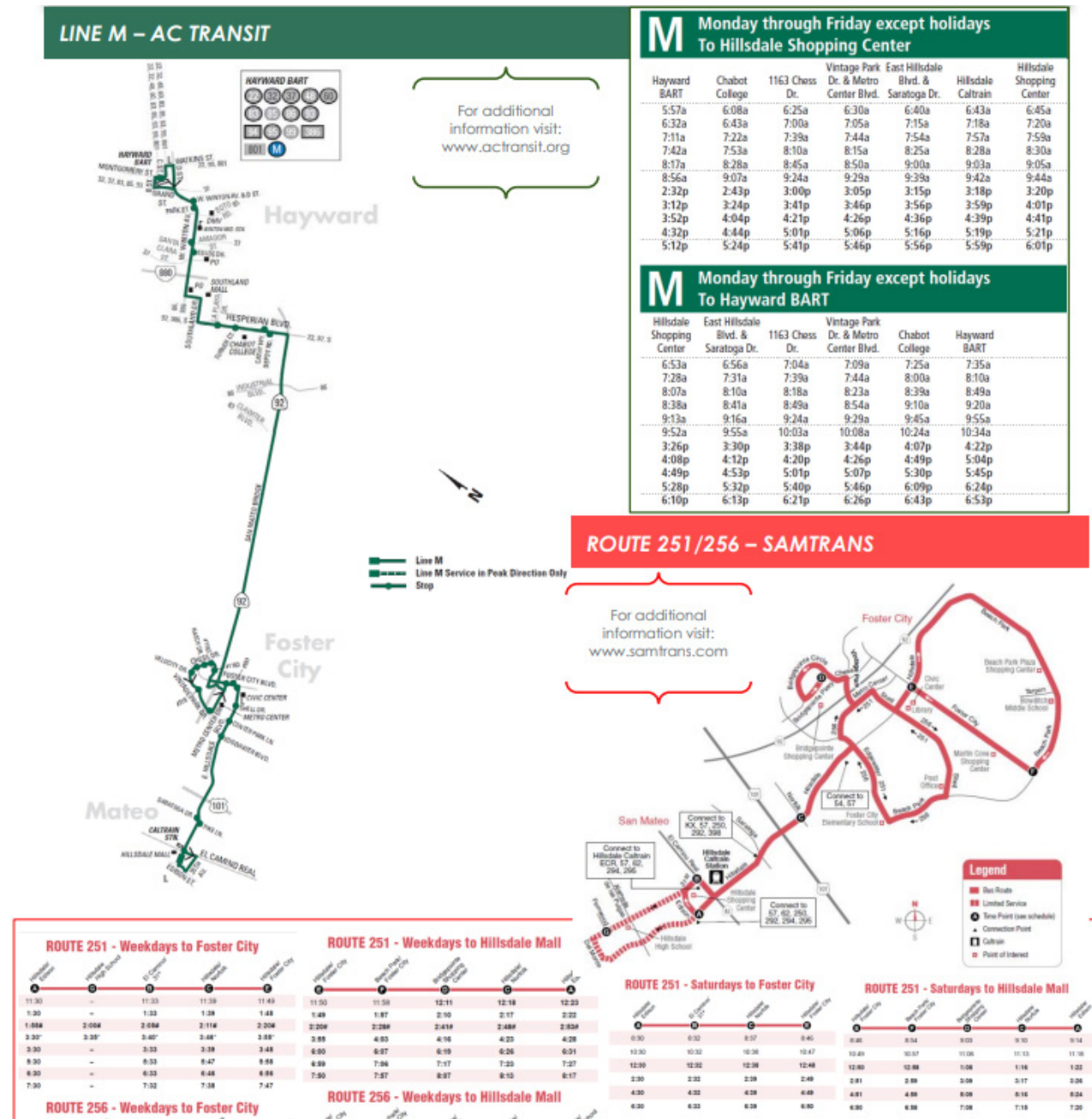


Figure 46: Foster City Transit Lines, 2022

Source: Foster City website

Transit lines, bus stops, and shuttle service areas all impact residents' ability to access jobs and can contribute to poverty (Figure 17) and unemployment concentrations (Figure 40). Foster City's shuttle services—North Foster City, Lincoln Centre, and Mariners Island—service relatively similar routes in the city with all shuttles servicing Chess Drive and Lakeside. These same areas received the highest job proximity index by block group in 2018 with a score of 80 (scale of 1-100) (Figure 42). Foster City's transit lines—AC transit and Samtrans transit—are more widespread with stops in various areas of employment such as shopping areas. Census tracts that do not have shuttle service options received a lower job proximity index of 60-80 and between 2000 and 2014 reduced poverty levels at a lower rate than areas with shuttle access. As shown in Figure 48, during this time period, areas located near and in census tracts 6080.23 and 6080.13 reduced by poverty rates by 10-50% while areas with access to shuttles reduced rates by over 75%.

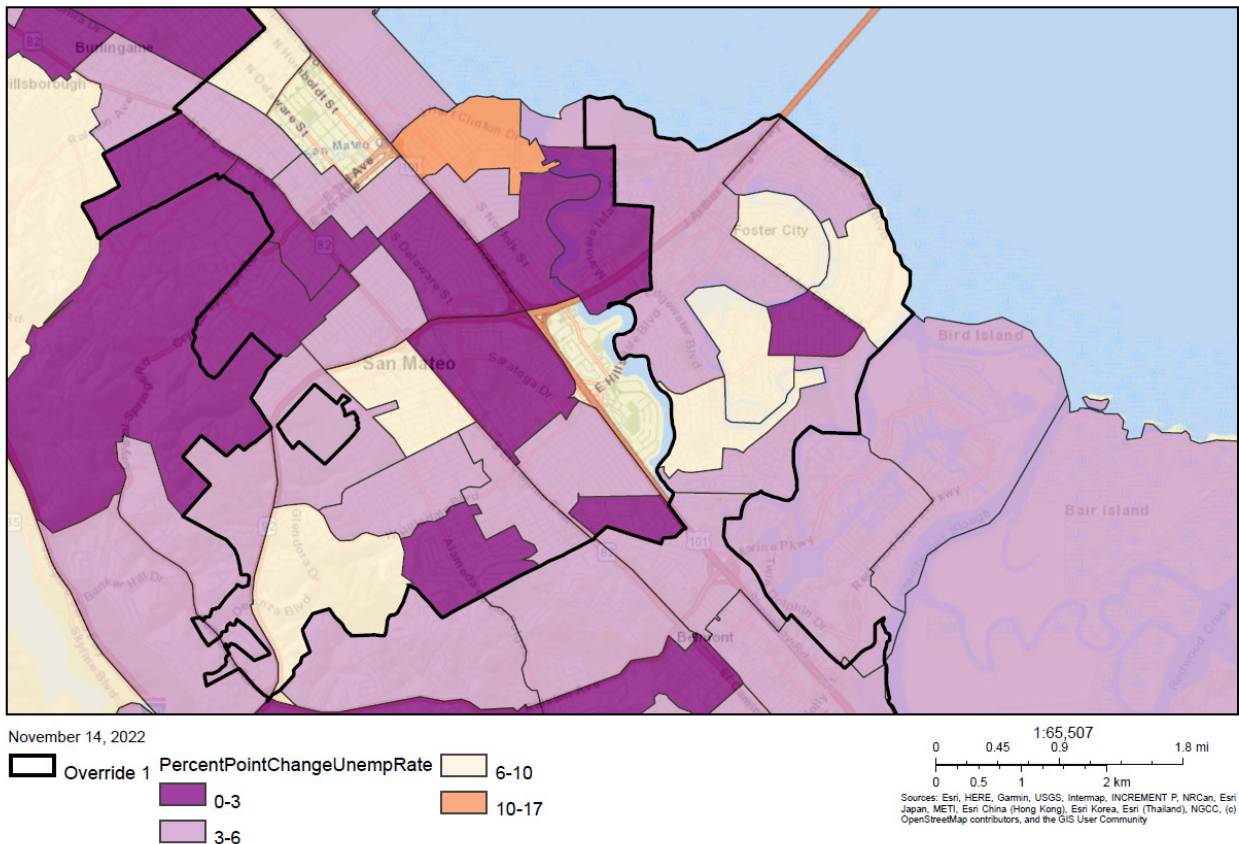


Figure 47: Unemployment Percent Point Change, 2010 to 2014

Source: HUD Community Planning and Development Maps

There are no prominent pockets of unemployment in Foster City—all census tracts have an unemployment rate of 0% to 8%. As discussed in Section 4.2 and illustrated in Figure 41, the city's unemployment rate is relatively low and is lower than both the Bay area region and county overall. Changes in unemployment rates, however, are most notable in areas without access to the city's shuttle services. Between 2010 and 2014, for instance, HUD reported unemployment growth in census tracts 6080.23 and 6080.02—areas with lower shuttle access—at a rate of 6-10%. Tracts with higher access grew by 3-6% with census tract 6081 increasing the lowest at 0-3%.

It is also important to note that many jobs available to Foster City residents are not remote and most jobholders work in industries requiring in-person work (e.g., health care and education). Given shuttle lines and the locations of Foster City's elementary schools—which received a job proximity index score of 60-80—educators are least likely to use city transportation options.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. Maps from the plan are presented in Figures 48 and 49. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in San Mateo and the County overall. Primary gaps within the County include:

"San Mateo's [Paratransit Coordinating Council] PCC and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs. Transportation information, emerging mobility providers, and transit fares were other common themes.

*While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential solutions, other comments called for the increased accessibility and affordability of these services in the meantime."*³⁰

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility & Climate Sustainability). The project's overall goal is to, "stimulate connection and communication between the community of seniors and people with disabilities together with the transportation system—the agencies in the region local to the San Francisco Bay, served by MTC."³¹

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MTC transit. One respondent who had used multiple services said, **"it is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation."**

³⁰ https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf.

³¹ <https://wid.org/transportation-accessibility/>.

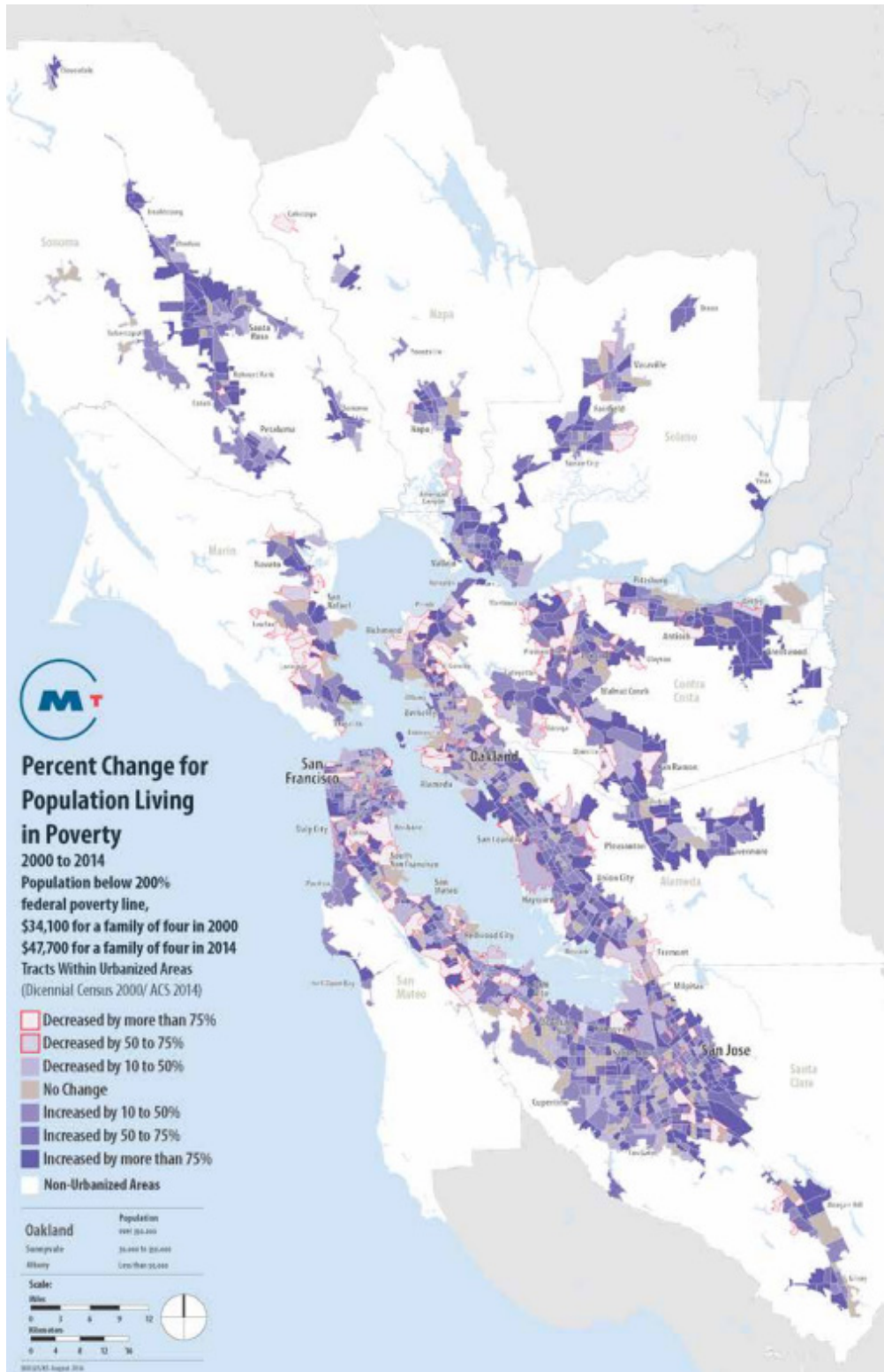


Figure 48: Percent Change for Population Living in Poverty by Census Tract, 2000 to 2014

Source: Coordinated Public Transit Human Services Transportation Plan, February 2018

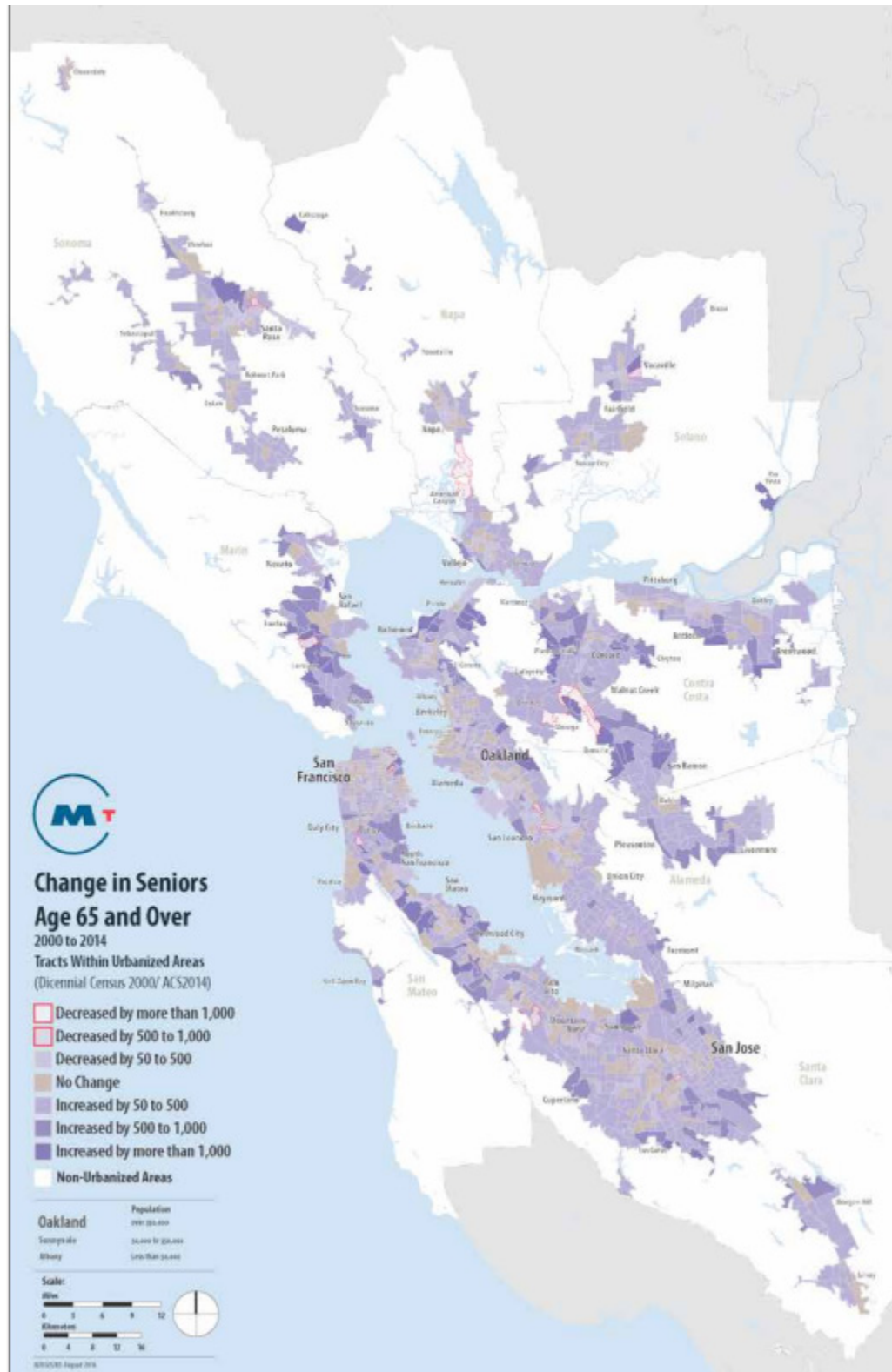


Figure 49: Change in Seniors Aged 65 and Over by Census Tract, 2000 and 2014

Source: Coordinated Public Transit Human Services Transportation Plan, February 2018

The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the **county's senior population is expected to grow more than 70% over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership**. The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.³² Foster City is noted in the plan for being a site of a Volunteer Driver Program, located at the Peninsula Jewish Community Center. The Volunteer Driver Program is a network of volunteers who provide one-way, round-trip, and multi-stop rides free of charge to residents who need transportation assistance.

MTC also launched Clipper START—an 18-month pilot project—in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.³³

4.4 ENVIRONMENT

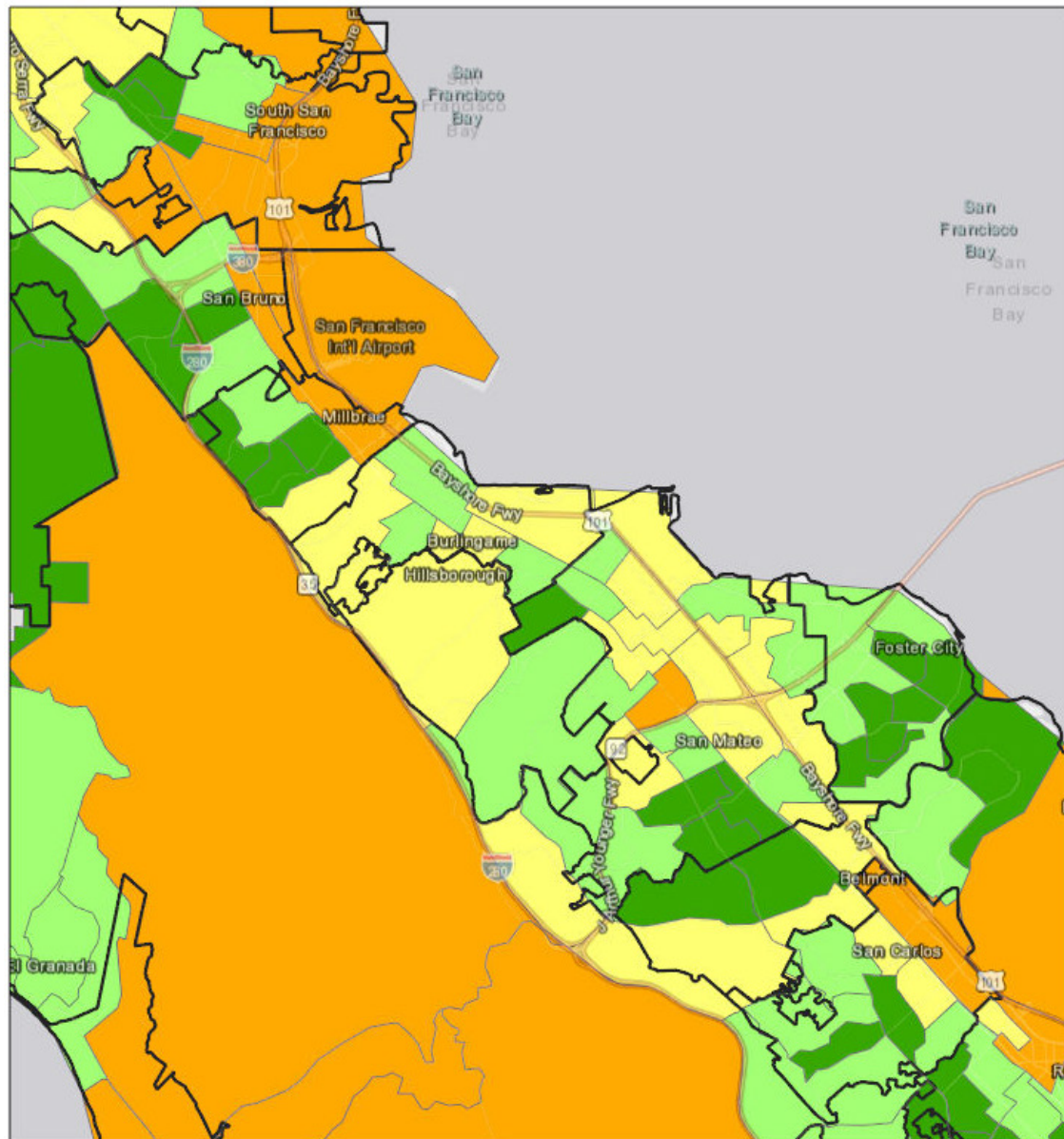
TCAC's opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM_{2.5}, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites. **Foster City scores well on positive environmental outcomes, with no census tracts in the City scoring poorly** (Figure 50). The City also scores high on **California Healthy Places Index (HPI)**—based on 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and health care³⁴—developed by the Public Health Alliance of Southern California (PHASC) (Figure 51). Though Foster City scores high based on CalEnviroScreen 3.0 indicators and HPI characteristics, data provided by the AARP Public Policy Institute (PPI) shows that both air and drinking water quality in the city declined between 2015 and 2022. In 2015, Foster City residents experienced one unhealthy air quality day per year—by 2022, however, this rate increased to 7.3 days per year. During the same time period, exposures to drinking water violations increased from 0% per year (2015) to 0.04% (2022).³⁵

³² https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html.

³³ <https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm>.

³⁴ <https://healthyplacesindex.org/about/>.

³⁵ <https://livabilityindex.aarp.org/FosterCity,California,UnitedStates>.



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

< .25 (Less Positive Environmental Outcomes)

.25 - .50

.50 - .75

.75 - 1 (More Positive Environmental Outcomes)

No Data

1:144,448

0 1 2 4 mi
0 1.5 3 6 km

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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure 50: TCAC Opportunity Areas Environmental Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

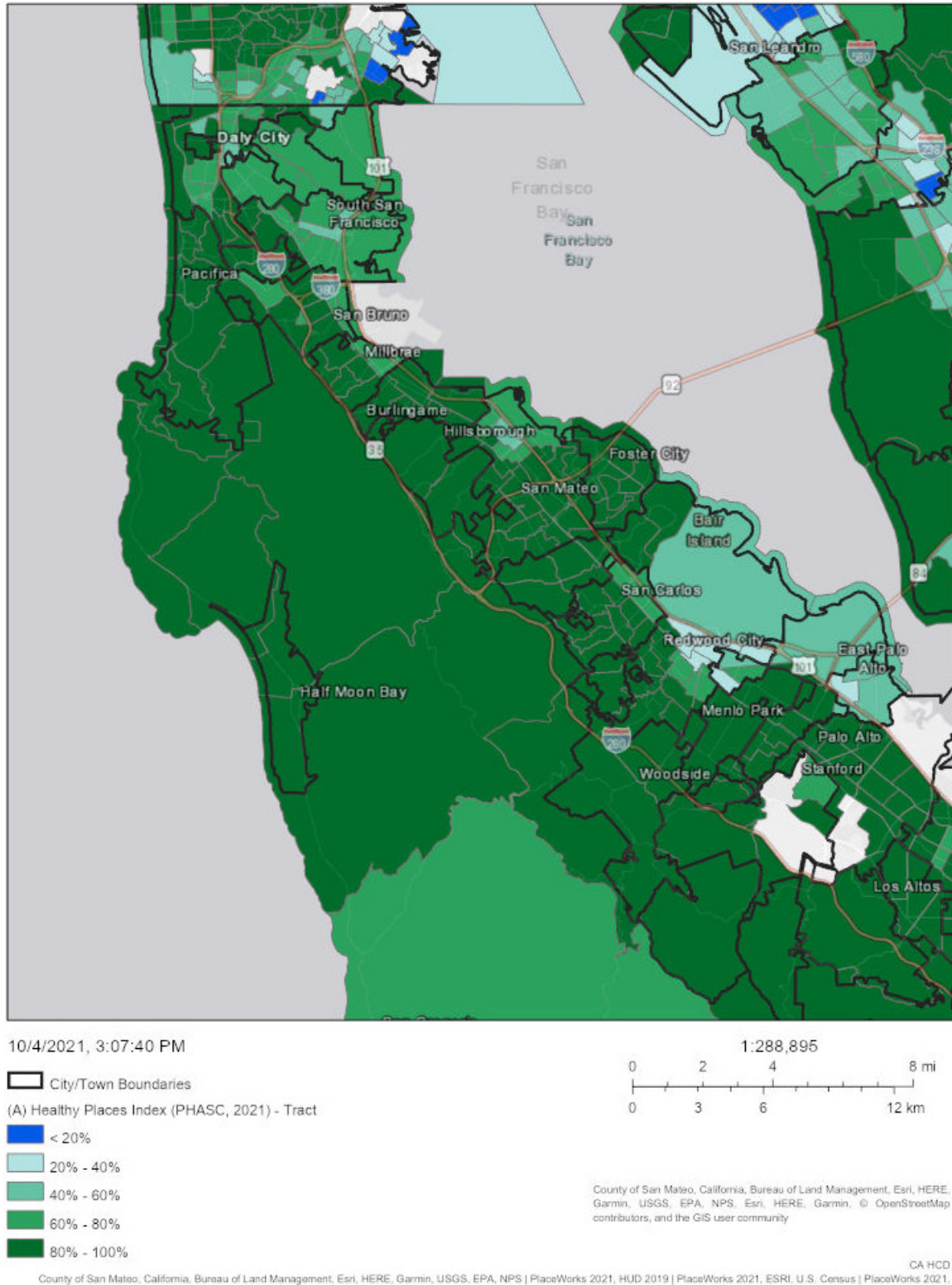


Figure 51: Healthy Places Index by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

The city's location, on the coast and away from uses that emit pollution, is also a major factor. With less congestion and traffic, coastal cities often experience reduced air pollution, improving livability indexes and both environmental and health outcomes. The AARP PPI—which provides Livability Indexes for cities and counties across the United States—adds factors such as hazard mitigation plans and local planning for climate change. Foster City's positive environmental scores—across varying metrics—is likely attributed to effective long-term planning and robust policies and programs. Foster City, for instance, developed and adopted a local multi-hazard mitigation plan—approved by the Federal Emergency Management Agency (FEMA)—to reduce the effects of potential disasters.

Both Foster City and San Mateo County have also prioritized planning and policy identification for anticipated climate impacts in the Bay Area. In 2009, the Bay Conservation and Development Commission (BCDC) published a report on climate risks for Bay area residents—it found that by 2050 \$36 billion of property and nearly 270,000 Bay residents would be at an increased flood risk. San Mateo County is particularly vulnerable to sea level rise and flood-related infrastructure damage—a 2012 report conducted by researchers at the California Environmental Commission (CEC) and Pacific Institute found that 110,000 residents in San Mateo County are vulnerable to a flood event of a maximum 4.5 feet. This would have devastating effects on Foster City's infrastructure including roadways, water treatment plants, and hazardous material sites. The City has taken various steps to address climate threats and implemented strong programs to prepare itself, most notably the Levee Improvements Project.

In order to maintain FEMA accreditation and keep Foster City properties out of the flood zone, Foster City voters approved Measure P in 2018 with nearly 81% support, authorizing the City to issue a \$90 million general obligation (GO) bond to improve and strengthen the Foster City levee system. The Levee Improvements Project began construction in 2020 and will continue through 2023.

Other actions to address climate threats include adoption of the Sustainable Foster City Plan—a sustainable economic development strategy plan that incorporates environmental sustainability as a core component of sustainable economic growth—and a Climate Actions Plan in 2015. An update of the Climate Action Plan is underway in 2022-2023. Between 2003 and 2012, the city dedicated funding and grants from C/CAG for the Connections Shuttle—a free in-town shuttle connecting workers and residents to local businesses—to promote the use of public transportation and implemented a conservation-based tiered water rate structure with advanced rebate and education programs to improve water conservation. This effort led to a 17% reduction in Foster City's overall water consumption between 2009 and 2013.

4.5 DISPARITIES IN ACCESS TO OPPORTUNITY

Because Foster City offers high opportunity neighborhoods throughout, all residents live in highly resourced areas, regardless of race or ethnicity (Figure 52). Burlingame and Hillsborough are the two other cities in close proximity that are entirely high opportunity cities.

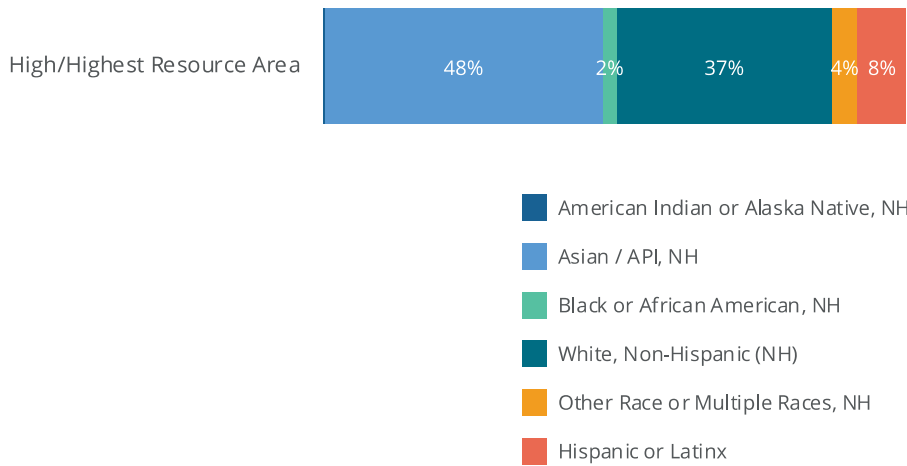


Figure 52: Population Living in Moderate and High Resource Areas by Race and Ethnicity, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. Foster City scores well on the SVI; no neighborhoods are ill equipped to respond to disasters (see Figure 53). The census tract shown in Figure 53 with higher vulnerability than the rest of the City includes two senior apartment developments of extremely low- and very low-income households which contributes to the scoring. Although this census tract includes the area north of Highway 92, there are no housing units in that area.

Foster City does not have any disadvantaged communities as defined under SB 535 as, “the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.”³⁶

³⁶ <https://oehha.ca.gov/calenviroscreen/sb535>.

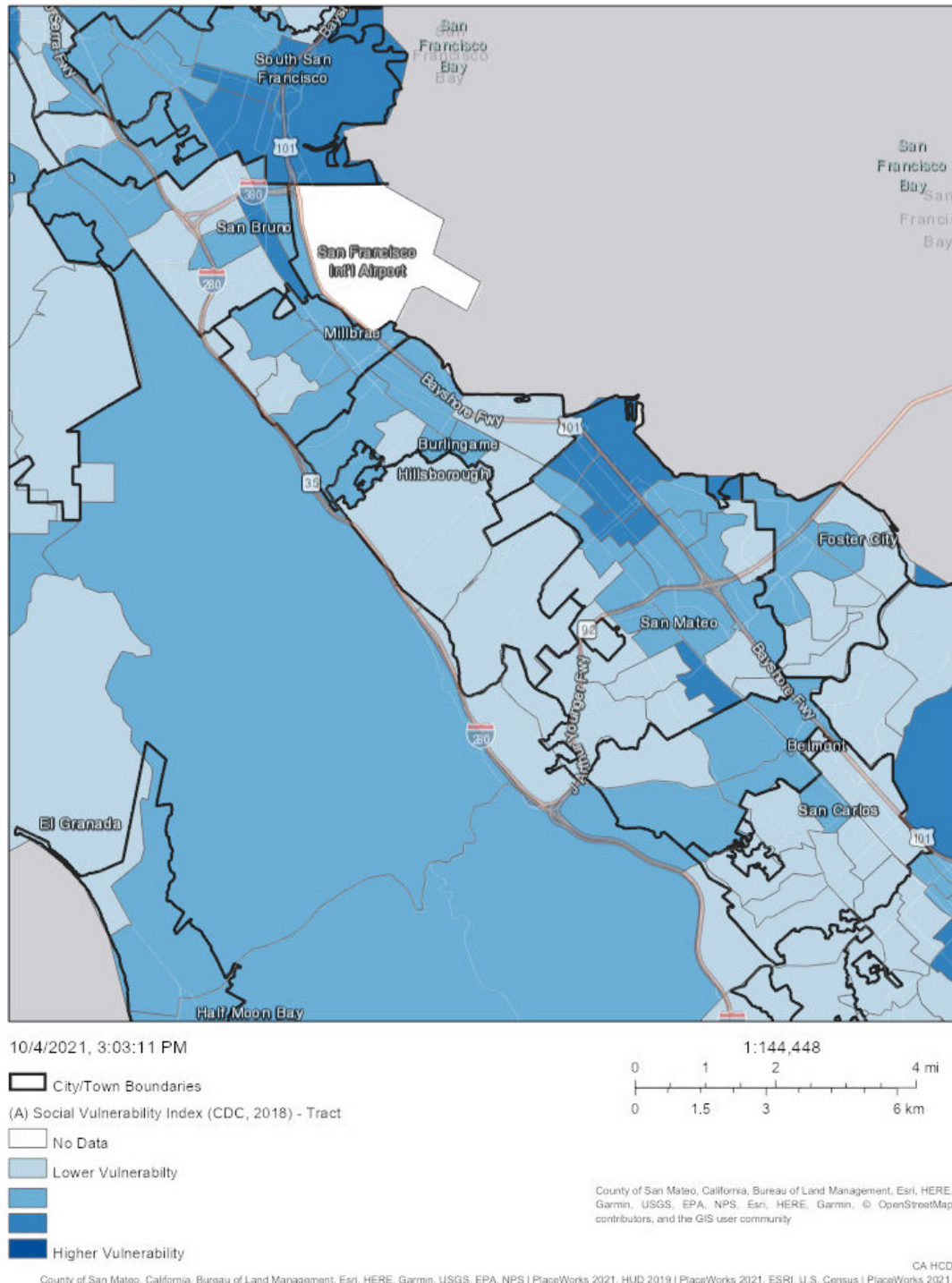


Figure 53: Social Vulnerability Index by Census Tract, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

4.6 DISPARITIES SPECIFIC TO THE POPULATION LIVING WITH A DISABILITY

Seven percent of the population in Foster City is living with at least one disability, compared to 8% in the county. The most common disabilities in the City are ambulatory (3.3%), independent living (2.6%), and cognitive (2.1%). **For the population 65 and over, the share of the population with an ambulatory or independent living difficulty increases to 14.9%.**

Disability

"Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty."

Source: California Department of Housing and Community Development Guidance, 2021, page 36.

Unemployment is higher for residents living with a disability – 6%, compared with 3% for residents without a disability. Countywide, the unemployment rate for residents with a disability is 4%, compared to 3% for residents without a disability. High unemployment rates among this population points to a need for increased services and resources to connect this population with employment opportunities.

There are compounding effects when persons with disabilities are also subject to discrimination based on race or other characteristics. Figure 54 below shows the disparities in rent burden for people with and without disabilities by race/ethnicity.

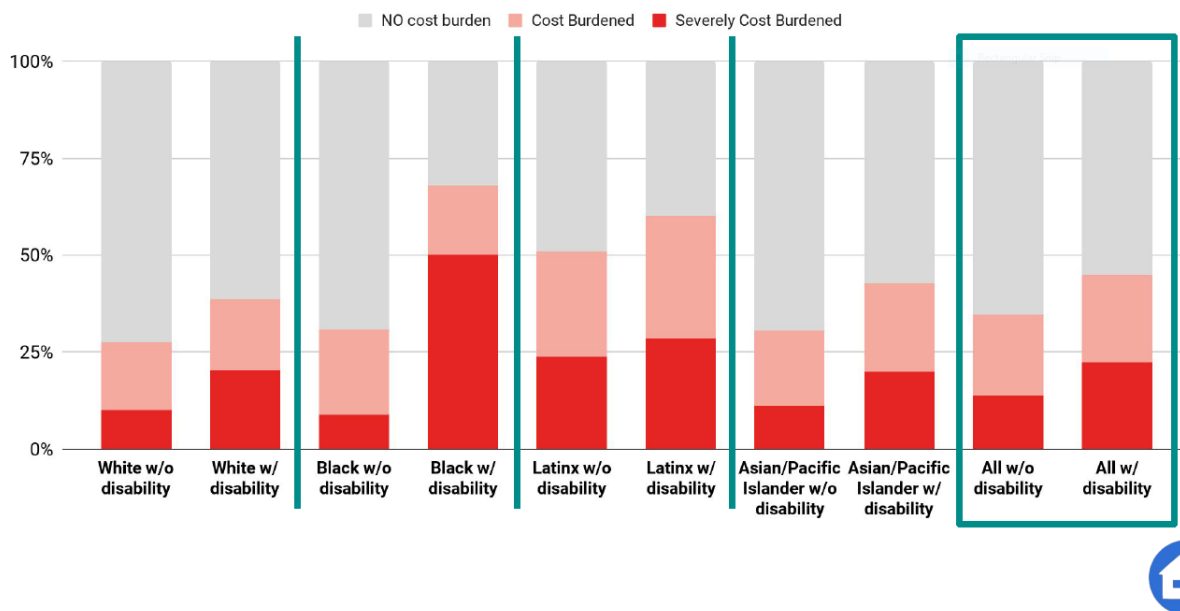


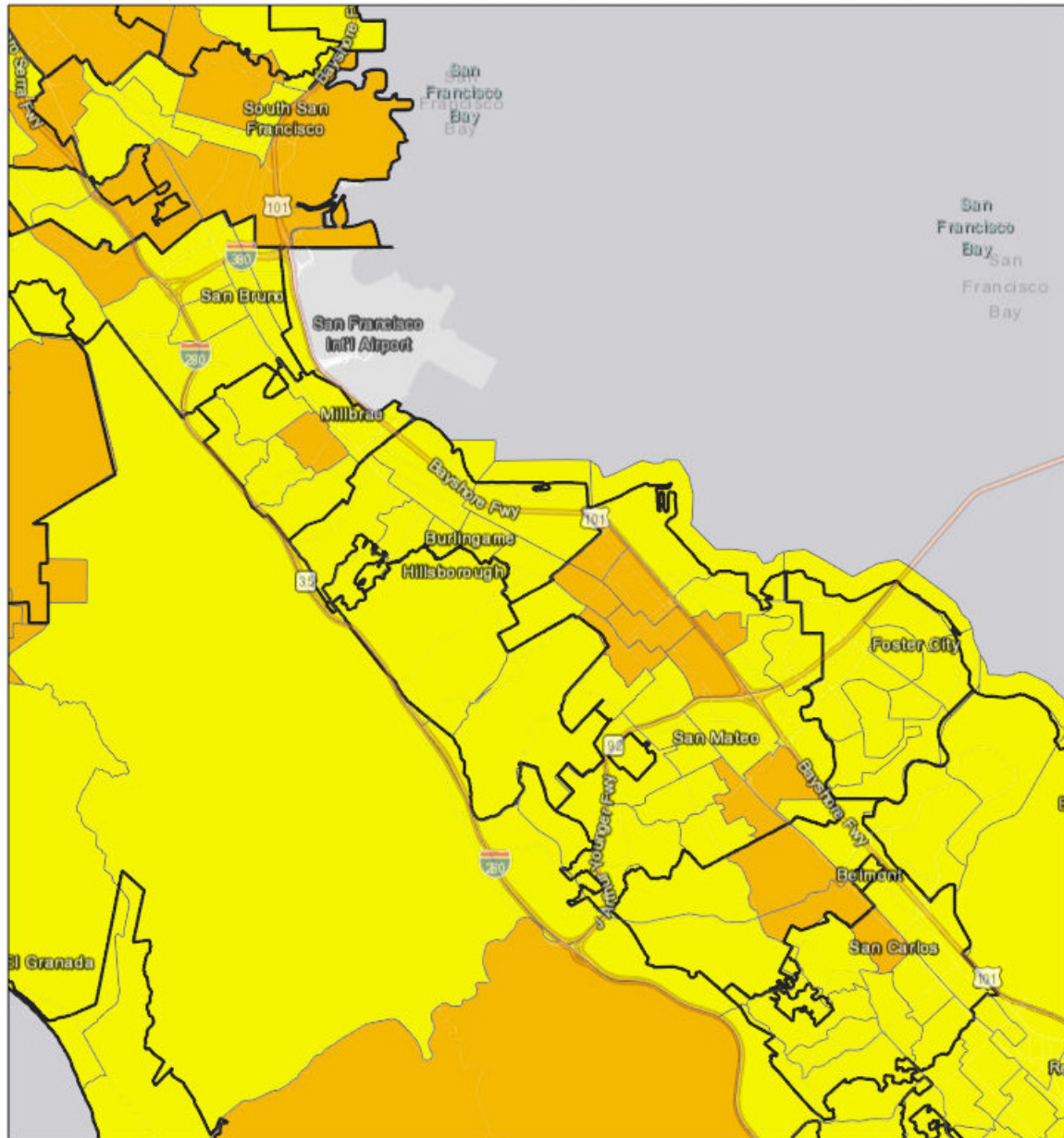
Figure 54: All Races/Ethnicities: Disparities in Rent-Burden among San Mateo County Residents with and without Disabilities

Source: Housing Choices, 2022

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

Most respondents to the resident survey who have a disability (30% of respondents) reported that their homes meet the needs of their disability; 16% said their homes do not. Modifications that are needed include: wider doorways and supportive services.

No areas of Foster City have concentrations of persons with disabilities as shown in Figure 55.



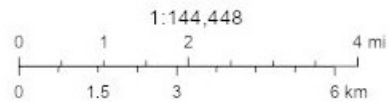
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City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%



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CA HCD
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure 55: Share of Population with a Disability by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5 DISPROPORTIONATE HOUSING NEEDS

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Disproportionate Housing Needs

“Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

5.1 HOUSING NEEDS

Population growth in Foster City has generally kept up with the pace of growth Countywide. Foster City lost population in the early 2000s, and growth has been positive since then until 2020, likely due to the emergence of the COVID-19 pandemic in the Spring of 2020. Since 2015, **the housing that has received permits to accommodate growth has largely been priced for above moderate-income households**, with 657 units permitted for above moderate-income households compared to 86 for very low income households, 49 for moderate income households, and 14 for low income households (Figure 56). The vast majority of the City’s homes were built between 1965 and 1979. After this period, **housing production slowed significantly, particularly between 2000 and 2009, when only 48 units were built**.

Foster City offers a variety of housing types with most medium or large multi-family (37.5%) and single family detached units (35.4%). One-fifth are single family attached and 7% are small multi-family units.³⁷

Ownership in Foster City is challenging for households who cannot afford homes priced at \$1 million and more: 71% of homes are valued at \$1 million and more. This compares to 56% for the County and 35% for the Bay area overall (Figure 57).

³⁷ Housing Needs Data Report: San Mateo, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

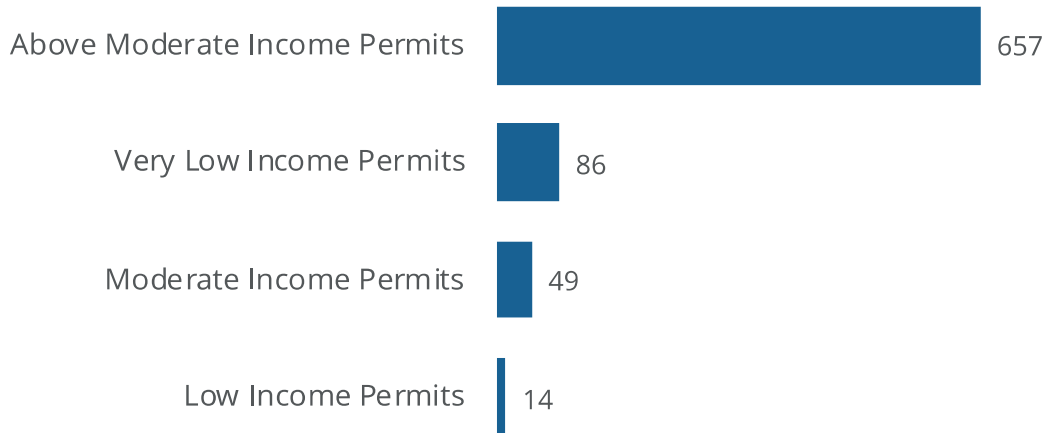


Figure 56: Housing Permits Issued by Income Group, Foster City, 2015-2019

Source: ABAG Housing Needs Data Workbook

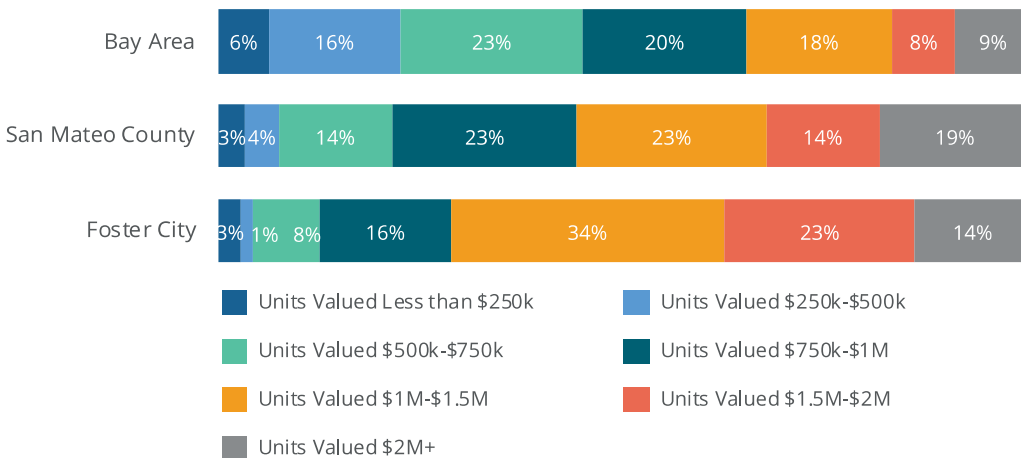


Figure 57: Distribution of Home Value for Owner Occupied Units, 2019

Source: ABAG Housing Needs Data Workbook

According to the Zillow Home Value Index, Foster City is more expensive than the County and much pricier than the Bay area overall (Figure 58).

Rents are very high in Foster City, with 54% of units renting for \$3,000 per month and more. This is considerably higher than in the County (22%) and Bay area overall (13%). Just 9% of the city's rental units rent for \$2,000 and less. The County has four times the proportion of rentals priced under \$2,000 than the city.

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

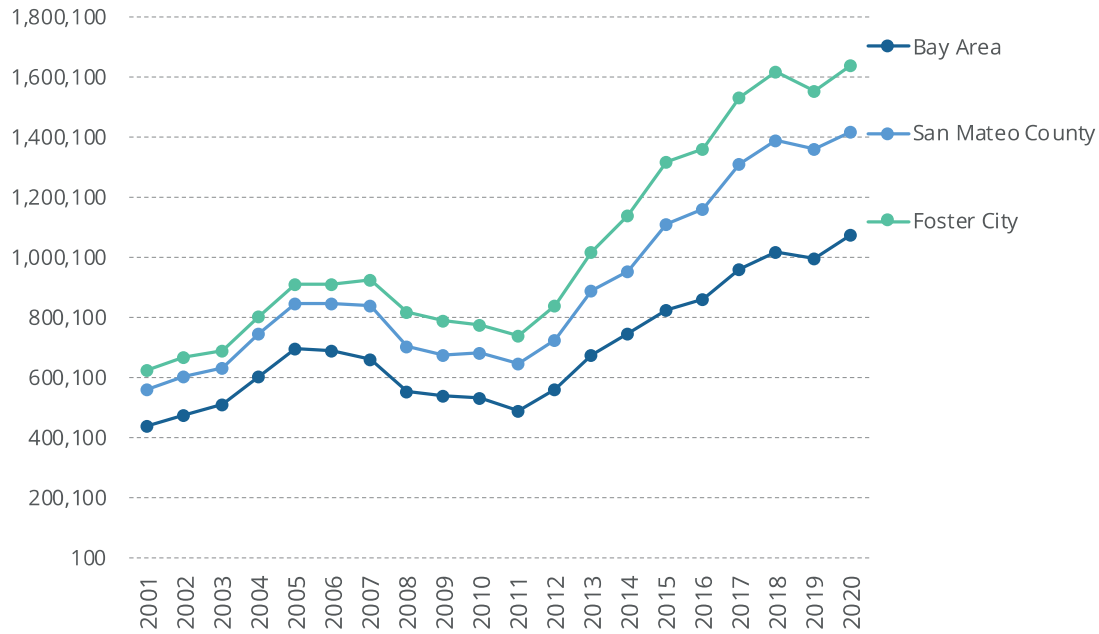


Figure 58: Zillow Home Value Index, 2001-2020

Source: ABAG Housing Needs Data Workbook

5.2 COST BURDEN AND SEVERE COST BURDEN

Despite Foster City's comparably high housing costs, cost burden—which occurs when households spend more than 30% of their gross income on housing costs—occurs at slightly lower rates of cost burden (33%) than the County (37%) and Bay Area (37%) (Figure 59). Households are considered extremely cost burdened when they spend more than 50% of their income on housing. In Foster City, 14% of households are extremely cost burdened, compared to 17% in San Mateo County and 17% in the Bay Area as shown in Figure 59.

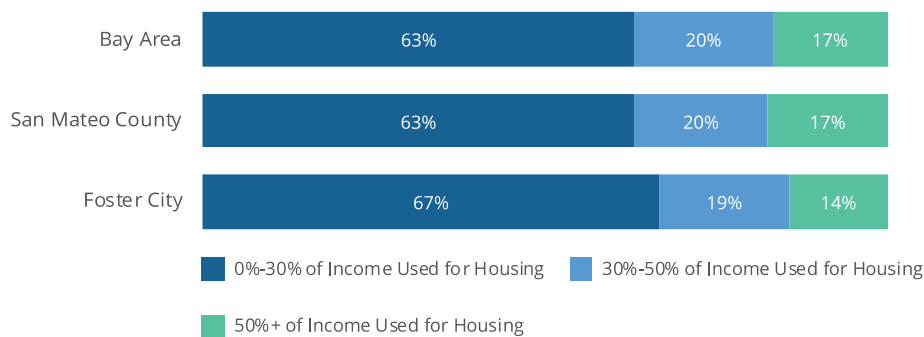


Figure 59: Overpayment (Cost Burden), 2019

Source: ABAG Housing Needs Data Workbook

Cost burden varies by income level with lower income households having higher rates of cost burden. As shown in Figure 60, 81% (714 households) of the households earning 0-30% of the AMI are extremely cost burdened. Similarly, 44% (440 households) earning 31-50% of AMI and 26% (360 households) earning 51%-80% of AMI are extremely cost burdened. Put together, 1,514 households (46%) of the total 3,292 lower income households are extremely cost burdened. An additional 809 households (25%) are cost burdened.

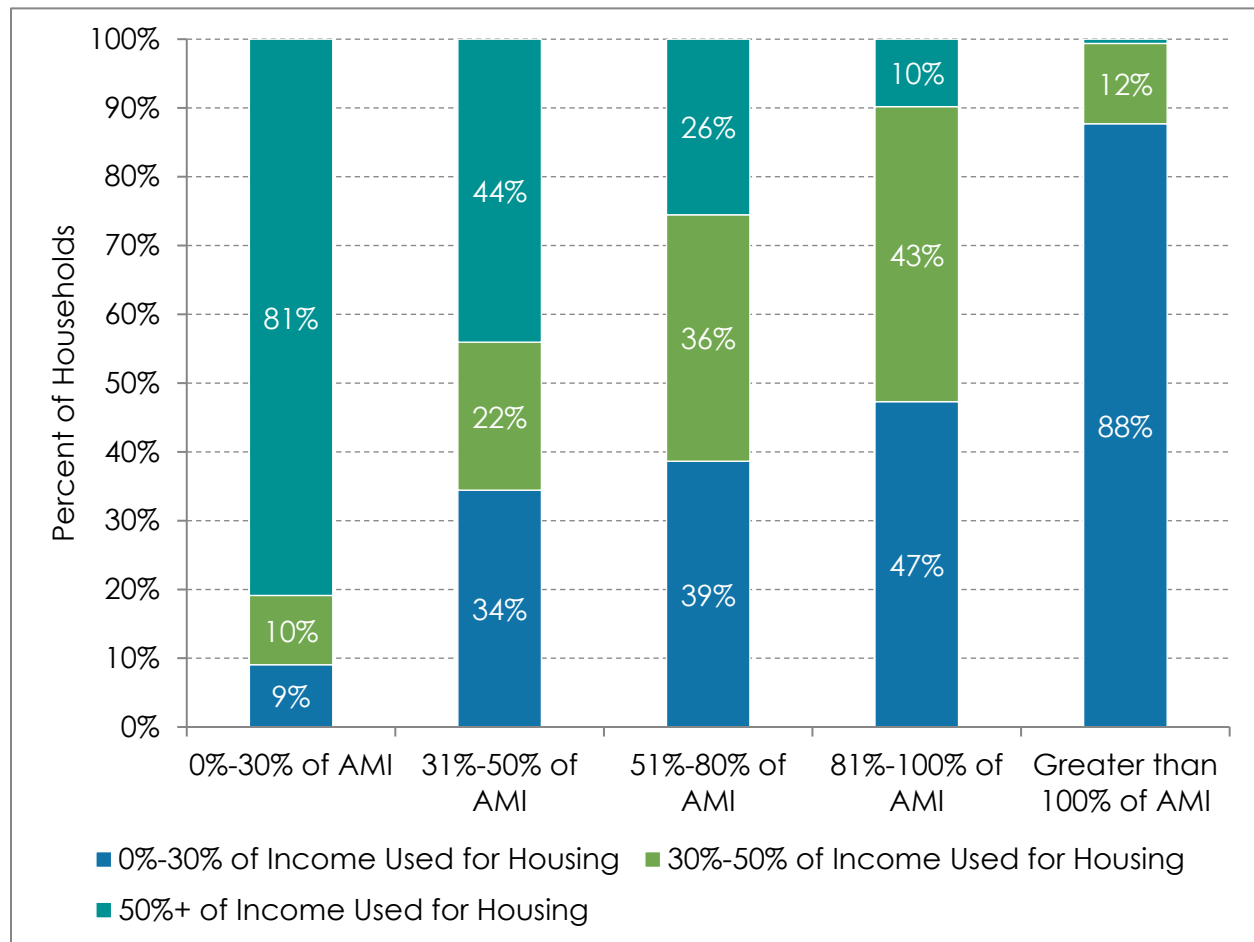


Figure 60: Overpayment (Cost Burden) by Income Level, 2017

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Cost burden varies by tenure (renter or owner) and by census tract. Renters are often more likely to be cost burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Foster City, 17.7% of renters spend 30% to 50% of their income on housing compared to 19.6% of those that own (see Figure 61). Additionally, 14.9% of renters spend 50% or more of their income on housing, while 13.3% of owners are severely cost-burdened (Figure 61).

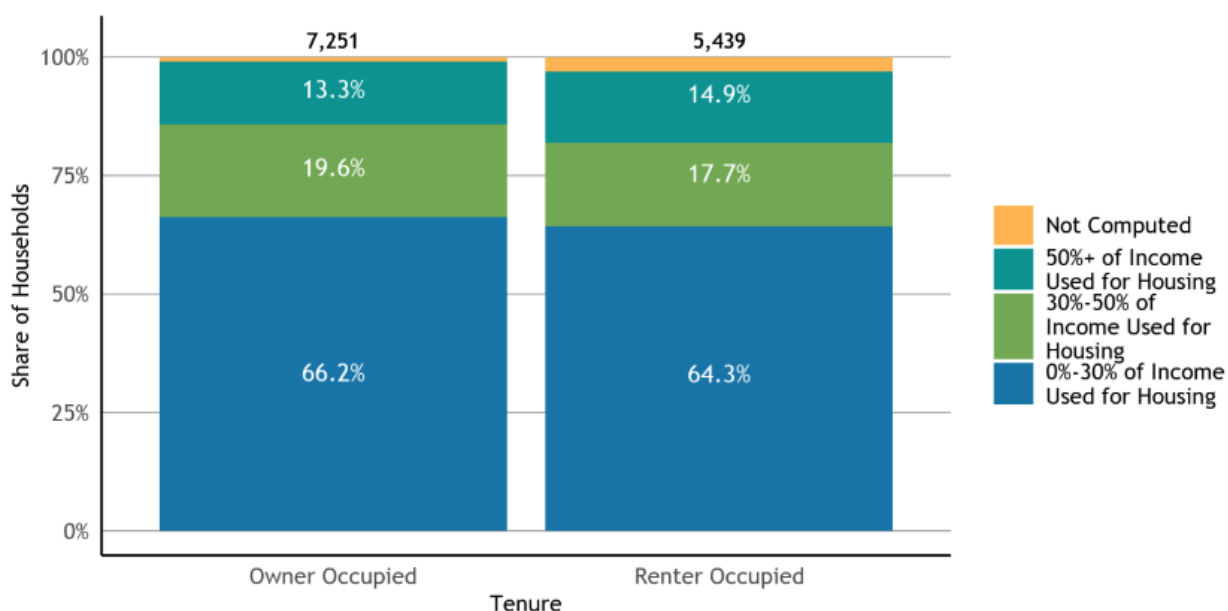


Figure 61: Overpayment (Cost Burden) by Tenure, 2019

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

As shown in Figures 62 and 63, there are more concentrations of cost burdened owners than renters. Cost burden for owners is highest in census tracts 6080.13 (similar to renters), 6083, and 6080.04—all of which indicate 40-60% of owners are cost burdened. Looking more closely at the data, the reported rates of owner cost burden are 40.6% in tract 6080.04, 44.1% in tract 6083, and 46.5% in tract 6080.13, just over the threshold to be reported in the 40-60% category. The other census tracts report owner cost burden rates of 22% to 37.7%.

There is a notable concentration of cost burdened renters in tract 6080.13 where 41.9% of renters experience cost burden. Figures 62 and 63 also show a prominent gap between cost burdened renters in tracts 6080.13 and 6080.23—in tract 6080.13, 41.9% of renters are cost burdened—the city's largest concentration—while 10.2% are cost burdened in tract 6080.23, the city's smallest concentration.

Affordable housing sites are largely concentrated in the census tract 6080.25 where owners are more likely to be cost burdened than renters. No existing affordable housing sites are located in census tract 6080.13 where 41.9% of renters are cost burdened, though Schooner Bay Apartments and Lantern Cove Apartments are located in this area and will include affordable housing when they are redeveloped. See Section 6, Site Inventory Analysis, for further discussion of the geographic distribution of sites in the Sites Inventory.

There are **disparities in housing cost burden in Foster City by race and ethnicity**. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the city. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.

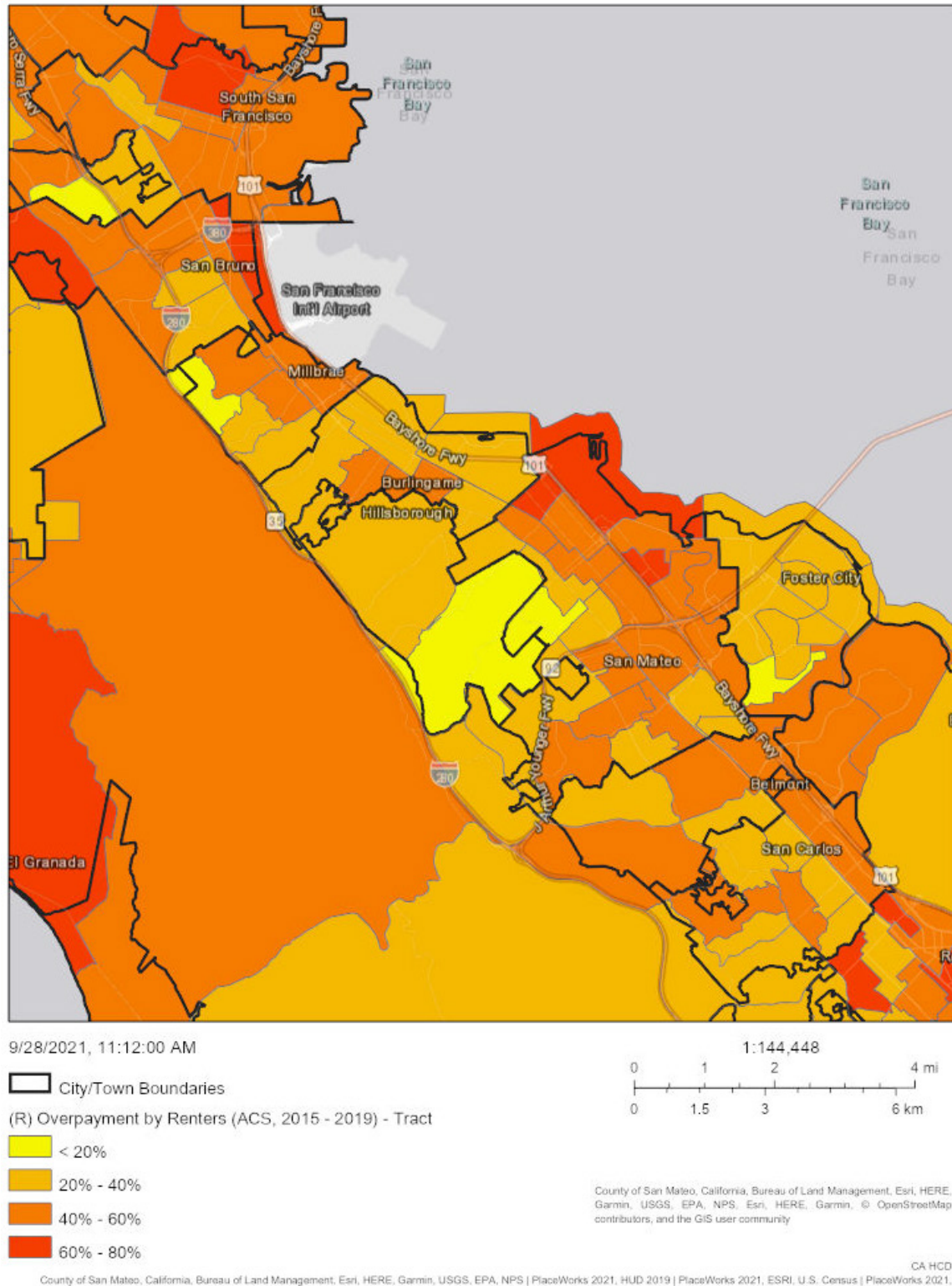


Figure 62: Overpayment (Cost Burden) for Renter Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

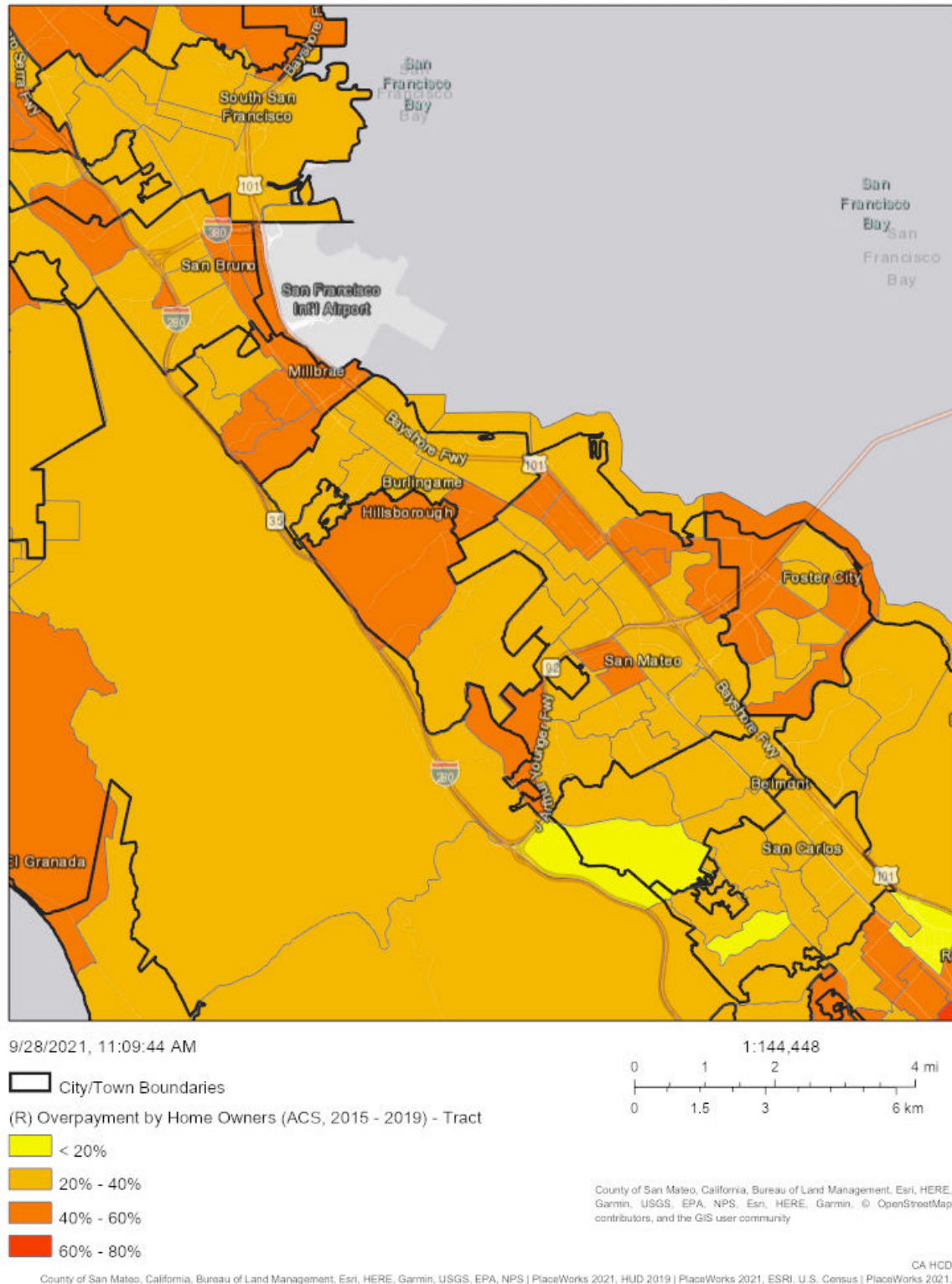


Figure 63: Overpayment (Cost Burden) for Owner Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5.3 Overcrowding

The vast majority of households (95%) in Foster City are not overcrowded—indicated by more than one occupant per room. This is slightly better than the percentage of households that are not overcrowded in San Mateo County (92%) and the Bay Area at large (93%). However, renter households are more likely to be overcrowded, with 5.9% of households with more than one occupant per room, compared to 1.4% of owner households (Figures 64 and 65).

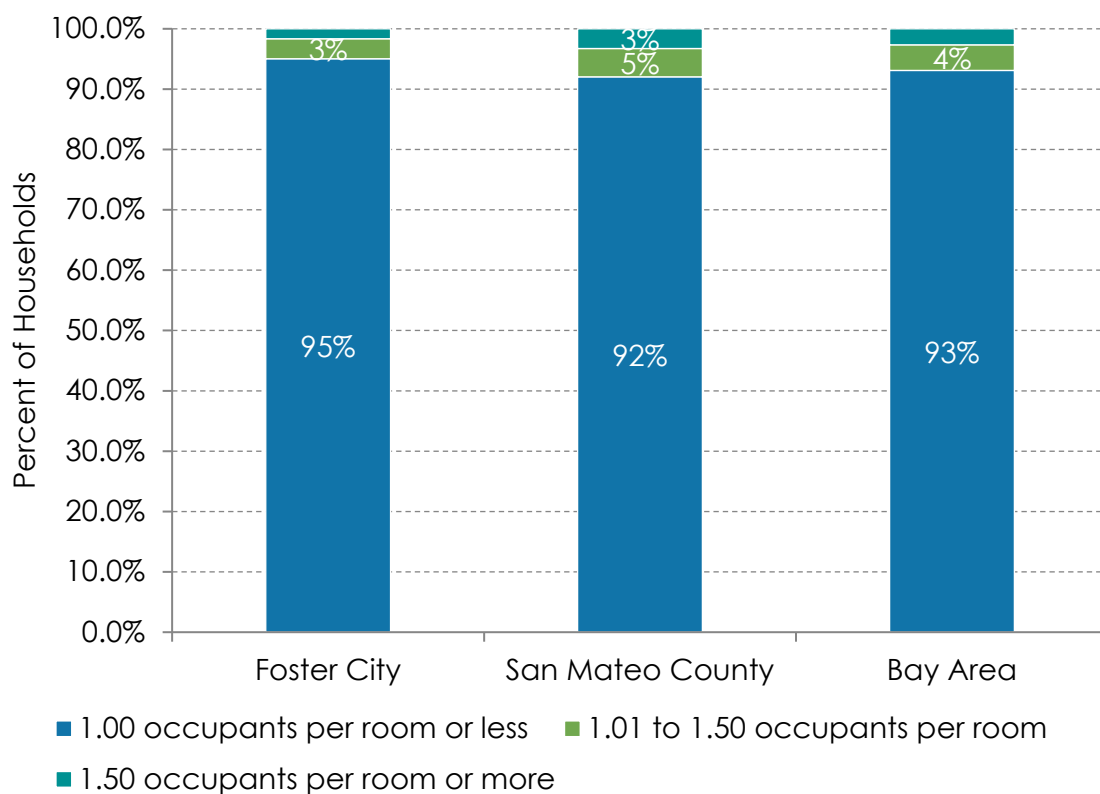


Figure 64: Overcrowding Severity, 2017

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

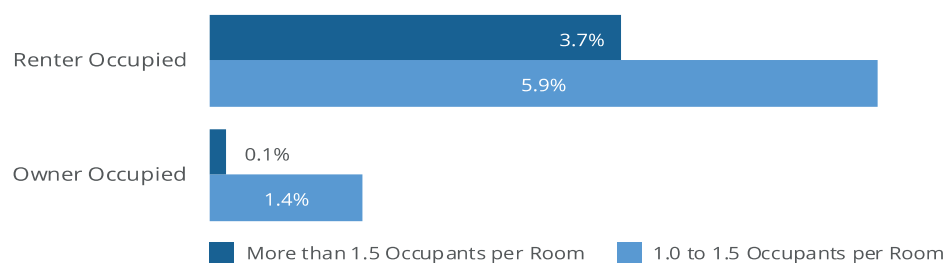


Figure 65: Occupants per Room by Tenure, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

The geographic extent of overcrowding of renter-occupied households in Foster City is closely aligned with the location of renter households (see Figure 66). As indicated in Figure 66, the largest number of overcrowded renter-occupied units is in Tract 6080.25, which also has the larger number (2063) and percentage (85.64%) of renter occupied units. The second highest number of overcrowded renter-occupied units is in Tract 6080.01, which is the second highest percentage of renter-occupied units (58.12%).

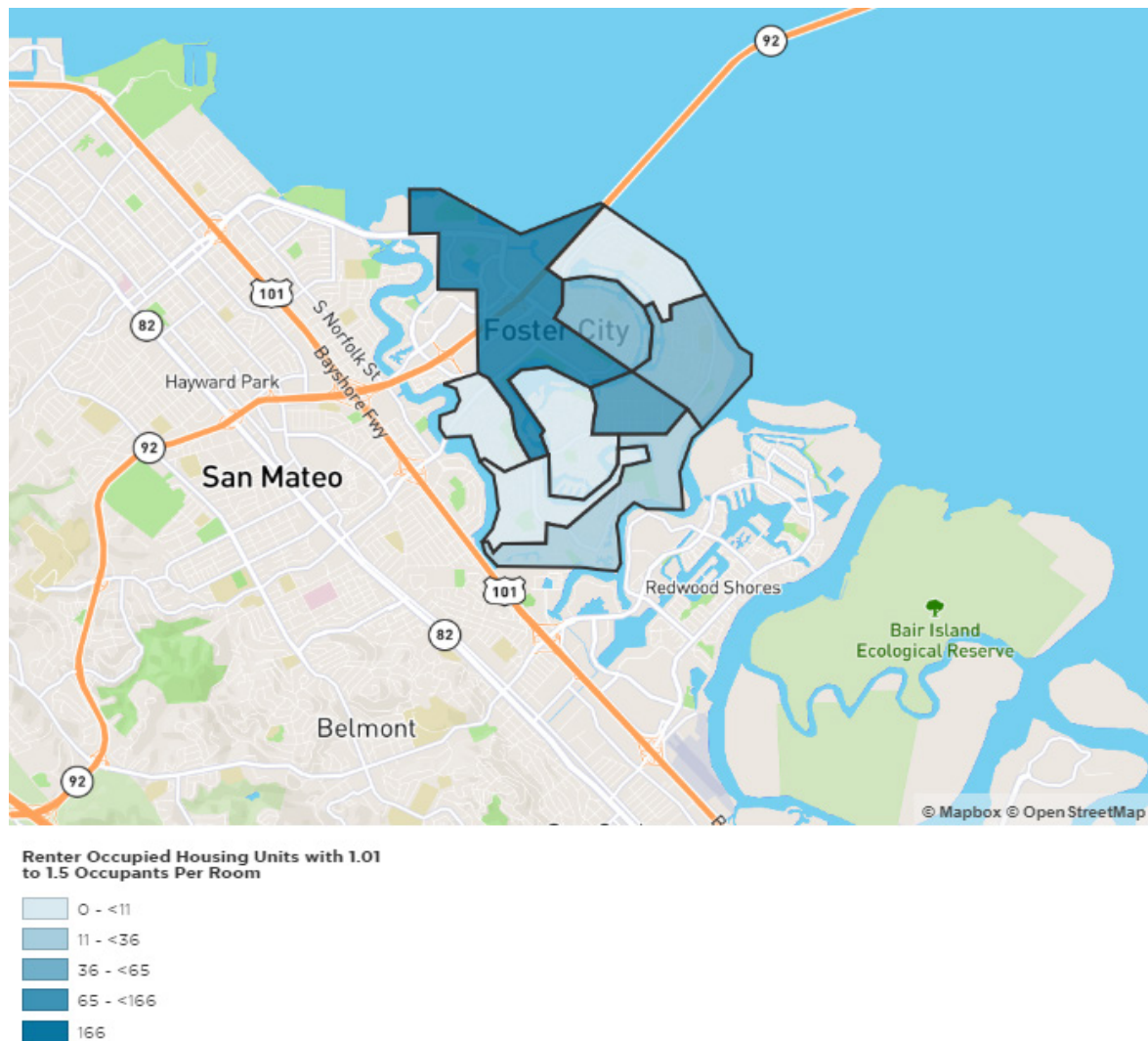
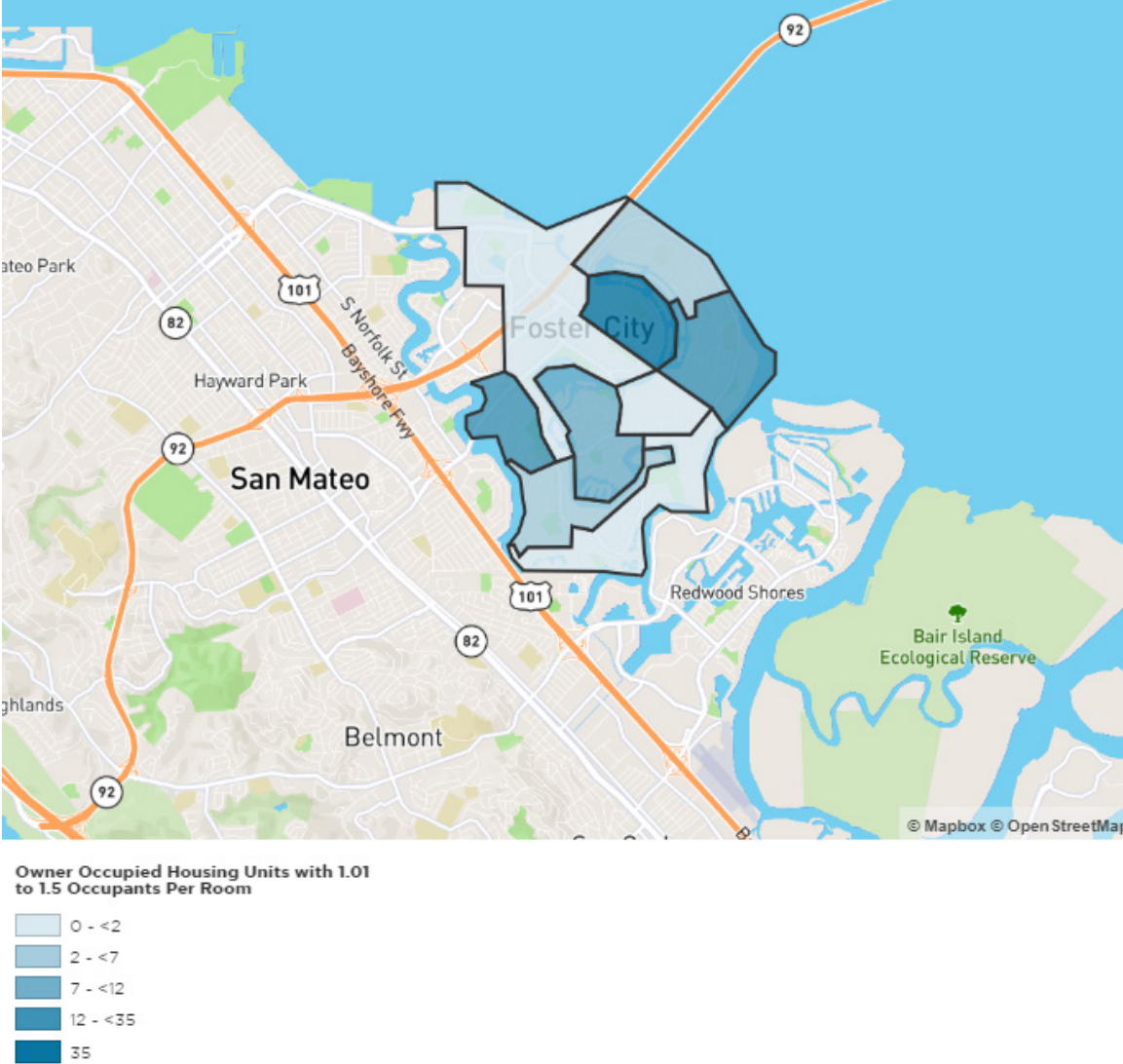


Figure 66: Overcrowding by Renter-Occupied Units and Census Tract, 2020

Source: 2016-2020 ACS data



Sources: US Census Bureau ACS 5-year 2016-2020

Figure 67: Overcrowding by Owner-Occupied Units, 2020

Source: 2016-2020 5-year ACS data

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

The geographic extent of overcrowding of owner-occupied units appears to be somewhat aligned with the census tracts with larger proportions of Asian population, such as in Tracts 6081 (50.4%), 6083 (61.5%), and 6080.24 (60.1%). This is consistent with the data provided in Figure 68 showing the highest percentage of overcrowding by race and ethnicity is for Asian households.

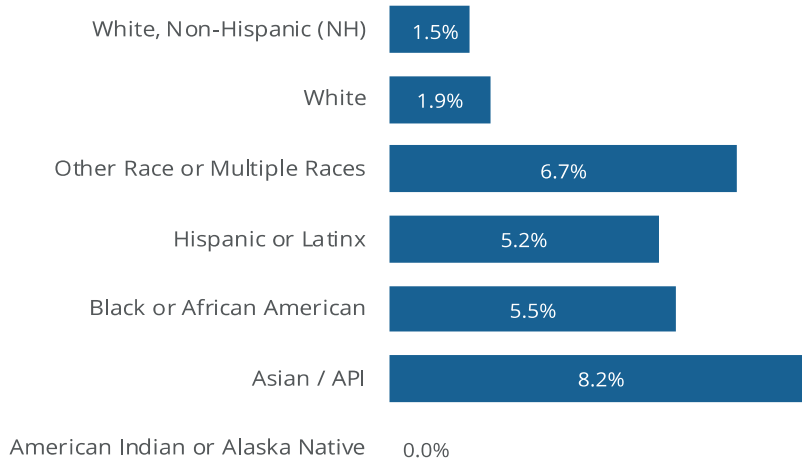


Figure 68: Overcrowding by Race and Ethnicity, Foster City, 2019

Note: Overcrowding is indicated by more than 1 person per room.

Source: ABAG Housing Needs Data Workbook

The types of households most likely to experience overcrowding include Asian households (8.2% are overcrowded) and other or multiple race households (6.7%) (Figure 68). The City's moderate-income households (80% to 100% AMI) are just as likely to be overcrowded as the lowest income households (<30% AMI) (Figure 69).

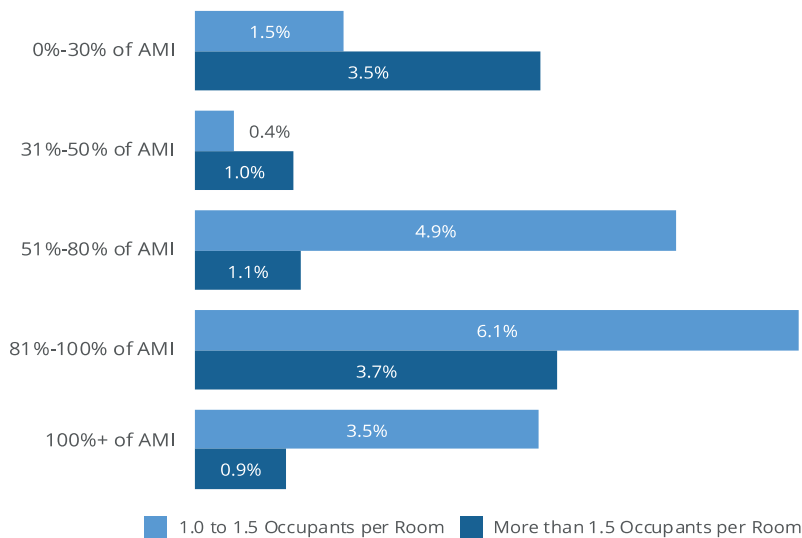


Figure 69: Occupants per Room by AMI, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

Although there are some census tracts with slightly higher concentrations of overcrowded renter or owner-occupied households, there are no significant geographic concentrations of overcrowded households in Foster City as shown in Figure 70.

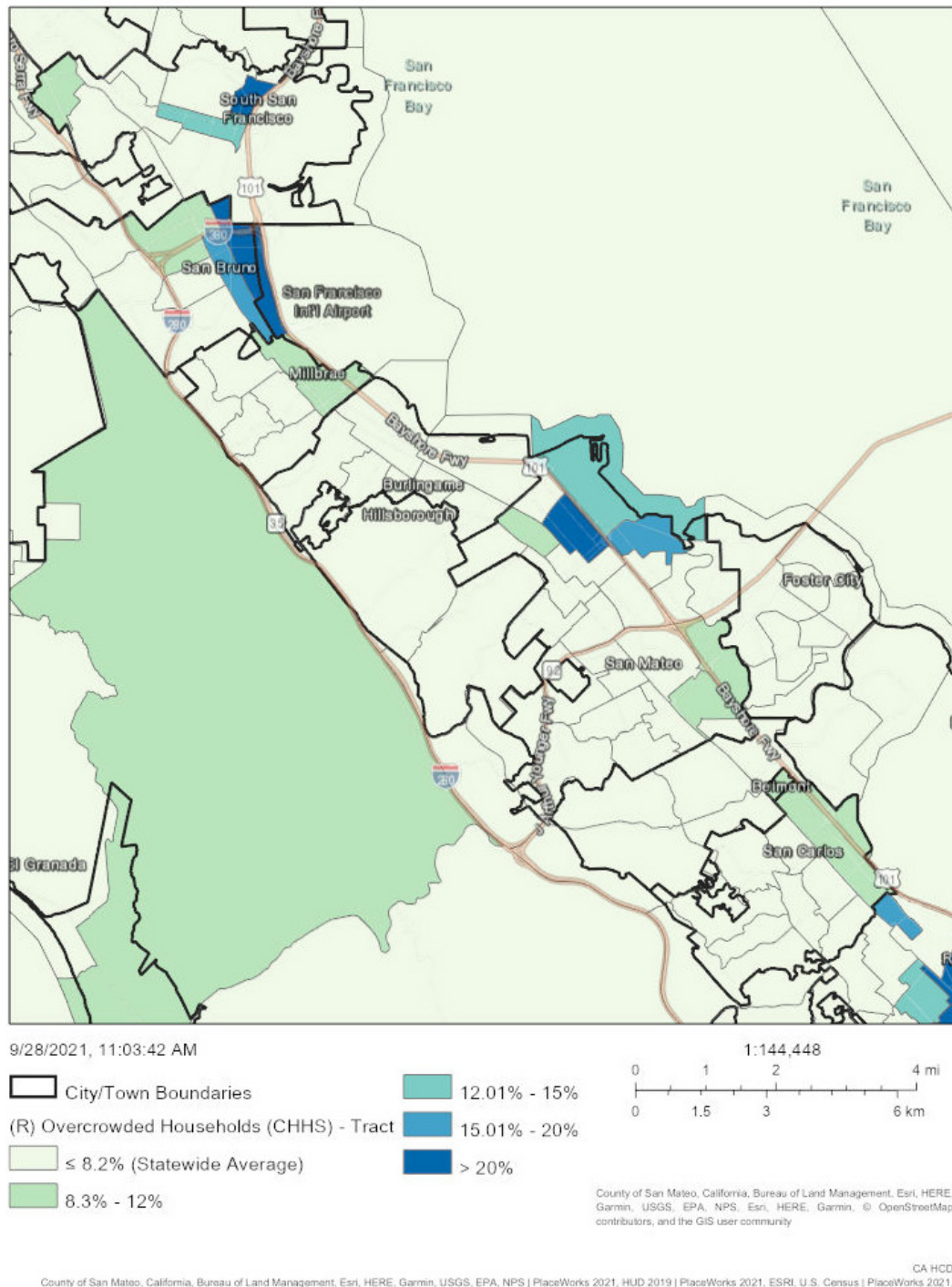


Figure 70: Overcrowded Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5.4 SUBSTANDARD HOUSING

Data on housing condition is very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in Census surveys. No owner households in Foster City report living in substandard housing. About 1% of renter households are lacking complete kitchens and .2% lack complete plumbing. Some of these renters are likely people renting rooms in a shared unit and therefore do not have their own kitchen.

The Census data corroborates the local knowledge ascertained from the City’s building inspectors that there are very few, if any, substandard units. The geographic extent of units reporting a lack of a complete kitchen or complete plumbing is included in Table 14. The largest number of the renters reporting lack of a kitchen are in tract 6080.25, with 38 of the 2,409 occupied renter households, or 1.6%.

Additional discussion of housing conditions is contained in Appendix A, Section 5.3.

Table 14: Units with Reported Lack of Complete Plumbing or Complete Kitchen

Tract	Lacking Complete Plumbing (%)	Lacking Complete Kitchen (%)
6081	0.00	0.00
6082	0.00	0.00
6083	0.00	0.62
6080.01	0.00	1.29
6080.02	0.00	0.00
6080.13	0.00	0.00
6080.23	0.38	0.38
6080.24	0.00	0.00
6080.25	1.58	1.04

Source: California Department of Housing and Community Development AFFH Data Viewer

5.5 HOMELESSNESS

In 2019, 1,512 people were experiencing homelessness in the County during the One-Day Count, with 40% of people in emergency or transitional shelter while the remaining 60% were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children.

People who identify as American Indian or Alaskan Native (6% of the homeless population compared to less than 1% of the total population), Black (13%, 2%), White (67%, 51%), and Hispanic (38%, 28%) are overrepresented in the homeless population compared to their share of the general population. People struggling with chronic substance abuse (112 people), severe mental illness (305), and domestic violence (127) represented a substantial share of the homeless population in 2019.

5.6 DISPLACEMENT

Three of the City's nine census tracts are vulnerable to displacement according to the University of California at Berkeley Urban Displacement Project (Figure 71) with most of these tracts also where the proportion of renters are the highest (Figure 72). Note that tract 6080.25 covers a large geographic area including the area north of Highway 92, but there are no housing units in this area. The census tracts indicated as vulnerable to displacement represent 36.8 percent of the city's households. The largest tract, 6080.25, is also where more than 70 percent of the City's deed-restricted affordable housing is located, including two senior apartment properties with a large proportion of extremely low-income units. Tenants in the deed-restricted affordable housing units, although low-income, are more protected from rent increases and many of the other typical reasons for displacement. Foster City appears to have a lower proportion of census tracts vulnerable to displacement than several nearby cities, such as San Mateo, Millbrae, and South San Francisco.

Affordable housing units with expiring affordability restrictions are one cause of displacement. Of the 418 rental units with affordability restrictions in the City as of 1/1/2023, 10 restricted rental units at Foster's Landing are scheduled to expire on 12/31/2023. The City has worked with the property owner of Foster's Landing and obtained grant funding from San Mateo County to assist the remaining tenants to relocate. The remaining 408 restricted rental units are either restricted in perpetuity or scheduled to expire in 2050 or later.

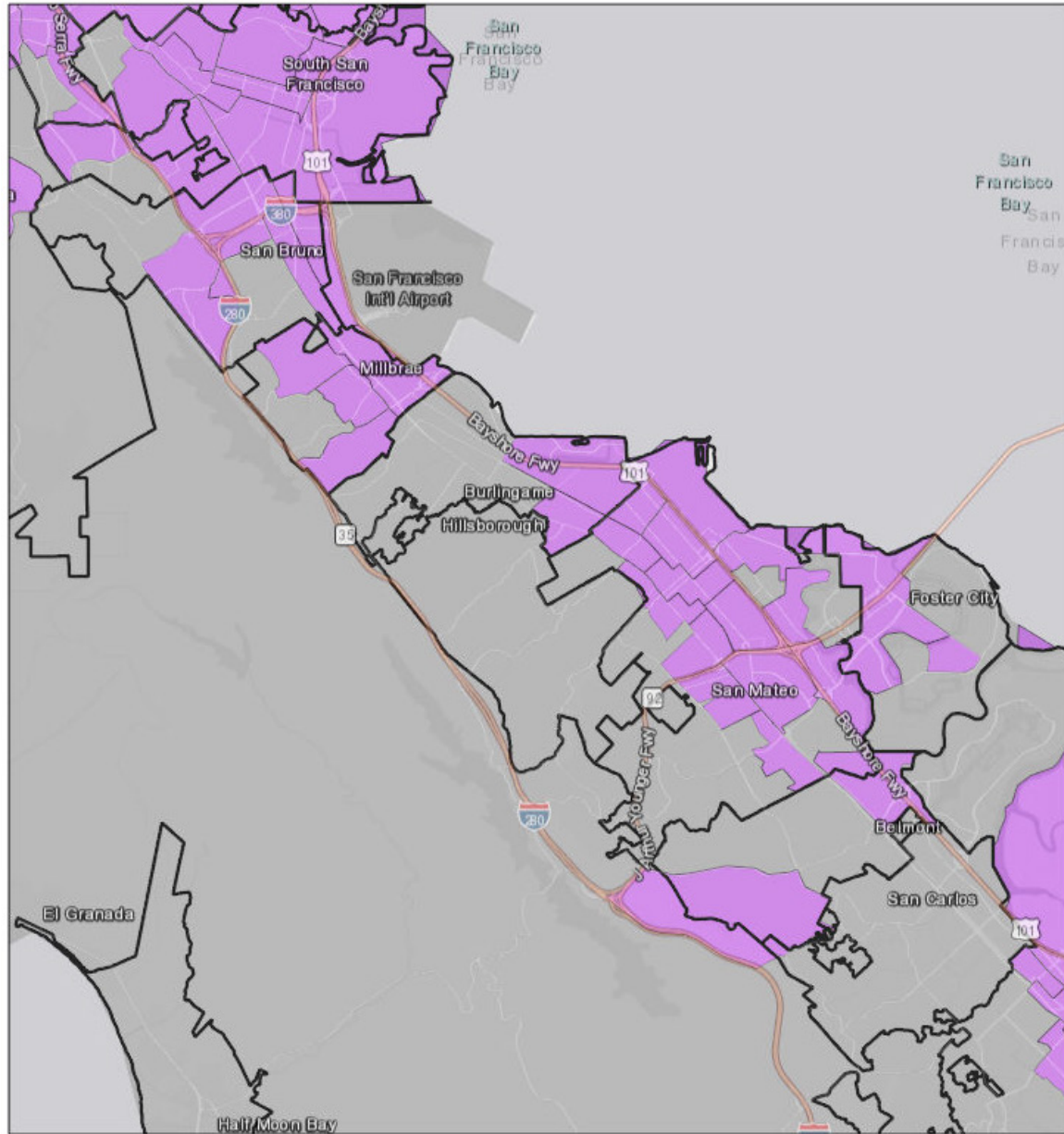
Between 2010 and 2020, the number of lower-income households (<\$50,000) in Foster City declined by 22%, either because they left the city or moved to a higher income bracket. Housing vulnerability/instability and risks of displacement in Foster City could be driving lower-income households (<\$50,000) to leave the area at higher rates. Population changes in low- to high-income households is displayed in Table 12.

In the resident survey that supported this AFFH, 10% of respondents said they had moved against their will in the past 5 years. The primary reasons for that displacement included:

- Health or medical reasons (38%),
- Landlord wanted to move back into the unit (23%),
- Landlord was selling the home/apartment (23%),
- Forced out for no reason (25%),
- Rent increased more than the tenant could pay (15%),
- Housing was unsafe (due to assault, harassment, domestic abuse, 15%), and
- Poor condition of property (15%).

Two-thirds of households displaced had children who changed schools as a result of the move. The results of the school change were mixed, with about half reporting better school environments and about half reporting worse.

Two other potential causes of future displacement are discussed below: redevelopment of residential properties and disasters.



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- City/Town Boundaries
- (A) Sensitive Communities (UCB, Urban Displacement Project)
- Vulnerable
- Other

1:144,448
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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD
 County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure 71: Census Tracts Vulnerable to Displacement

California Department of Housing and Community Development AFFH Data Viewer

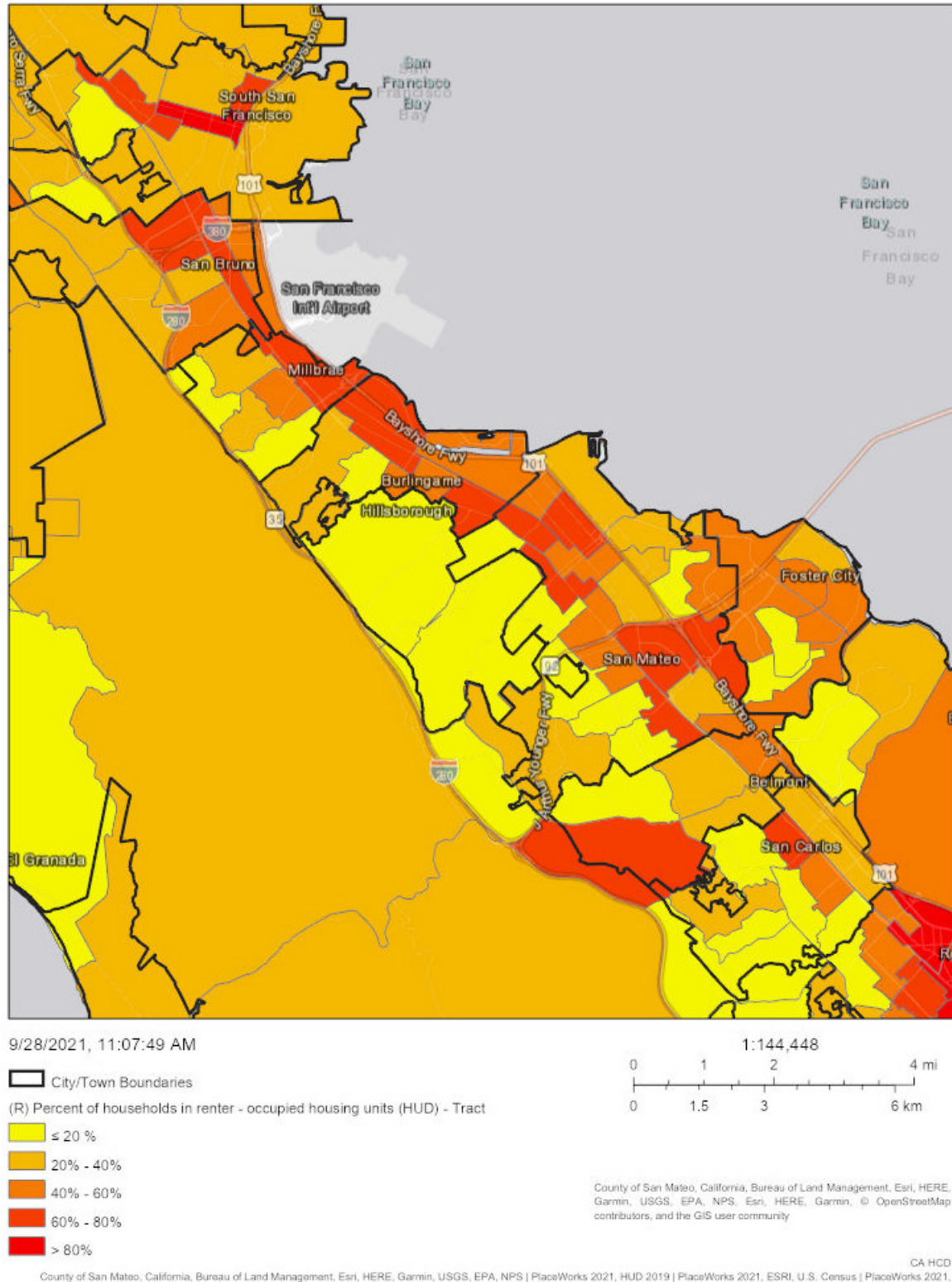


Figure 72: Share of Renter Occupied Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

Due to the lack of vacant land in Foster City, the production of additional housing units must rely on redevelopment of properties. Most of the projected additional housing growth will involve redevelopment of existing apartment properties. (Three large commercial properties have previously been converted to housing: Port O'Call Shopping Center (now Miramar Apartments), Marlin Cove Shopping Center (half of which is now Marlin Cove Apartments), and Pilgrim Triton.) Some, but not all, of this development will involve removal of existing units and replacing them with higher density buildings. Renovation of apartment complexes could also cause displacement.

Lower income tenants are especially vulnerable to displacement from repairs or redevelopment but to the scarcity of affordable housing options. Several measures have been put into place or are planned to minimize potential displacement of existing residents related to both repairs and redevelopment, including:

- Chapter 17.56 Replacement Units of the Foster City Municipal Code that requires:
 - Replacement of lower-income units at the same income levels as the existing households or if the income levels are not known, at the proportions of lower income renter households citywide.
 - A tenant's rent may not be increased following approval of a development project application.
 - Replacement units shall be deed-restricted in perpetuity.
 - For very low-, low- or moderate-income residents displaced, the developer shall provide relocation assistance including, but not limited to, giving tenants the first right of refusal to purchase or rent affordable replacement units, reimbursement of moving costs, and/or providing rental assistance.
 - Each tenant shall have the right to remain no fewer than sixty days from the date of City approval of a development project application.
- Housing Program H-C-3-a Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments (continues from previous Housing Element with proposed rewording to strengthen it to apply to any application to displace one or more households instead of 25 or more units).
- Housing Program H-C-3-b Anti-Displacement Strategy including assessment of a variety of tenant protection measures to determine if they are appropriate for Foster City, including but not limited to: a) expansion of relocation benefits beyond those required by California law for landlords to pay to lower-income tenants but also apply to moderate-income tenants; b) expansion of the amount of relocation benefits beyond those required by California law for lower-income tenants; c) minimum lease terms; d) required notification to tenants and landlords of legal requirements; and 3) expansion of other relocation/anti-displacement provisions.

Regarding potential displacement due to natural disasters, the most recent Multi-jurisdictional Local Hazard Mitigation Plan (LHMP) adopted in 2021 ranked the following hazards as a "high" level of risk: sea level rise/climate change, flood, dam failure, and earthquake. Severe weather/extreme weather was ranked as "medium." Drought, tsunami, landslide/mass movements, and wildfire were ranked as "low." The City's Levee Improvements Project, currently under construction and scheduled to be completed in 2023, is the primary mitigation for sea level rise, flood, dam failure, and tsunami. The LHMP includes other mitigation actions to address the identified risks. The risks of displacement due to natural disasters are therefore anticipated to be minimal or nonexistent.

Displacement Sensitive Communities

"According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
 - Share of very low-income residents is above 20%, 2017, and
 - The tract meets two of the following criteria:
 - Share of renters is above 40%, 2017
 - Share of people of color is above 50%, 2017
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017
 - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
 - Percent change in rent above county median for rent increases, 2012-2017

OR

- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017"

Source: <https://www.urbandisplacement.org/>

5.7 ACCESS TO MORTGAGE LOANS

In many communities, disparities by race and ethnicity are prevalent for home mortgage applications, particularly in denial rates. This is less true in Foster City (Figure 73). *Mortgage denial rates are relatively modest—ranging from 12% to 20%—and similar across races and ethnicities.* This is consistent with the resident survey, where 17% of respondents said they had been denied a mortgage loan.

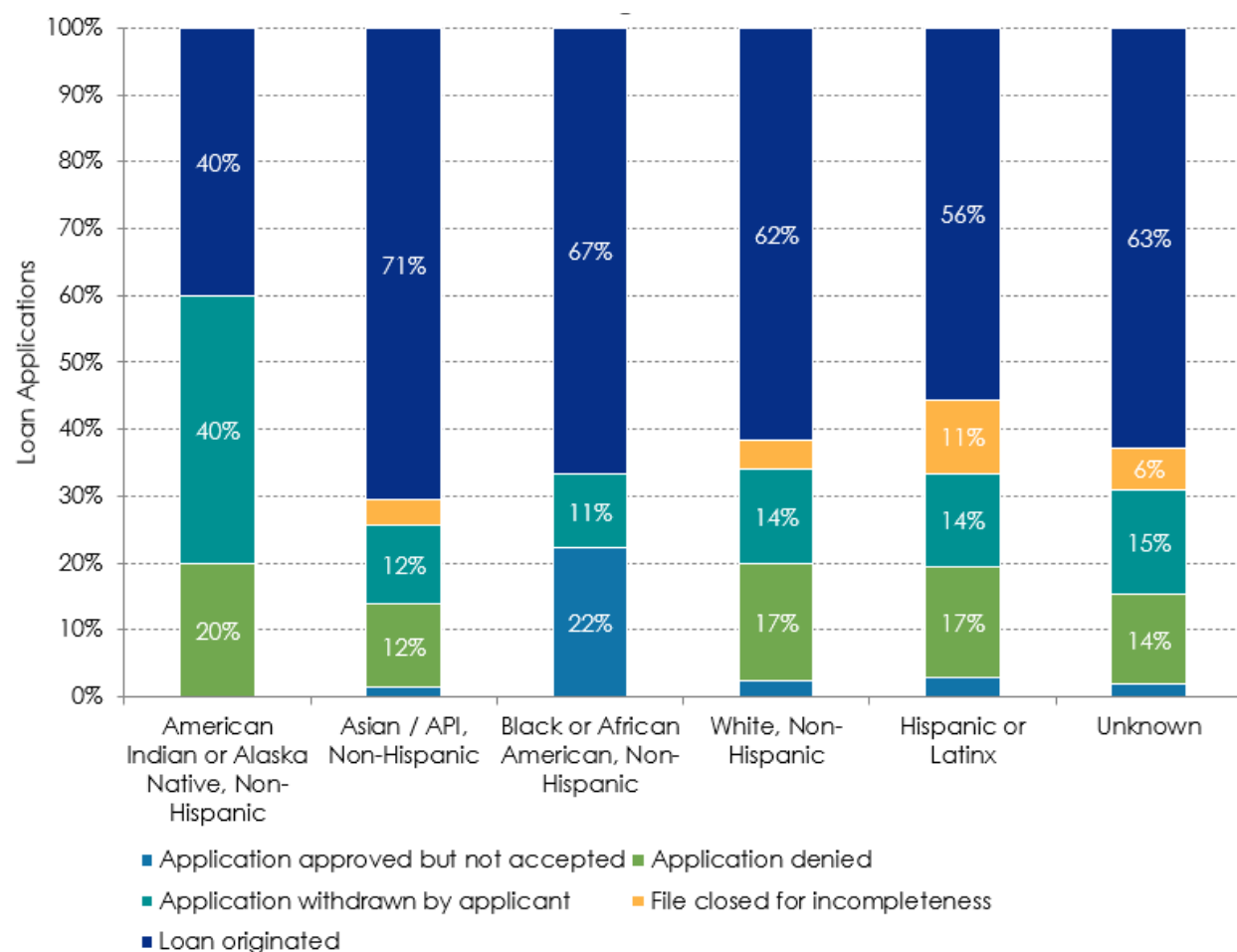


Figure 73: Mortgage Applications and Acceptance by Race, 2018-2019

Source: ABAG Housing Needs Data Workbook

6 SITE INVENTORY ANALYSIS

The location of housing is a key factor in addressing disparities in access to all types of housing and to facilitating inclusive communities. Providing additional housing opportunities in high resource areas can provide improved housing choices and access to public services, recreation amenities, educational and employment opportunities, and other essential services such as grocery stores and medical services.

AB 686 requires an analysis of sites identified to meet RHNA obligations for their ability to affirmatively further fair housing. For the purpose of analyzing the Sites Inventory through the lens of AFFH, additional analysis is provided below including by census tract. The census tracts (see Figure 7) are largely consistent with the residential neighborhoods that were the foundation of the original plan for Foster City, as shown in Figure 74. Neighborhoods 5 and 6 are combined into census tract 6080.02 and Neighborhoods 7 and 8 are divided differently by census tracts 6080.13 and 6080.23, so they are merged for the purposes of analysis of the Sites Inventory. As indicated in the AFFH analysis, all of Foster City is considered a high resource area. In addition, there are not significant concentrations of poverty or significant racially segregated housing areas. The analysis in this section is intended to evaluate whether the Sites Inventory might exacerbate any adverse socio-economic conditions and whether geographic targeting of some programs might address any geographic-related issues. Foster City's primary issue is the high cost of housing and the need for more affordable housing.

Summary of Foster City Neighborhoods/Census Tracts

In order to evaluate whether the Sites Inventory might exacerbate any adverse socio-economic conditions a summary of socio-economic factors is summarized below by census tract combined with the Sites Inventory in Table 15. This is followed by a description of the location of existing affordable housing; distribution of sites in the Site Inventory; analysis of potential impacts on patterns of segregation, access to opportunity and disproportionate housing needs. Table 16 provides further detail regarding the assignment of sites to census tracts.

Table 15 shows little deviation from the citywide average for most socio-economic factors. There are a few tracts with some larger deviations that may be suitable for geographic targeting of programs. Observations on the factors that have more variation from citywide averages include:

- **Disability:** Census tracts 6083 (Neighborhood 3) and 6080.25 (central Foster City) has the highest percentage with a disability at 9.2 and 9.6, respectively compared to the citywide average of 7.1%. Tract 6080.25 includes the City's two affordable senior apartments and Atria assisted living facility. Geographic targeting of Program H-F-1-j Public Investment in Accessibility could be utilized in these two tracts.
- **Renter Cost Burden:** Census tract 6080.13 and 6080.23 (Neighborhoods 7 and 8) include the highest renter cost burden at 49.5% compared to the citywide average of 32.6%. The Lantern Cove and Schooner Bay sites in this area will increase the significantly housing options and affordable housing in this neighborhood.
- **Owner Cost Burden:** Census tracts 6083 (Neighborhood 3) and 6082 (Neighborhood 2) include higher owner cost burden at 41.1% and 38.9%, respectively, compared to the citywide average of 32.9%. Geographic targeting of Program H-B-2-a Lower-Income Homeowner Rehabilitation Loans and H-B-2-b: Facilitate Non-Profit Rehabilitation/Maintenance Assistance could help address this.



Figure 74: Foster City Neighborhoods

Source: Foster City General Plan, Land Use and Circulation Element, Map 3.1

Table 15: RHNA Distribution by Census Tract with Socio-Economic Factors

Tract	Neighborhood ^a	Total Existing Units ^b	Existing Restricted BMR Units ^c	Site Inventory Total New Capacity	Very Low	Low	Moderate	Above-Moderate	TCAC Opp. Category ^d	R/ECAP or R/CAA ^e	% Non-White ⁵	% Renter	% LMI Pop. ^f	% Over-crowded ^h	% With Disability ⁱ	Renter Cost Burden ^j	Owner Cost Burden ^k
6081	1	1,328	4	83	22	14	14	33	Highest	No	61.9	31.3	24.57	3.92	7.3	24.2	30.4
6082	2	1,420	49	16			3	13	Highest	No	57.5	34.2	33.14	0	8.5	30.1	38.9
6083	3	1,361	0	235	65	41	41	88	Highest	No	71.7	39.7	36.61	5.05	9.2	39.9	41.1
6080.01	4	1,491	84	239	65	38	38	98	Highest	No	58.7	54.0	24.54	5.44	5.7	35.0	23.4
6080.02	5 & 6	1,341	0	0				0	Highest	No	57.1	17.8	25.04	0.53	6.5	34.6	27.9
6080.13 & 6080.23	7 & 8	2,256	1	1,002	80	70		852	Highest	No	62.1	34.2	16.80	0.60	6.9	49.5	33.4
6080.24 ^k	9	1,317	7	0				0	Highest	No	67.8	64.5	29.24	1.14	7.7	21.7	35.5
6080.25 ^k	TC, PT, VP, C, L	2,695	280	1,351	351	218	211	571	Highest	No	67.8	64.5	29.24	5.11	9.6	38.1	23.7
ADUs Not Assigned				28	9	8	8	3									
Total or Average				2,954					Highest		63.1	42.9	29.82	5.1	7.1	32.6	32.9

^a Foster City General Plan, Land Use and Circulation Element, Map GP-1.^b AFFH Data Viewer, Age of Structures, ACS 2017-2021.^c Foster City Community Development Department.^d AFFH Data Viewer, COG Geography TCAC/HCD Opportunity Map-Composite Score (HCD-2023).^e AFFH Data Viewer, Neighborhood Segregation Typology, ACS 2019 (UCB Urban Displacement Project, 2022).^f AFFH Data Viewer, Low to Moderate Income Population.^g R/ECAP=Racially or Ethnically Concentrated Areas of Poverty; R/CAA-Racially or Ethnically Concentrated Area of Affluence, AFFH Data Viewer (ACS, 2015-2019).^h AFFH Data Viewer (ACS, 2017-2021).ⁱ AFFH Data Viewer (ACS, 2017-2021).^j AFFH Data Viewer (ACS, 2017-2021).^k For some data, tracts 6080.24 and 6080.25 were combined as 6080.04.

Table 16: Sites Inventory by Census Tract

Tract	Development	Very Low	Low	Moderate	Above-Moderate	Total	Tract Total
6081	Franciscan	22 21	14	14	33 32	83 81	83 81
6082	1601 Beach Park Boulevard			3	13	16	16
6083	Eaves	27 16	16 10	16 10	41 23	100 59	235 166
	Eaves ADUs	7	7	7	1	22	
	Shadow Cove	31 23	18 14	18 14	46 34	113 85	
6080.01	Beach Cove	65 46	38 29	38 29	98 69	239 173	239 173
6080.02	(None)						0
6080.13	Lantern Cove	28	25		303	356	1,002
	Schooner Bay	52	45		549	646	
6080.23	(None)						0
6080.24	(None)						0
6080.25	Foster's Landing	221 236	131 154	131 154	336 363	819 907	1,335 1,419
	Sand Cove	38 29	22 19	22 19	57 45	139 112	
	Lagoons	32 33	20 22	20 22	49 51	121 128	
	Harbor Cove	25	15	15	36	91	
	1010 Metro Center Boulevard	30	18	18	45	111	
	Laguna Vista				48	48	
	Workforce	5	12	5		22	
City-wide	ADUs	7	7	7	3	24	28
	ADUs (Pipeline)	2	1	1		4	
Total						2,795 42,885	2,795 42,885

Source: Foster City Community Development Department

Location of Existing Affordable Housing

The geographic distribution of existing deed restricted below market rate housing is shown in Figure 75. These units are located primarily in the central core of the City along East Hillsdale Boulevard from Metro Senior Apartments on Village Lane and Town Green Lane on the west to Miramar Apartments at Gull Avenue on the east, with Marlin Cove Apartments on Foster City Boulevard being the most southerly location. ADUs and the Existing Unit Purchase Program provide scattered additional affordable housing units throughout the single-family neighborhoods.

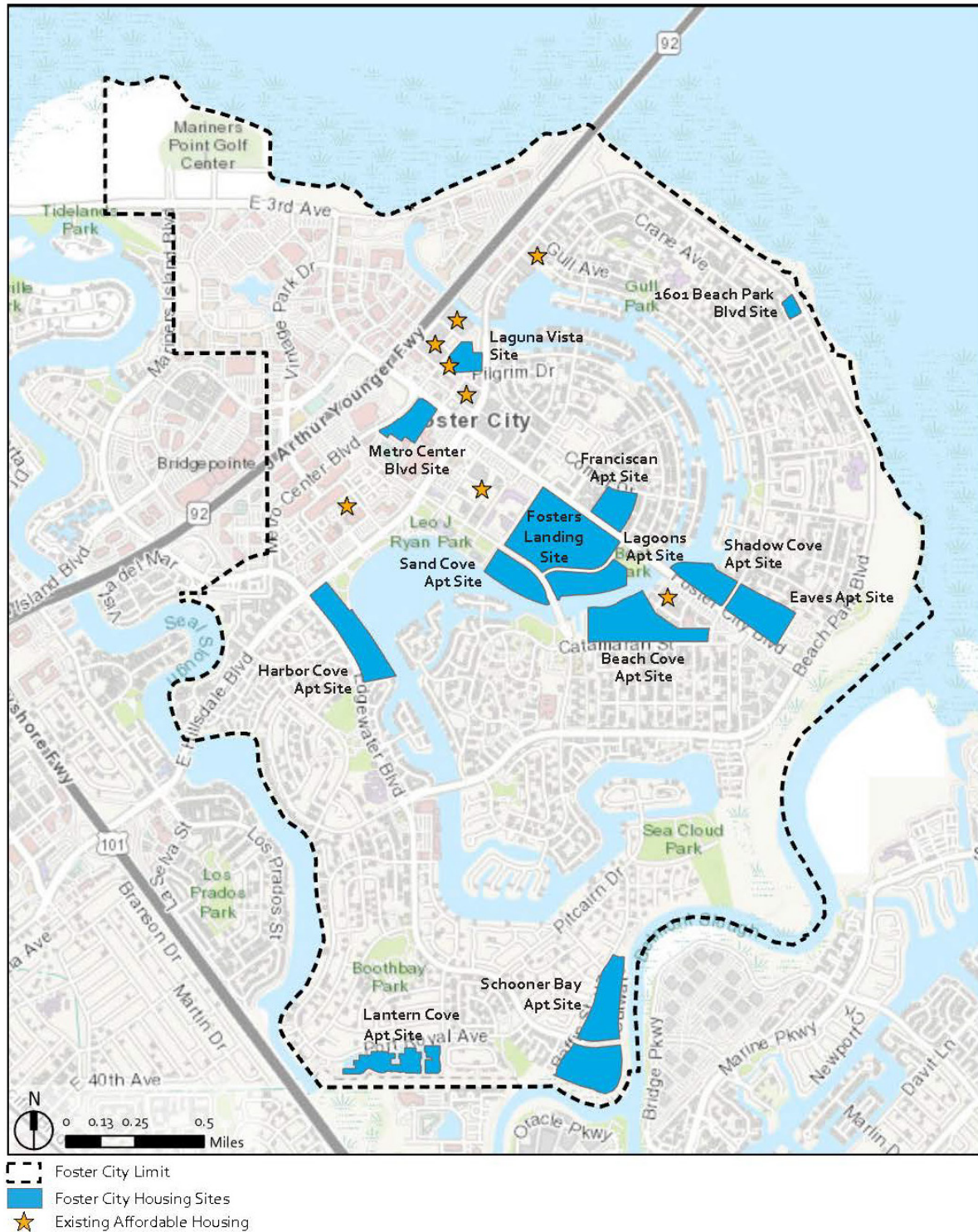


Figure 75: Sites Inventory Map

Source: Foster City Community Development Department

Several multi-family developments have been built in Foster City in recent years, representing the completion of the Pilgrim Triton and Foster Square master planned areas—both of which were subject to negotiated Development Agreements that established the maximum number of units including BMR units. Each development included affordable housing—Foster Square includes the 66-unit Alma Unit 100% affordable senior apartments and Pilgrim Triton developments include 20% affordable units mixed with market rate units. These development trends indicate that the City can reasonably expect to meet its RHNA sites inventory requirements (described below) for the upcoming planning period.

Distribution of Sites in the Sites Inventory

The proposed housing sites in the Sites Inventory are well distributed throughout the City. The additional housing site locations in the Sites Inventory will expand deed restricted affordable housing to the southern edge of the City with inclusion of the Lantern Cove and Schooner Bay sites, farther west to the Harbor Cove site, and farther east to the 1601 Beach Park Boulevard site.

Redeveloping older, larger, and existing apartment developments—such as Lantern Cove and Schooner Bay Apartments and sites from the previous Housing Element—are economically viable for Foster City. Relatively large sites provide options to place higher density portions of development away from edges that border existing lower density uses. The application for Lantern Cove and preliminary application for Schooner Bay are examples of how an existing apartment property can be partially redeveloped to achieve the maximum allowed density for the entire site. Examples of other redevelopment of existing apartment sites in the area include:

- Village Lake in Mountain View, 777 West Middlefield Road: construct 716 new apartment units (including 144 affordable units), replacing 208 existing apartment units, increasing the density from 21.1 units per acre to 72.8 units per acre;
- Laguna Clara in Santa Clara: removal of 42 units, retaining 222 units, addition of 225 units over a parking garage for a total of 447 units on the site, increasing the density from 21.1 units per acre to 38.37 units per acre;
- Reserve at Mountain View, 870 East El Camino Real: removal of 42 units, addition of 233 units for a total of 371 units on the site, increasing the density from 19.7 units per acre to 40.6 units per acre; and
- 555 Middlefield Road, Mountain View: Retain 402 existing units, addition of 323 units, for a total of 725 units on the site, increasing the density from 27.7 units per acre to 50 units per acre.

ADUs distributed throughout single-family neighborhoods will also increase housing options throughout the city. Since 2018, when state legislation was enacted to facilitate the construction of ADUs, the City has issued an average of 2.66 building permits per year for ADUs, with the biggest growth in the last two years. The significant growth in ADUs—including four permits issued in 2022—suggests that Foster City can increase ADU production at the 2021 rate of three per year through the planning period duration. At this rate, a total of 24 ADUs would be constructed during this cycle's eight-year planning period. This is a conservative estimate as ADU production will be further encouraged through new programs included in the 2023-2031 Housing Element such as an ADU Financial Incentive Program, a preapproved ADU designs and expedited review, and improved public information on ADUs.

Geographic targeting is included in many housing programs designed to increase housing choices and mobility by including more affordable options in or near existing single-family areas. This includes programs related to funding, ADUs, rental housing assistance, home sharing program, Existing Unit Purchase Program, and new housing options at school sites, religious sites, and commercial sites.

Table 15 shows the existing distribution of restricted affordable housing by census tract and also includes the potential new units in the Sites Inventory. Most of the units in the Sites Inventory are in census tract 6080.25 which is the central core of Foster City with the best access to transit, services, and jobs. However, the tract with the second highest number of units in the Sites Inventory is tract 6080.13/6080.23 at the southern edge of the City, with only one existing affordable unit and the lowest percentage of low- and moderate-income households. **The Sites Inventory provides a balance between expanding the geographic area that includes restricted units to provide additional housing choices and locating new units where there is easy access to transit, services, and jobs. There are not existing patterns of socio-economic concentrations that could be exacerbated by the inclusion or exclusion of housing sites.** As indicated in Table 15, the percentage of low- and moderate-income households ranges from 16.80 (tracts 6080.13/6080.23) to 36.61 percent (tract 6083) with a citywide average of 29.82 percent.

Potential Effect on Patterns of Segregation

From a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of segregation, disparate impacts for impacted racial and ethnic groups, and foster more inclusive communities free from barriers that restrict access to opportunity. Though Foster City doesn't face significant racial or ethnic segregation issues, the City does confront challenges with income segregation from a county-wide or regional perspective especially considering the city's high housing costs. More housing options for very low- and low-income households would help address patterns of income segregation and allow more residents to access varying parts of the city. **Housing Policy H-E-10 Housing Mobility and Housing Choices as well as Housing Program H-E-10-a Improve Housing Mobility and Increase Missing Middle Housing Choices and H-D-4-i Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zones Areas will also address this issue.**

Potential Effect on Access to Opportunity

The wide distribution of housing sites will provide additional housing options for lower income households to choose housing near amenities and services that are important to them, such as parks, schools, transit, or other features. The sites in the Sites Inventory were selected based on accessibility to a variety of services and amenities, such as parks, schools, shopping, transit, and transportation. From a broader regional perspective, providing increased lower income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disparate impacts for impacted racial and ethnic groups by providing more affordable housing choices near desirable resources such as employment and high-quality education. This will foster more inclusive communities free from barriers that restrict access to opportunity.

Additionally, with the development of the City's 100% affordable senior apartments—including accessible units for persons with disabilities—residents of Foster City will have access to high resource

areas, be provided with more affordable housing options, and have the option to age-in-place or live independently. **Housing Policy H-E-10 Housing Mobility and Housing Choices as well as Housing Program H-E-10-a Improve Housing Mobility and Increase Missing Middle Housing Choices and H-D-4-i Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zones Areas will also address this issue.**

Potential Effect on Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."³⁸

Overpayment is a significant housing challenge for lower-income residents. There is not a geographic concentration of cost burdened renters, but there are slight concentrations of cost burdened owners (the percentage of cost burdened owners in each census tract varies between 23.7% to 41.1%). There are disparities in housing cost burden in Foster City by race and ethnicity. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the City. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened. The increased quantity and distribution of affordable housing as proposed in the Sites Inventory will address disproportionate housing needs by providing more affordable housing in a wider variety of locations in the City. From a broader regional perspective, providing increased lower income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disproportional housing needs. **Housing Policy H-E-10 Housing Mobility and Housing Choices as well as Housing Program H-E-10-a Improve Housing Mobility and Increase Missing Middle Housing Choices and H-D-4-i Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zones Areas will also address this issue.**

³⁸ California Department of Housing and Community Development Guidance, 2021, page 39.

7 CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN

The City of Foster City is a diverse community with racial groups and income levels spread relatively evenly throughout the city (see Table 15 for comparison by census tract). Foster City has a higher population of Asians than the surrounding communities, but this group is also diverse, with East Asians having the largest growth rate, followed by Chinese. Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production.

Foster City has historically accommodated a diversity of housing needs by offering a variety of housing types—more so than many jurisdictions in the County. Yet home values and rents are much higher in Foster City than in the County and the Bay Area overall. Foster City's fair housing actions that are part of the overall Housing Element are intended to address barriers to housing choice primarily by adding affordable housing options and preserving existing housing opportunities. Table 17 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Foster City.

Contributing factors have been prioritized giving highest priority to those factors that:

- limit or deny fair housing choice;
- limit access to opportunity; or
- negatively impact fair housing or civil rights compliance.

The City also considered the limitations of the City's authority/ability to influence change in a contributing factor. Lower prioritization also reflects the limitations of the City's powers to change some factors.

The priorities for the Fair Housing Action Plan are:

1. Address disproportionate impacts by increasing the supply of affordable housing and providing more housing choices throughout the City. (Highest)
2. Protect tenants from displacement through an anti-displacement strategy. (High)
3. Address housing discrimination through fair housing information and training. (High)
4. Address housing discrimination by providing additional support and opportunities for housing to meet special needs. (High)

Following Table 17 below, Table 18, AFFH Meaningful Actions Matrix, provides additional details, includes additional detail regarding programs addressing:

- Fair Housing Outreach and Education
- Housing Mobility – Provide Improved Housing Options
- New Housing Opportunities in High Resource Areas
- Tenant Protection and Anti-Displacement
- Place-Based Strategies

Table 17: Summary Matrix of Fair Housing Issues and Actions

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Foster City's high housing costs limit housing choice and have a disproportionate impact on Black or African American and Hispanic households.	<p>Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments. These jobs often do not support the city's housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden. Low Priority</p> <p>The lack of housing in Foster City to accommodate larger renter households can disproportionately impact households of color, which tend to be larger. Moderate Priority</p>	<p>Increase the supply of affordable housing through a variety of programs:</p> <ul style="list-style-type: none"> H-C-4-a: Rental Housing Assistance Information H-D-1-b: General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory H-D-4-a: ADUs H-D-4-b: ADU/JADU Financial Incentive Program H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review H-D-4-d: Improved Public Information on ADUs H-D-4-e: Amnesty Program for Existing Unapproved ADUs H-D-4-f: Objective Design Standards for ADUs H-D-4-g: Multi-Family ADUs H-D-4-i: Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zones Areas H-D-4-j ADUs and JADUs in Religious and Institutional Uses and School Sites 	<ul style="list-style-type: none"> December 2023 and then annually Increase number of housing vouchers used in Foster City by 2 per year Prior to or upon adoption 24 ADUs by 2031 Implement program by December 2024 Provide 5-8 income-restricted ADU units by 2031 December 2024 Improve website and counter information by December 2023 Implement program by December 2025 Adopt standards by December 2024 40-70 multi-family ADUs by 2031 Amend Chapter 17.78 by December 2023 12 units in religious and institutional sites by 2031 12 units in school sites by 2031

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> H-E-2-a: Inclusionary 20% Requirement 	<ul style="list-style-type: none"> Ensure inclusionary units are provided consistent with ordinance requirements
		<ul style="list-style-type: none"> H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirements Including Extremely Low-Income 	<ul style="list-style-type: none"> Ensure inclusionary units are provided consistent with ordinance requirements
		<ul style="list-style-type: none"> H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> Ongoing: at least 5 new matches per year
		<ul style="list-style-type: none"> H-E-10-a: Improve Housing Mobility and Increase Missing Middle Housing Choices 	<ul style="list-style-type: none"> Annually review progress; if at mid-cycle review in 2027 the City is not on track, then initiate necessary zoning text or map amendments or other changes.
Foster City's low production of affordable housing limits housing choices of Black or African American and Hispanic households who have lower incomes.	Foster City has had limited production of affordable housing. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City's inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City's rental units rent for \$2,000 and less. San Mateo County has four times the proportion of rentals priced under \$2,000 than the city. High Priority	Increase the supply of affordable housing through a variety of programs (described above).	
Foster City's multi-family housing is aging and vulnerable to redevelopment and displacement of low- and moderate-income households.	The high water table in Foster City creates maintenance needs, particularly for multi-family buildings. Moderate Priority Aging, low-density apartment developments may have economic incentives to redevelop. High Priority	Protect tenants from displacement through an anti-displacement strategy: <ul style="list-style-type: none"> H-C-2-c: Replacement Unit Requirements H-C-3-a: Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments 	<ul style="list-style-type: none"> Amend requirements by December 2023 Establish submittal requirements by December 2023

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> Review and approve of an Anti-Displacement Plan that minimizes displacement for any repair or redevelopment that would displace one or more tenants 	
		<ul style="list-style-type: none"> H-C-3-b: Anti-Displacement Strategy 	<ul style="list-style-type: none"> Implement program by December 2024
Residents report experiencing fair housing discrimination in Foster City mostly based on disability and/or being a voucher holder/source of income. Few of those experiencing discrimination file complaints or take action.	<p>Tenants' and property owners' lack of knowledge about fair housing laws. High Priority</p> <p>Property owners violating fair housing laws. High Priority</p> <p>Tenants fear of retaliation, few options to relocate. High Priority</p>	<p>Address housing discrimination through fair housing outreach and education:</p> <ul style="list-style-type: none"> H-C-3-c: Facilitate Resolution of Rental Disputes H-C-3-d: Facilitate Tenant Protection Act of 2019 (AB 1482) H-G-1-a: Non-Discrimination H-G-2-a: Anti-Discrimination Regulations H-G-2-b: Fair Housing Training for Landlords and Tenants H-G-2-c: Information Specific to Fair Housing H-G-2-d: Multilingual Tenant Resources H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> Ongoing Update website by December 2023 Provide at least one information session per year Update website by December 2023 Hold at least one (1) informational sessions for landlords and tenants annually beginning in 2024 Implement program by December 2023 Provide updated information annually Conduct at least one fair housing training for tenants and landlords annually, beginning in 2024 Implement program by December 2023 Number of physical locations the resources are made available without requiring internet access Implement program by December 2024 Collaboration for provision of multilingual fair housing services Research options and report to City Council by December 2024

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		Provide additional support and opportunities for housing to meet special needs:	
		<ul style="list-style-type: none"> H-E-1-a: Existing Unit Purchase Program-Opportunities for Supportive Housing 	<ul style="list-style-type: none"> One (1) unit converted to supportive housing by 2031
		<ul style="list-style-type: none"> H-E-g-a: Family Friendly Housing 	<ul style="list-style-type: none"> Facilitate ten (10) rental units of 3 or more bedrooms by 2031.
		<ul style="list-style-type: none"> H-E-g-b: Small Housing units 	<ul style="list-style-type: none"> Facilitate ten (10) rental units less than 500 SF by 2031
		<ul style="list-style-type: none"> H-F-1-a: Facilities and Services for Special Needs 	<ul style="list-style-type: none"> Establish expedited permit review process and begin annual proactive outreach by December 2023 Facilitate at least one (1) new facility serving special needs population during the planning period
		<ul style="list-style-type: none"> H-F-1-c: Adaptable/Accessible Units for the Disabled 	<ul style="list-style-type: none"> Ensure accessible and adaptable units are provided consistent with the California Building Code and that affirmative marketing is included consistent with Chapter 17.90 and the City's BMR Administrative Guidelines
		<ul style="list-style-type: none"> H-F-1-d: Reasonable Accommodation 	<ul style="list-style-type: none"> Amend Chapter 17.84 by December 2023 Update City's website by December 2023
		<ul style="list-style-type: none"> H-F-1-e: Home Sharing for Special Needs Population 	<ul style="list-style-type: none"> At least 50% of home share matches assist someone with special needs
		<ul style="list-style-type: none"> H-F-1-f: Support Services for Special Needs Population 	<ul style="list-style-type: none"> Roundtable at least annually
		<ul style="list-style-type: none"> H-F-1-g: Extremely Low-Income Units for Special Needs 	<ul style="list-style-type: none"> Ensure affirmative marketing plan is provided and implemented for ELI units

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> H-F-1-h: Age Friendly Initiative 	<ul style="list-style-type: none"> Adopt Age-Friendly Action Plan by December 2024
		<ul style="list-style-type: none"> H-F-1-i: Community Care Facilities 	<ul style="list-style-type: none"> Amend regulations by December 2024
		<ul style="list-style-type: none"> H-F-1-j: Public Investment in Accessibility 	<ul style="list-style-type: none"> Target areas with higher disabled populations – Census Tracts 6083 and 6080.25 Number of capital improvement projects identified in the CIP budget each year that include accessibility improvements
		<ul style="list-style-type: none"> H-F-3-a: Transitional and Supportive Housing Zoning 	<ul style="list-style-type: none"> Ensure regulations are applied so that transitional and supportive housing is subject only to the same restrictions as other residential uses in the same zone
		<ul style="list-style-type: none"> H-F-3-b: Supportive Housing 	<ul style="list-style-type: none"> Amend regulations by December 2023
Black or African American, Hispanic, and Pacific Islander students are less likely than other students to meet college admission standards and have higher high school dropout rates.	The underlying factors for these differences are unknown and need to be examined as part of AFFH actions. Low Priority	<ul style="list-style-type: none"> Increase the supply of affordable housing through a variety of programs (described above). 	

Table 18: AFFH Meaningful Actions Matrix

HE Program	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
Fair Housing Outreach & Education				
H-C-3-c: Facilitate Resolution of Rental Disputes	Continue working with the Peninsula Conflict Resolution Center and the Tri-County Apartment Association as vehicles to moderate rent increases and minimize displacements in the City and to resolve rental disputes between renters and property owners.	Update website by December 2023	Citywide	
H-C-3-d: Facilitate Tenant Protection Act of 2019 (AB 1482)	In coordination with programs promoting fair housing under H-G, provide information on laws regarding maximum annual rent increases, just cause evictions, and financial compensation requirements.	Update website by December 2023; Provide at least one information session per year	Citywide	Update website by December 2023 Provide at least one information session per year
H-G-1-a: Non-Discrimination	To ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, marital status, disability, or other factors, Foster City will ensure that state and federal laws are adhered to regarding fair housing. The City, through its Community Development Department, will refer discrimination complaints to the appropriate legal service, county, or state agency. The City will provide public information and education services in a variety of locations, including but not limited to the City's website, City Hall, public library, Recreation Center and Senior Center.	Update website by December 2023; hold information sessions for tenants and landlords annually beginning in 2024	Citywide	At least one informational session annually beginning in 2024
H-G-2-a: Anti-Discrimination Regulations	Provide information to tenants and landlords on the City's website, City Hall and the public library advising them of the State and City regulations that prohibit landlords from refusing to rent to someone, or otherwise discriminate against them, because they have a housing subsidy, such as a Section 8 Housing Choice Voucher, that helps them to afford their rent.	Implement program by December 2023	Citywide	Provide updated information annually to tenants and landlords

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

HE Program	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
H-G-2-b: Fair Housing Training for Landlords and Tenants	Partner with an organization to perform fair housing training for landlords and tenants.	At least one fair housing training per year beginning in 2024	Citywide	Conduct at least one fair housing training for tenants and landlords annually, beginning in 2024
H-G-2-c: Information Specific to Fair Housing	Provide information on the City's housing webpage and in ways that reach tenants without internet access to include resources for residents who believe they have been discriminated against, including how to file a fair housing complaint.	Implement program by December 2023	Citywide	Number of physical locations the resources are made available without requiring internet access
H-G-2-d: Multilingual Tenant Resources	Collaborate and cooperate with local and regional agencies who provide multilingual fair housing education services.	Implement program by the end of 2024	Citywide	Collaboration for provision of multilingual fair housing services
H-G-2-e: Rental Registry	Unless a requirement for a State rental registry is adopted, explore a rental registry that tracks information such as rents, utilities, accessibility for disabled persons, tenant occupancy dates, and landlord contact information in order to improve the information available to landlords, tenants, and decision makers.	Report to City Council by the end of 2024	Citywide	
Housing Mobility – Provide Improved Housing Options				
H-C-4-a Rental Housing Assistance Information	Encourage the use of federal, State and local rental housing programs by providing information on the City's website. Continue to publicize and promote programs offered by the San Mateo County Housing Authority through proactive public outreach including, but not limited to the Section 8 Rental Assistance Program, landlord incentive programs (such as Landlord Continuity Bonus, New Landlord Bonus, and Landlord "No Loss" Bonus) programs for landlords to rent to holders of Housing Choice or HUD-VASH (Veteran) Vouchers.	2023 to update website; then ongoing	CitywidePromote in single-family areas	Increase the number of voucher holders by 2 per year
H-D-1-b General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory	Concurrent with or prior to adoption of the Housing Element, adopt the following General Plan and zoning amendments: (amendments to facilitate development of Sites Inventory)	Prior to or upon Housing Element Adoption	Citywide – Sites Inventory sites	General Plan and Zoning in place prior to or upon adoption of Housing Element

HE Program	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
H-D-4-g: Multi-family ADUs	The City will develop incentives to encourage multi-family ADUs in accordance with Chapter 17.78 of the Municipal Code and applicable State laws including but not limited to such measures as financial assistance, reduced fees, and/or expedited processing.	Develop incentive program by December 2024	Citywide	40-70 multi-family ADUs by 2031
H-D-4-j: ADUs and JADUs in Religious and Institutional Uses and School Sites	Amend zoning regulations allowing religious and institutional uses and school sites to construct up to 4 ADUs and JADUs on-site when an affordable housing development may not be feasible and conduct an outreach and education campaign to subject property owners.	Amend zoning regulations by December 2024	Citywide	12 units in religious and institutional sites by 2031 12 units in school sites by 2031
H-E-1-a: Existing Unit Purchase Program-Opportunities for Supportive Housing	Implement the tenant preferences adopted in January 2023 for the Existing Unit Purchase Program (City-owned units) so that when vacancies occur, housing providers have an opportunity to propose renting the unit to provide supportive housing for people with disabilities and if no acceptable proposals are received, then continue to maintain the existing units owned by the City as rentals for large very low- and low-income families.	2023 to adjust preferences; then ongoing upon any vacancy	Citywide	One (1) unit converted to supportive housing by 2031
H-E-2-a: Inclusionary 20% Requirement	Implement the City's 20% inclusionary requirement as contained in Chapter 17.90.	Continue to implement program	Citywide	Ensure inclusionary units are provided consistent with ordinance requirements
H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirements Including Extremely Low Income	Implement the City's Affordable Housing Overlay 15% inclusionary requirement which includes a requirement for extremely low-income rental units, as contained in Chapter 17.92.	Continue to implement program	Citywide	Ensure inclusionary units are provided consistent with ordinance requirements
H-E-9-a: Family Friendly Housing	Promote housing designs and unit mix to attract multigenerational households by encouraging developers to include housing features and more bedrooms (including three-bedroom units), as well as other on-site amenities, such as usable outdoor open space for multigenerational use, and multipurpose rooms that can be used for after-school homework clubs, computers, arts, or other resident activities. To address potential displacement of	Report to City Council by the end of 2024	Citywide	Facilitate ten(10) rental units of 3 or more bedrooms by 2031

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

HE Program	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
	households with three or more persons, the City will research options to expand regulatory incentives to encourage the development of larger units.			
H-E-9-b: Small Housing Units	Amend the Zoning regulations to specifically allow housing targeted for extremely low-income households, including single room occupancy (SROs) and group homes for these income groups in the CM/PD, C-2, and PF zoning districts.	Amend zoning regulations by December 2024	Citywide	Facilitate ten (10) rental units less than 500 SF by 2031
H-E-10-a: Improve Housing Mobility and Increase Missing Middle Housing Choices	Implement a suite of programs targeted to include more housing choices with goal of expanding housing opportunities affordable to extremely low, very low, low and moderate income households as well as missing middle housing (duplexes, triplexes, and fourplexes): H-D-4 Accessory Dwelling Units (109 programs) H-E-6-a Home Sharing Program H-D-5-a and H-D-5-b Institution-Owned Sites H-E-1-a Supporting Housing H-B-2-a Lower Income Homeowner Rehabilitation H-C-4-a Rental Housing Assistance Information H-D-6-e Amend Zoning Regulations to Facilitate Missing Middle Housing	Amend zoning regulations to allow 3 ADUs per single family lot by December 2023. Amend zoning regulations allowing religious and institutional uses and school sites to construct up to 4 ADUs and JADUs on site when an affordable housing development may not be feasible by 2024; conduct an outreach and education campaign to subject property owners to at least 2 properties per year. Annual review with mid-cycle review in 2027.		97191 units total spread among different programs with different income levels, totals: 5179 very low, 3664 low, 735 moderate, and 133 above moderate income.
H-F-1-a: Facilities and Services for Special Needs	Support housing that incorporates facilities and services to meet the health care, transit or social service needs of households with special needs, including seniors, extremely low-income households and persons, farmworkers, people with developmental disabilities, and persons with disabilities through an expedited permit review	Establish expedited permit review process and begin annual proactive outreach by December 2023	Citywide	Facilitate development of at least one (1) new facility serving special needs population during the planning period

HE Program	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
	process.. Proactively contact non-profit service providers and developers for persons with disabilities and other special needs groups on annual basis to inquire about their needs and notify them about funding opportunities, as they become available.			
H-F-1-c: Adaptable/Accessible Units for the Disabled	The City will ensure that new multi-family housing includes units are accessible and adaptable for use by disabled persons in conformance with the California Building Code and that developers are required to implement an affirmative marketing plan as required by Chapter 17.90 for physically accessible affordable units that provides disability-serving organizations adequate prior notice of the availability of the accessible and adaptable units and a process for supporting people with qualifying disabilities to apply.	Implement requirements for affirmative marketing by 2024	Citywide	Ensure accessible and adaptable units are provided consistent with the California Building Code and that affirmative marketing is included consistent with Chapter 17.90 and the City's BMR Administrative Guidelines
H-F-1-d: Reasonable Accommodation	Utilize the adopted Chapter 17.84, containing a review process to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. Review Chapter 17.84 for conformance with State Law and amend if necessary by December 2023. Update the City's website to make information on how to submit a request more accessible by December 2023.	Amend Chapter 17.84 by December 2023. Update City's website by December 2023, implement as requests are made	Citywide	Amend Chapter 17.84 by December 2023. Update City's website by December 2023
H-F-1-e: Home Sharing for Special Needs Population	Support the HIP Housing Home Sharing Program as part of a collection of policies programs and practices for addressing special housing needs, including seniors, those living with disabilities, those at risk of homelessness and female householders.	Include in Annual Budget.	Citywide	At least 50% of home share matches assist someone with special needs

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

HE Program	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
H-F-1-f: Support Services for Special Needs Population	Continue to work with service providers such as Foster City Village, Second Harvest Food Bank, and others to facilitate the provision of support services to enable people to receive services in their homes, including persons at risk of homelessness, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans and victims of domestic violence.	Host a roundtable meeting with service providers annually starting prior to December 2024	Citywide	
H-F-1-g: Extremely Low-Income Units for Special Needs	The City will ensure that for the new extremely low-income units, including those required by Chapter 17.92, developers are required to implement an affirmative marketing plan for special needs groups prior notice of the availability of the units and a process for supporting qualified households to apply.	Include requirements in the City's BMR Administrative Guidelines for developers to submit an Affirmatively Furthering Fair Housing marketing plan for their affordable units by December 2024	Citywide	Ensure affirmative marketing plan is provided and implemented for ELI units
H-F-1-g: Age Friendly Initiative	Continue the work begun in 2020 with the Center for Age Friendly Excellence (CAFÉ) and the Foster City Age-Friendly Community (AFC) Task Force to develop and implement an action plan including programs to address needs of seniors.	Begin program implementation by December 2024	Citywide	Adopt Age-Friendly Action Plan by December 2024
H-F-1-i: Community Care Facilities	Amend the City's zoning regulations to expand the zoning districts that allow community care facilities in accordance with State law to simplify and clarify definitions, permitted uses, and processing procedures for residential care facilities and group homes in all residential districts and any other amendments necessary for conformance with State law, including but not limited to eliminating spacing requirements for persons with disabilities, allowing group homes objectively to facilitate approval certainty similar to other residential uses, and allow group homes in all residential zones.	Amend Municipal Code by December 2024	Citywide	Amend regulations by December 2024

HE Program	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
H-F-3-a: Transitional and Supportive Housing Zoning	Enforce the existing zoning regulations as amended in January 2023 by Ordinance 657 that allow transitional and supportive Housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.	Ongoing	Citywide	
H-F-3-b: Supportive Housing	Review and revise the Zoning regulations as amended in January 2023 for consistency with AB 2162, effective January 1, 2019, requiring supportive housing by-right in certain zoning districts.	Amend regulations by December 2023	Citywide	Amend regulations by December 2023
New Housing Opportunities in High Resource Areas				
H-D-4-a: ADUs	Continue implementation of Chapter 17.78, Accessory Dwelling Units. Update the City's ADU ordinance to comply with State laws by December 2023 and subsequently update the City's regulations to comply with new state laws within six months of being effective.	Update Chapter 17.78 to comply with 2023 State laws by December 2023 and update the City's regulations to comply with subsequent new State laws within 6 months of being effective.	Citywide Target expanding choices in single family areas	
H-D-4-b ADU/JADU Financial Incentive Program	Provide or partner with another organization to provide a financial incentive program for single-family homeowners to construct an ADU/JADU that is restricted for lower-income households for 10-15 years, with an additional incentive amount for units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities.	Implement program by December 2024	Citywide	24 ADUs by 2031 5-8 income-restricted ADU units by 2031 (included in 24 in H-D-4-a)
H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review	Adopt preapproved ADU/JADU designs/plans to streamline the review process, facilitate reduced applicant cost and expedited review for ADUs/JADUs. Work with homeowners' associations to incorporate their input on preapproved designs that are appropriate for their development and	Implement program by the end of 2024	Citywide	

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

HE Program	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
	encourage them to adopt prototypical designs for ADUs/JADUs. Ensure preapproved designs/plans provide choices and diversity in size to accommodate a variety of household sizes and types.			
H-D-4-d: Improved Public Information on ADUs	Promote information and tools available to facilitate ADU construction and encourage desirable features such as energy conservation and universal design for accessibility. Provide easily accessible information on the City's website and at the public counter.	Improve website and counter information by December 2023	Citywide	
H-D-4-e: Amnesty Program for Existing Unapproved ADUs	Develop a program to provide property owners with the opportunity to formally legalize existing unpermitted ADUs of any size.	Implement program by the end of 2025	Citywide	
H-D-4-f: Objective Design Standards for ADUs	Develop and adopt objective design standards for ADUs.	Adopt standards by December 2024	Citywide	
H-D-4-g: Multi-family ADUs	The City will develop incentives to encourage multi-family ADUs in accordance with Chapter 17.78 of the Municipal Code and applicable State laws including but not limited to such measures as financial assistance, reduced fees, and/or expedited processing.	Develop incentive program by December 2024	Citywide	70 multi-family ADUs by 2031
H-D-4-i: Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zones Areas	Amend Chapter 17.78 to allow up to three ADUs per single-family lot.	Amend Chapter 17.78 by December 2023.	Promote programs to expand housing choices in single-family areas.	
H-D-4-j: ADUs and JADUs in Religious and Institutional Uses and School Sites	Amend zoning regulations allowing religious and institutional uses and school sites to construct up to 4 ADUs and JADUs on site when an affordable housing development may not be feasible and conduct an outreach and education campaign to subject property owners.	Amend zoning regulations by December 2024	Citywide	12 units in religious and institutional sites by 2031 12 units in school sites by 2031
H-E-6-a: Home Sharing Program	Continue to fund the HIP Housing Home Sharing Program. Work with similar non-profits to expand the existing outreach for the Homeshare Program for both rental and ownership housing, including	Ongoing	Promote programs to expand housing choices in single-	At least 5 new matches annually

HE Program	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
	outreach to extremely low- and very low-income persons.		family areas. Citywide	
H-E-10-a: Improve Housing Mobility and Increase Missing Middle Housing Choices.	The City will utilize a group of actions to improve housing mobility and promote housing choices and affordability.	Annually review and if, at the mid-cycle review in 2027 the City is not on track, make necessary zoning text or map amendments or other amend land use documents.	Citywide	191 units total spread among different programs with different income levels, totals: 79 very low, 64 low, 35 moderate, and 13 above moderate income 97 units by 2031 at various income levels.
Tenant Protection and Anti-Displacement				
H-C-2-c: Replacement Unit Requirements	The City shall not approve a housing development project that will include the demolition of existing housing units unless provisions are included to demonstrate compliance with California Government Code Sections 65915(c)(3) and 66300(d), requiring replacement units to be restricted to lower-income households to match the percentage of lower-income tenants, as provided in Chapter 17.55, Replacement Units, adopted in January 2023. The City shall include the necessary information in the planning application submittal requirements.	Amend submittal requirements by December 2023	Citywide	Consistent with state law, confirm that no housing development project will demolish residential dwelling units regardless of whether the parcel was listed in the Sites Inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met
H-C-3-a: Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments	If an existing multifamily apartment development is repaired or redeveloped including the displacement of one or more tenants, the application submitted for repairs or redevelopment including displacement of any tenants shall include a plan that demonstrates how impacts to existing tenants that are being displaced are minimized through such means as phasing, financial assistance, and relocation services. Such plan shall also include a robust outreach plan to affected tenants.	Amend submittal requirements by December 2023	Citywide	Establish submittal requirements by December 2023 and then review and approve of an Anti-Displacement Plan that minimizes displacement for any repair or redevelopment that would displace one or more tenants.
H-C-3-b: Anti-Displacement Strategy	Develop an Anti-Displacement Strategy, including assessment of a variety of tenant protection measures to determine if appropriate for Foster City, including but not limited to: a) expansion of relocation benefits beyond those required by	Implement program by December 2024	Citywide	Implement program by December 2024

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

HE Program	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
	California law for landlords to pay to lower-income tenants to also apply to moderate-income tenants; b) expansion of the amount of relocation benefits beyond those required by California law for lower-income tenants; c) minimum lease terms; d) required notifications to tenants and landlords of legal requirements; and e) expansion of any other relocation/anti-displacement provisions.			
Place-Based Strategies				
H-B-2-a: Lower-Income Homeowner Rehabilitation Loans	The City will provide or partner with a regional program to provide rehabilitation loans, energy improvement such as weatherization or solar, disaster assistance programs, and proactive outreach to lower-income homeowners.	Implement program by December 2024	Target areas with highest percentage of cost-burdened owners	18 new loans by 2031 or 3 per year, half of which being very low income and half of which being low income
H-B-2-b: Facilitate Non-Profit Rehabilitation/Maintenance Assistance	The City will initiate a rebate program to provide up to \$5,000 in funding to very low-income homeowners who cannot otherwise afford the repairs. Eligible repairs include weatherization of doors and windows, broken windows and doors, installation of smoke detectors, water-heater replacement, electrical/mechanical work, plumbing repairs, solar photovoltaic, and accessibility improvements. The City will identify possible non-profit organizations (such as Rebuilding Together Peninsula, churches, service clubs, or Girl or Boy Scouts) that can provide assistance/proactive outreach and will provide information on the City's website and handouts at City Hall.	Implement program by December 2024	Target areas with highest percentage of cost-burdened owners	6 units improved with assistance by 2031 or one very low-income owner unit improved with assistance per year
H-F-1-j: Public Investment in Accessibility	Include accessibility improvements to City streets, parks, and other facilities through implementation of the ADA Transition Plan.	The ADA Transition Plan is planned for completion in early 2024, to be implemented beginning in 2024	Target areas with higher disabled populations – Census Tracts 6083 and 6080.25	Number of capital improvement projects identified in the CIP budget each year that include accessibility improvements

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AFFH Appendix.

Community Engagement

This section reports the findings from the resident survey conducted of San Mateo County residents to support the AFFH analysis of Housing Elements. It explores residents' housing, affordability, and neighborhood challenges and experiences with displacement and housing discrimination. The survey also asks about residents' access to economic opportunity, captured through residents' reported challenges with transportation, employment, and K-12 education. The survey was offered in both English and Spanish.

The resident survey was available online, in both Spanish and English, in a format accessible to screen readers, and promoted through jurisdictional communications and social media and through partner networks. A total of 2,382 residents participated.

The survey instrument included questions about residents' current housing situation, housing, neighborhood and affordability challenges, healthy neighborhood indicators, access to opportunity, and experience with displacement and housing discrimination.

Explanation of terms. Throughout this section, several terms are used that require explanation.

- “Precariously housed” includes residents who are currently homeless or living in transitional or temporary/emergency housing, as well as residents who live with friends or family but are not themselves on the lease or property title. These residents may (or may not) make financial contributions to pay housing costs or contribute to the household in exchange for housing (e.g., childcare, healthcare services).
- “Disability” indicates that the respondent or a member of the respondent’s household has a disability of some type—physical, mental, intellectual, developmental.
- “Single parent” are respondents living with their children only or with their children and other adults but not a spouse/partner.
- “Tenure” in the housing industry means rentership or ownership.
- “Large households” are considered those with five or more persons residing in a respective household.
- “Seriously Looked for Housing” includes touring or searching for homes or apartments, putting in applications or pursuing mortgage financing.

Sampling note. The survey respondents do not represent a random sample of the county or jurisdictions' population. A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey. The self-selected nature of the survey prevents the collection of a true random sample. Important insights and themes can still be gained from the survey results, however, with an understanding of the differences among resident groups and between jurisdictions and the county overall. Overall, the data provide a rich source of information about the county's households and their experience with housing choice and access to opportunity in the communities where they live.

Jurisdiction-level data are reported for cities with 50 responses or more. Response by jurisdiction and demographics are shown in the figure below. Overall, the survey received a very strong response from typically underrepresented residents including: people of color, renters, precariously housed residents, very low income households, households with children, large households, single parents, and residents with disabilities.

Figure 1.
Resident Survey Sample Sizes by Jurisdictions and Selected Characteristics

	County	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco
Total Responses	2,382	82	173	130	53	148	63	59	55	84	163	99	175	832
Race/Ethnicity														
African American	134	7	4	9	8	10	6	4	4	5	14	4	17	15
Hispanic	397	9	14	26	27	13	8	1	8	12	59	13	31	149
Asian	500	9	26	43	6	32	6	8	13	14	11	19	23	249
Other Race	149	10	6	8	3	14	3	3	3	3	9	7	13	47
Non-Hispanic White	757	35	89	27	4	44	27	27	15	35	54	36	58	195
Tenure														
Homeowner	1,088	51	96	39	9	89	26	46	18	42	37	48	58	409
Renter	1,029	30	65	67	36	43	28	7	33	38	105	41	88	324
Precariously Housed	309	8	12	26	12	17	14	5	7	13	23	16	29	87
Income														
Less than \$25,000	282	11	12	21	15	12	11	5	6	7	40	11	29	61
\$25,000-\$49,999	265	9	10	22	9	8	6	3	6	7	28	5	20	97
\$50,000-\$99,999	517	14	38	43	10	26	11	3	10	17	37	22	40	206
Above \$100,000	721	24	69	16	8	64	12	30	14	32	31	40	40	251
Household Characteristics														
Children under 18	840	24	53	50	26	44	17	18	20	29	61	37	64	287
Large households	284	7	11	20	18	8	3	5	7	8	20	13	15	133
Single Parent	240	8	15	19	11	12	9	3	7	7	30	9	21	49
Disability	711	25	41	38	22	40	22	13	17	29	62	34	65	210
Older Adults (age 65+)	736	27	66	37	11	54	25	25	18	33	44	32	37	248

Note: Numbers do not aggregate either due to multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Primary Findings

The survey data present a unique picture of the housing choices, challenges, needs, and access to economic opportunity of San Mateo County residents.

Top level findings from residents' perspectives and experiences:

- The **limited supply of housing** that accommodates voucher holders presents several challenges. Specifically,
 - Eight out of 10 voucher holders represented by the survey find a landlord that accepts a housing voucher to be “difficult” or “very difficult.”
 - According to the survey data, vouchers not being enough to cover the places residents want to live is a top impediment for residents who want to move in San Mateo County, as well as African American, Asian, and Hispanic residents, households with children under 18, single parents, older adults, households with a member experiencing a disability, and several jurisdictions.
- **Low income is a barrier** to accessing housing. The impacts are highest for large households, Hispanic households, and residents in South San Francisco and Redwood City.
- **Nearly 4 in 10 respondents who looked for housing experienced denial of housing.** African American/Black respondents, precariously housed respondents, households with income below \$50,000, and single parent respondents reported the highest denial rates.
- **1 in 5 residents have been displaced** from their home in the past five years. One of the main reasons cited for displacement was *the rent increased more than I could pay*. The impacts are higher for African American households, single parents, households that make less than \$25,000, and precariously housed respondents.
- For households with children that were displaced in the past five years, **60% of children in those households have changed schools.** The most common outcomes identified by households with children who have changed schools include *school is more challenging, they feel less safe at the new school, and they are in a worse school.*
- **Nearly 1 in 5 residents reported they have experienced discrimination** in the past five years. African American, single parent, precariously housed respondents reported the highest rates of discrimination. The most common actions in response to discrimination cited by survey respondents were *Nothing/I wasn't sure what to do* and *Moved/found another place to live.*

- Of respondents reporting a disability, **about 25% report that their current housing situation does not meet their accessibility needs.** The three top greatest housing needs identified by respondents included installation of grab bars in bathroom or bench in shower, supportive services to help maintain housing, and ramps.
- On average, respondents are **fairly satisfied with their transportation situation.** Groups with the highest proportion of respondents somewhat or not at all satisfied with their transportation options included African American, single parents, precariously housed, and Brisbane respondents.

There are some housing, affordability, and neighborhood challenges unique to specific resident groups. These include:

- **Would like to move but can't afford it**—Most likely to be a challenge for Daly City, East Palo Alto, and Redwood City respondents, as well as Hispanic, renter, precariously housed, households making less than \$50,000, and large household respondents.
- **My house or apartment isn't big enough for my family**—Most likely to be a challenge for East Palo Alto respondents, as well as Hispanic households, large and single parent households, and households with children under 18.
- **I'm often late on my rent payments**—Most likely to be a challenge for East Palo Alto and renter respondents, as well as households that make less than \$25,000.
- **I can't keep up with my utility payments**—Most likely to be a challenge for Daly City, East Palo Alto, and San Mateo respondents, as well as African American and Hispanic respondents, single parent households, households with children under 18, and households that make less than \$50,000.
- **Bus/rail does not go where I need to go or does not operate during the times I need**— Most likely to be a challenge for African American, precariously housed, single parent household, Brisbane and Pacifica respondents.
- **Schools in my neighborhood are poor quality**—Most likely to be a challenge for East Palo Alto, Redwood City, San Bruno and South San Francisco respondents, as well as Hispanic respondents and households with children under 18.

Resident Survey Findings

Of survey respondents who reported their race or ethnicity, 40% of survey respondents identified as non-Hispanic White, followed by Asian (26%), Hispanic (20%), African American (7%), and Other Minority (8%) residents (Figure 2). Overall, 45% of the survey respondents were homeowners, followed by 42% of renter respondents. Thirteen percent of

respondents reported they are precariously housed (Figure 3). Four in ten respondents reported having household income greater than \$100,000. Nearly 30% of respondents reported a household income between \$50,000-99,999, followed by 15% of respondents who made between \$25,000-49,999 and 16% of respondents making less than \$25,000 (Figure 4).

The survey analysis also included selected demographic characteristics of respondents, including those with children under the age of 18 residing in their household, adults over the age of 65, respondents whose household includes a member experiencing a disability, those who live in large households, and single parents. Thirty five percent of respondents indicated they had children in their household, while 31% indicated they were older adults. Thirty percent of respondents indicated they or a member of their household experienced a disability, 12% of respondents reported having large households, and 10% were single parents.

Figure 2.
Survey Respondents
by Race/Ethnicity

Note:

n=1,937; 535 respondents did not indicate their race or ethnicity.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

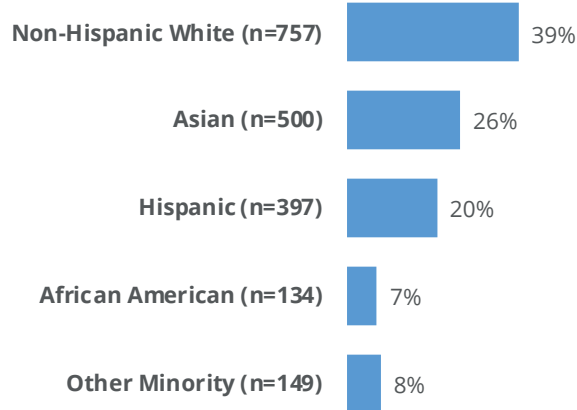


Figure 3.
Survey Respondents
by Tenure

Note:

n=2,426.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

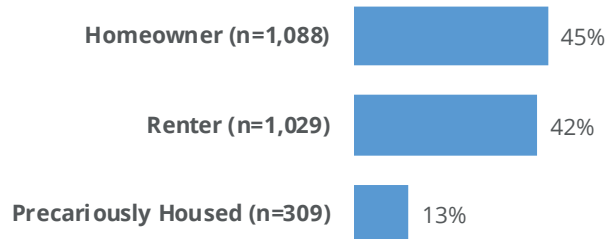


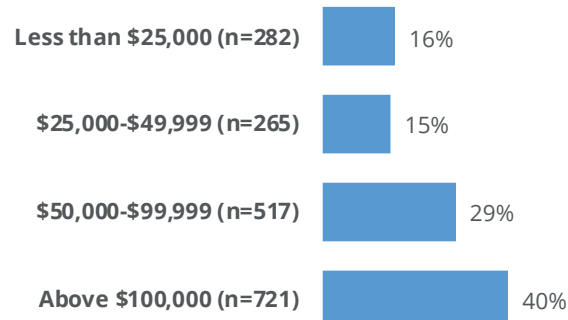
Figure 4.
Survey Respondents
by Income

Note:

n=1,785.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



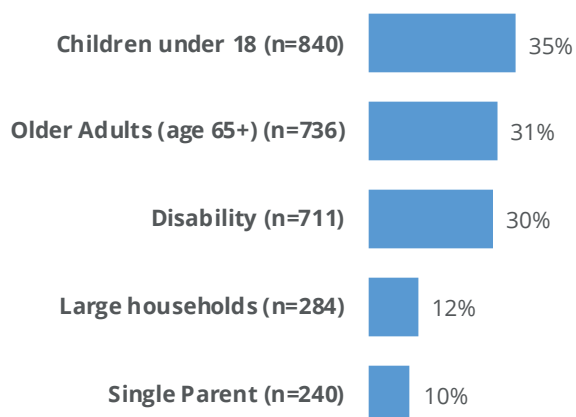
**Figure 5.
Survey Respondents
by Selected
Household
Characteristics**

Note:

Denominator is total responses to the survey (n=2,382)

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



Housing, Neighborhood and Affordability Challenges

Housing challenges: overall. Survey respondents were asked to select the housing challenges they currently experience from a list of 28 different housing, neighborhood, and affordability challenges. Figures 6a through 8c present the top 10 housing and neighborhood challenges and top 5 affordability challenges experienced by jurisdiction, race/ethnicity, tenure, income, and selected household characteristics.

These responses allow a way to compare the jurisdictions to the county for housing challenges for which other types of data do not exist. In this analysis, “above the county”—**shaded in light red or pink**—is defined as the proportion of responses that is 25% higher than the overall county proportion. “Below the county”—**shown in light blue**—occurs when the proportion of responses is 25% lower than the overall county proportion.

As shown in Figure 6a, residents in Redwood City and East Palo Alto experience several housing challenges at a higher rate than the county overall. Conversely, Foster City and Hillsborough residents experience nearly all identified housing challenges at a lower rate than the county.

Notable trends in housing, neighborhood, and affordability challenges by geographic area include:

- Residents in Daly City, East Palo Alto, and Redwood City are less likely to move due to the lack of available affordable housing options.
- East Palo Alto, Redwood City, and San Mateo residents report living in housing that is too small for their families.
- Millbrae and Pacifica residents report being more reticent to request a repair to their unit in fear that their landlord will raise their rent or evict them.
- Nearly 1 in 5 Pacifica survey respondents report that their home or apartment is in bad condition.

- Brisbane residents are more likely to experience a landlord refusing to make repairs to their unit.
- Residents in Daly City and Millbrae are more likely to report that they don't feel safe in their neighborhood or building
- Half Moon Bay and East Palo Alto expressed the greatest need for assistance in taking care of themselves or their home.

When compared to the county overall, **the most common areas where respondents' needs were higher than the county overall** were:

- Overall, half of the jurisdictions' respondents reported *I need help taking care of myself/my home and can't find or afford to hire someone* at a higher rate than the county.
- Nearly 40% of jurisdictions' respondents reported a higher rate than the county for the following housing or neighborhood challenges: *My home/apartment is in bad condition, my landlord refuses to make repairs despite my requests, and I don't feel safe in my neighborhood/building.*

Figure 6a.
Top 10 Housing Challenges Experienced by Jurisdiction

25% Above County average
 25% Below County average

Housing or Neighborhood Condition	County	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco
Valid cases	2,159	73	158	118	49	135	59	50	53	79	151	93	163	738
I would like to move but I can't afford anything that is available/income too low	31%	12%	20%	51%	41%	16%	25%	4%	32%	28%	43%	30%	38%	35%
My house or apartment isn't big enough for my family	20%	11%	14%	24%	35%	10%	12%	4%	21%	11%	26%	20%	26%	21%
I worry that if I request a repair it will result in a rent increase or eviction	14%	10%	13%	17%	14%	9%	10%	2%	23%	15%	20%	11%	15%	13%
My home/apartment is in bad condition	11%	14%	9%	15%	12%	3%	7%	0%	11%	18%	14%	5%	15%	10%
My landlord refuses to make repairs despite my requests	6%	14%	3%	5%	12%	4%	5%	2%	2%	9%	9%	5%	10%	5%
I live too far from family/friends/my community	6%	5%	4%	8%	4%	5%	8%	6%	6%	3%	8%	4%	7%	5%
I don't feel safe in my building/neighborhood	6%	5%	5%	13%	8%	0%	7%	6%	11%	10%	8%	3%	6%	3%
I need help taking care of myself/my home and can't find or afford to hire someone	5%	7%	7%	7%	10%	2%	14%	2%	8%	9%	3%	4%	8%	4%
I have bed bugs/insects or rodent infestation	5%	5%	4%	3%	16%	2%	3%	4%	6%	9%	11%	6%	4%	3%
The HOA in my neighborhood won't let me make changes to my house or property	4%	5%	1%	3%	8%	11%	3%	2%	4%	5%	3%	3%	4%	2%
None of the above	42%	48%	50%	20%	33%	55%	44%	76%	36%	47%	28%	45%	35%	46%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

The following three figures segment the answers by:

- Housing affordability challenges only; and
- Neighborhood challenges only.

Housing challenges. As shown in Figure 6b, residents in San Mateo, Daly City, East Palo Alto, and Pacifica experience affordability challenges at a higher rate than the county overall. Conversely, Hillsborough, Burlingame, and South San Francisco residents experience affordability challenges at a lower rate than the county.

The most significant geographic variations occur in:

- San Mateo city residents experience all five affordability challenges at a greater rate than the county overall. In addition to being less likely to pay utility bills or rent on time, San Mateo residents are more than twice as likely than the average county respondent to have bad credit or a history of eviction/foreclosure that impacts their ability to rent.
- San Mateo, East Palo Alto, and Daly City residents are most likely to experience difficulty paying utility bills.
- Residents in East Palo Alto and Redwood City are most likely to be late on their rent payments.
- Millbrae residents experience the greatest difficulty paying their property taxes among jurisdictions in San Mateo County.
- Respondents from Brisbane, Half Moon Bay, and Pacifica are more likely to have trouble keeping up with property taxes.
- City of San Mateo, Daly City and Redwood City respondents are more likely to have bad credit or an eviction history impacting their ability to rent

Overall, nearly 40% of jurisdictions' respondents experienced the following affordability challenges at a higher rate than the county: *I can't keep up with my property taxes* and *I have bad credit/history of evictions/foreclosure and cannot find a place to rent*.

Figure 6b.
Top 5 Affordability Challenges Experienced by Jurisdiction

25% Above County average
 25% Below County average

Affordability Challenges	County	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco
Valid cases	2,130	73	157	115	51	134	58	50	50	77	147	93	160	728
I can't keep up with my utilities	10%	5%	6%	15%	16%	5%	12%	4%	12%	8%	12%	9%	15%	9%
I'm often late on my rent payments	8%	5%	6%	10%	20%	3%	7%	2%	8%	4%	12%	4%	11%	7%
I can't keep up with my property taxes	6%	10%	4%	3%	2%	8%	10%	0%	16%	10%	3%	5%	9%	5%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	4%	4%	2%	13%	6%	0%	0%	2%	0%	5%	8%	4%	10%	2%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	4%	7%	3%	3%	2%	7%	3%	4%	4%	5%	3%	3%	6%	2%
None of the above	73%	68%	80%	65%	59%	78%	66%	88%	64%	71%	70%	77%	63%	80%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Neighborhood challenges. As shown in Figure 6c, residents in East Palo Alto, Brisbane, Daly City, and Pacifica experience neighborhood challenges at a higher rate than the county. Burlingame and Foster City both experience neighborhood challenges at a lower rate than the county.

Hillsborough residents report divergent experiences related to neighborhood challenges — respondents identified more challenges around neighborhood infrastructure and access to transit but fewer challenges around school quality and job opportunities.

There are a handful of jurisdictions who experience specific neighborhood challenges at a disproportionate rate compared to the county.

- For instance, East Palo Alto residents experience neighborhood infrastructure issues (e.g., bad sidewalks, no lighting) more acutely than county residents overall.
- Brisbane residents experience transportation challenges in their neighborhoods.
- East Palo Alto, Redwood City, and San Bruno experience challenges with school quality in their neighborhoods.
- Residents in Brisbane, Hillsborough, Pacific, and Half Moon Bay report the highest rates of difficulty accessing public transit.
- Daly City, Millbrae, San Mateo, and East Palo Alto residents were more likely to identify the lack of job opportunities available in their neighborhoods.

Over 30% of jurisdictions' respondents experienced the following neighborhood challenges at a higher rate than the county: *I can't get to public transit/bus/light rail easily or safely* and *There are not enough job opportunities in the area*.

Figure 6c.
Top 5 Neighborhood Challenges Experienced by Jurisdiction

		<div><div></div>25% Above County average</div> <div><div></div>25% Below County average</div>													
Neighborhood Challenges	County	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco	
Valid cases	2,079	72	153	116	48	130	56	53	46	75	145	91	151	712	
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	18%	13%	25%	40%	4%	18%	23%	20%	15%	21%	14%	12%	16%	
Schools in my neighborhood are poor quality	15%	18%	3%	17%	25%	4%	14%	2%	7%	13%	20%	20%	15%	20%	
Bus/rail does not go where I need to go or does not operate during the times I need	15%	24%	8%	14%	15%	21%	18%	9%	15%	24%	17%	14%	17%	10%	
I can't get to public transit/bus/light rail easily or safely	14%	29%	7%	9%	10%	14%	18%	25%	17%	21%	12%	13%	15%	10%	
There are not enough job opportunities in the area	12%	8%	7%	20%	17%	8%	14%	0%	20%	13%	11%	11%	18%	12%	
None of the above	50%	28%	69%	45%	33%	62%	46%	57%	50%	52%	41%	52%	52%	55%	

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Differences in needs by race and ethnicity and housing tenure. As shown in Figure 7a, and compared to the county overall:

- African American, Hispanic, and Other race respondents, and
- Renters and those who are precariously housed experience several housing challenges at a higher rate than the county overall.
- Conversely, non-Hispanic White residents and homeowners are less likely to experience housing challenges.

Specifically,

- Black or African American residents are more than three times as likely to have a landlord not make a repair to their unit after a request compared to county residents overall. Hispanic, Other Race, and Precariously housed residents are also more likely to experience this challenge.
- African American, Asian, Hispanic, Renters, and Precariously Housed groups are more likely to experience bed bugs or rodent infestation in their homes.
- African American, Hispanic, Renters, and Precariously Housed groups are also more likely to live further away from family, friends, and their community.
- African Americans are three times more likely than the average county respondent to be told by their HOA they cannot make changes to their house or property. Asian households are twice as likely to experience this challenge.
- Hispanic, Other Race, and Renter respondents are more likely to worry that if they request a repair it will result in a rent increase or eviction and to report that their homes are in bad condition.

Figure 7a.
Top 10 Housing Challenges Experienced by Race/Ethnicity and Tenure

25% Above County average
 25% Below County average

Housing or Neighborhood Condition	County	African American	Asian	Hispanic	Other Race	Non-Hispanic White	Homeowner	Renter	Precariously Housed
Valid cases	2,159	132	489	392	144	734	986	974	301
I would like to move but I can't afford anything that is available/income too low	31%	30%	32%	50%	31%	20%	7%	48%	56%
My house or apartment isn't big enough for my family	20%	16%	21%	35%	22%	11%	12%	29%	18%
I worry that if I request a repair it will result in a rent increase or eviction	14%	17%	13%	23%	19%	11%	2%	28%	13%
My home/apartment is in bad condition	11%	12%	9%	16%	17%	10%	6%	17%	10%
My landlord refuses to make repairs despite my requests	6%	20%	7%	10%	10%	5%	2%	13%	10%
I live too far from family/ friends/my community	6%	15%	6%	6%	13%	6%	5%	8%	9%
I don't feel safe in my building/ neighborhood	6%	13%	6%	6%	9%	5%	4%	8%	7%
I need help taking care of myself/my home and can't find or afford to hire someone	5%	14%	7%	5%	6%	5%	5%	6%	11%
I have bed bugs/insects or rodent infestation	5%	14%	8%	7%	5%	4%	4%	9%	9%
The HOA in my neighborhood won't let me make changes to my house or property	4%	14%	8%	4%	3%	3%	5%	3%	7%
None of the above	42%	18%	37%	24%	38%	58%	68%	21%	13%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

The above trends are similar for the **most acute housing affordability challenges**. As shown in Figure 7b, African American and Hispanic households, as well as renters and those precariously housed, experience affordability challenges at a higher rate than the county overall. Non-Hispanic White residents and homeowners experience these same challenges at a lower rate than the county.

- African American residents experience all five affordability challenges at a greater rate than the county overall.
- In addition to being more likely to not pay utility bills or rent on time, African American residents are more than four times as likely than the average county respondent to have a Section 8 voucher and worry that their landlord will raise their rent more than the voucher payment.
- Along with African American residents, Hispanic households, renters, and precariously housed households are most likely to experience difficulty paying utility bills, as well as have bad credit or eviction/foreclosure history impacting their ability to find a place to rent.
- These groups, with the exception of those precariously housed, are also more likely to be late on their rent payments.

Figure 7b.
Top 5 Affordability Challenges Experienced by Race/Ethnicity and Tenure

25% Above County average
 25% Below County average

Affordability Challenges	County	African American	Asian	Hispanic	Other Race	Non-Hispanic White	Homeowner	Renter	Precariously Housed
Valid cases	2,130	132	487	391	146	739	983	953	293
I can't keep up with my utilities	10%	22%	11%	17%	14%	5%	5%	15%	15%
I'm often late on my rent payments	8%	13%	6%	12%	12%	4%	1%	15%	8%
I can't keep up with my property taxes	6%	16%	8%	4%	5%	7%	9%	5%	14%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	4%	5%	3%	8%	4%	2%	1%	6%	11%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	4%	18%	5%	6%	7%	2%	2%	7%	8%
None of the above	73%	32%	70%	63%	64%	83%	84%	61%	54%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 7c, African American and precariously housed residents experience neighborhood challenges at a higher rate than the county. These two groups experience neighborhood issues related to transportation more acutely than county residents overall. In addition to Other race respondents, they are also more likely to identify the lack of job opportunities in their respective neighborhoods.

Additionally, Hispanic residents are more likely to live in neighborhoods with poor performing schools than the average county respondent. Homeowners are also more likely to report that they cannot access public transit easily or safely.

Figure 7c.
Top 5 Neighborhood Challenges Experienced by Race/Ethnicity and Tenure

25% Above County average
 25% Below County average

Neighborhood Challenges	County	African American	Asian	Hispanic	Other Race	Non-Hispanic White	Homeowner	Renter	Precariously Housed
Valid cases	2,079	133	486	389	146	737	975	918	284
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	14%	17%	19%	16%	18%	18%	15%	18%
Schools in my neighborhood are poor quality	15%	13%	18%	20%	17%	13%	18%	13%	13%
Bus/rail does not go where I need to go or does not operate during the times I need	15%	33%	16%	13%	17%	17%	17%	14%	24%
I can't get to public transit/bus/light rail easily or safely	14%	24%	15%	11%	16%	16%	18%	11%	19%
There are not enough job opportunities in the area	12%	22%	14%	12%	19%	9%	9%	15%	20%
None of the above	50%	23%	46%	48%	45%	53%	49%	51%	36%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Differences in needs by household status. As shown in Figure 8a, single parents, households making less than \$50,000, households with children under 18 and those with a member experiencing a disability experience the majority of housing challenges are more likely to experience housing challenges. Conversely, households making more than \$100,000 experience nearly all specified housing challenges at a lower rate than the county.

Single parents experience all ten housing challenges at a greater rate than the county overall.

Households making less than \$25,000 also experience every challenge at a higher rate, with the exception of *I worry that if I request a repair it will result in a rent increase or eviction*.

Households making less than \$50,000, single parents, and households with children under 18 are more likely to experience the following challenges:

- My house or apartment isn't big enough for my family;
- My house or apartment is in bad condition;
- My landlord refuses to make repairs despite my request;
- I live too far from family/friends/my community;
- I don't feel safe in my building/neighborhood;
- I need help taking care of myself/my home and can't find or afford to hire someone; and
- I have bed bugs/insects or rodent infestation.

Households with a member experiencing a disability are also more likely to experience landlords refusing their requests to make repairs, living further away from family/friends/community, and not being able to find or afford someone to help take care of themselves or their homes. These households are also more likely to experience bed bugs, insects, or rodent infestation, as well as HOA restrictions impacting their ability to make changes to their home or property.

Additionally, large households have the highest proportion of respondents among the selected groups that would like to move but can't afford anything that is available or because their income is too low.

Figure 8a.

Top 10 Housing Challenges Experienced by Income and Household Characteristics



Housing or Neighborhood Condition	County	Less than \$25,000	\$25,000-\$49,999	\$50,000-\$99,999	Above \$100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases	2,159	280	260	505	701	827	278	240	701	709
I would like to move but I can't afford anything that is available/income too low	31%	47%	48%	37%	16%	35%	51%	40%	36%	25%
My house or apartment isn't big enough for my family	20%	25%	25%	23%	16%	34%	43%	32%	20%	13%
I worry that if I request a repair it will result in a rent increase or eviction	14%	16%	18%	19%	9%	19%	19%	28%	16%	11%
My home/apartment is in bad condition	11%	15%	20%	12%	6%	15%	17%	17%	12%	9%
My landlord refuses to make repairs despite my requests	6%	13%	13%	8%	2%	9%	8%	14%	10%	6%
I live too far from family/ friends/my community	6%	9%	9%	6%	5%	10%	5%	10%	8%	6%
I don't feel safe in my building/ neighborhood	6%	9%	9%	6%	3%	8%	4%	10%	7%	5%
I need help taking care of myself/my home and can't find or afford to hire someone	5%	9%	9%	5%	3%	7%	6%	12%	11%	6%
I have bed bugs/insects or rodent infestation	5%	10%	9%	5%	3%	9%	4%	15%	9%	6%
The HOA in my neighborhood won't let me make changes to my house or property	4%	7%	3%	4%	3%	7%	4%	11%	6%	5%
None of the above	42%	21%	21%	37%	61%	28%	26%	12%	32%	49%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 8b, households making less than \$50,000, as well as large households, single parents, households with children under 18, and households with a member experience a disability, experience the most acute affordability challenges at a higher rate than the county overall. Households making more than \$50,000 and adults over the age of 65 are less likely to experience affordability challenges.

Households making less than \$25,000, single parents, and households with children under 18 experience all five affordability challenges at a greater rate than the average county respondent.

Households making less than \$25,000 and households with a member experiencing a disability also disproportionately report affordability challenges.

Of households experiencing major affordability issues, **single parent households are most acutely impacted.** These households are more than three times as likely to have a Section 8 voucher and fear their landlord will raise the rent impacting the viability of their voucher, more than twice as likely to miss utility payments and have bad credit/eviction or foreclosure history impacting their ability to rent, and twice as likely to have trouble keeping up with their property taxes.

Figure 8b.

Top 5 Affordability Challenges Experienced by Income and Household Characteristics

			25% Above County average	25% Below County average						
Affordability Challenges	County	Less than \$25,000	\$25,000-\$49,999	\$50,000-\$99,999	Above \$100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases	2,130	276	260	509	703	830	279	239	699	716
I can't keep up with my utilities	10%	16%	16%	12%	3%	16%	14%	23%	15%	8%
I'm often late on my rent payments	8%	19%	16%	6%	1%	11%	12%	15%	11%	4%
I can't keep up with my property taxes	6%	7%	9%	8%	5%	9%	4%	12%	8%	7%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	4%	8%	7%	4%	1%	5%	6%	10%	6%	3%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	4%	11%	6%	4%	1%	7%	3%	14%	8%	5%
None of the above	73%	46%	56%	72%	90%	59%	70%	32%	59%	75%


Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 8c, households with children under 18, as well as single parents, households with a member experiencing a disability, and households making less than \$25,000 are more likely to experience neighborhood challenges. These households are most likely to report that *the bus/rail does not go where I need to go or does not operate during the times I need*. In addition to households that make between \$25,000-\$100,000, these groups are more likely to identify the lack of job opportunities in their respective neighborhoods.

Households with children under 18 are more likely to live in neighborhoods with poor quality schools. Large households are more likely to report issues with neighborhood infrastructure (e.g., bad sidewalks, poor lighting) and households with a member experiencing a disability are more likely to report they cannot access public transit easily or safely.

Figure 8c.

Top 5 Neighborhood Challenges Experienced by Income and Household Characteristics

 25% Above County average
 25% Below County average

Neighborhood Challenges	County	Less than \$25,000	\$25,000-\$49,999	\$50,000-\$99,999	Above \$100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases	2,079	273	259	503	709	824	277	234	692	714
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	17%	15%	18%	17%	19%	22%	16%	19%	14%
Schools in my neighborhood are poor quality	15%	17%	14%	11%	19%	24%	19%	17%	14%	9%
Bus/rail does not go where I need to go or does not operate during the times I need	15%	19%	16%	15%	16%	19%	11%	28%	19%	16%
I can't get to public transit/bus/light rail easily or safely	14%	15%	12%	14%	14%	15%	12%	15%	19%	17%
There are not enough job opportunities in the area	12%	21%	17%	16%	6%	17%	12%	19%	15%	11%
None of the above	50%	40%	45%	51%	53%	38%	48%	31%	41%	53%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience Finding Housing

This section explores residents' experience seeking a place to rent or buy in the county and the extent to which displacement—having to move when they do not want to move—is prevalent. For those respondents who seriously looked for housing in the past five years, this section also examines the extent to which respondents were denied housing to rent or buy and the reasons why they were denied.

Recent experience seeking housing to rent. Figure 9 presents the proportion of respondents who seriously looked to rent housing for the county, jurisdictions, and selected respondent characteristics, as well as the reasons for denial.

Over half of county respondents (56%) have seriously looked for housing in the past five years. The **most common reasons for denial** included:

- Landlord not returning the respondent's call (26%),
- Landlord told me the unit was available over the phone but when I showed up in person, it was no longer available (22%), and
- Landlord told me it would cost more because of my service or emotional support animal (14%).

Jurisdictions with the highest percentage of respondents who seriously looked for housing include Millbrae (74%), San Mateo (73%), and Redwood City (72%). While all three jurisdictions reported that *landlord not returning the respondent's call* was one of their main reasons for denial, 18% of Redwood City respondents identified *landlord told me they do not accept Section 8 vouchers* as a main reason for denial.

Eighty percent of African American respondents reported that they had seriously looked for housing in the past five years while the lowest percentage of respondents who reported seriously looking for housing were non-Hispanic White (46%). The main reasons for denial experienced by African American respondents included *landlord told me the unit was available over the phone but when I showed up in person, it was no longer available* (39%), *landlord told me it would cost more because of my service or emotional support animal* (34%), and *landlord told me I couldn't have a service or emotional support animal* (28%).

Among respondents by tenure, renters (75%) and precariously housed (74%) tenants reported the highest rates of seriously looking for housing. Among respondents by income, households making less than \$25,000 (71%) had the highest rate. However, the main reasons for denial reported by these households were *landlord told me I couldn't have a service or emotional support animal* (36%) and *landlord told me it would cost more because of my service or emotional support animal* (30%).

Single parents (79%) and households with children under 18 (66%) also reported the highest percentage of those who seriously looked for housing in the past five years among the selected

household characteristics respondent groups. In addition to sharing the top two reasons for denial with the county, 25% of single parent household respondents also reported they were denied housing because the *landlord told me I can't have a service or emotional support animal*.

Figure 9. If you looked seriously for housing to rent in San Mateo County in the past five years, were you ever denied housing?

	Overall Percent Seriously Looked for Housing	Reason for Denial									n
		Landlord did not return calls and/or emails asking about a unit	Landlord said unit was available over phone, but when I showed up in person, it was no longer available	Landlord told me it would cost me more for my service or emotional animal	Landlord told me I can't have a service or emotional support animal	Landlord told me it would cost me more to rent because I have children	Landlord told me they don't rent to families with children	Landlord told me they do not accept Section 8 vouchers	Landlord told me they couldn't make changes to the apartment/ home for my disability	None of the Above	
Jurisdiction											
County	56%	26%	22%	14%						45%	928
Brisbane	59%		41%			22%				26%	27
Burlingame	48%	19%	23%							54%	57
Daly City	63%	33%	16%			16%				44%	61
East Palo Alto	58%	35%	30%							26%	23
Foster City	50%	12%		16%	14%					55%	51
Half Moon Bay	68%					17%	17%			48%	29
Hillsborough	42%		14%	29%	14%					57%	14
Milbrae	74%	25%	46%							36%	28
Pacifica	51%	16%	26%						16%	55%	31
Redwood City	72%	31%						18%		40%	99
San Bruno	57%			22%		22%				39%	36
San Mateo	73%	30%	34%							39%	98
South San Francisco	47%	24%	13%							56%	248
Race/Ethnicity											
African American	80%		39%	34%	28%					15%	101
Asian	56%	19%	29%							40%	199
Hispanic	63%	32%	22%							41%	230
Other Race	70%	29%	22%							45%	91
Non-Hispanic White	46%	29%	20%							48%	263
Tenure											
Homeowner	36%		25%						15%	54%	183
Renter	75%	29%	22%							43%	641
Precariously Housed	74%	23%	32%							26%	188
Income											
Less than \$25,000	71%			30%	36%					29%	182
\$25,000-\$49,999	60%	39%	32%							27%	149
\$50,000-\$99,999	58%	24%		20%						45%	251
Above \$100,000	48%	19%	14%							64%	216
Household Characteristics											
Children under 18	66%	30%	29%							33%	447
Large Households	60%	33%	19%			18%				44%	139
Single Parent	79%	25%	35%		25%					19%	173
Disability	63%	24%	24%							34%	386
Older Adults (age 65+)	48%	20%	29%							39%	282

Note: The "Percent Seriously Looked for Housing" column includes all respondents, not just those who indicated they rent.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Recent experience seeking housing to buy. Figure 10 presents the proportion of respondents who seriously looked to buy housing in the county, by jurisdiction, and selected respondent characteristics, as well as the reasons for denial. As noted above, 56% of county respondents have seriously looked for housing in the past five years.

The most common reasons for denial included:

- Real estate agent told me I would need to show I was prequalified with a bank (29%) and
- A bank would not give me a loan to buy a home (22%).

For the jurisdictions with the highest percentage of respondents who seriously looked for housing (Millbrae, San Mateo and Redwood City), all three cities shared the same top two reasons for denial as the county. Additionally, 21% of Millbrae respondents reported that *the real estate agent would not make a disability accommodation when I asked*.

For African American respondents who looked to buy housing in the last five years, the most common reason for denial was *the real estate agent would not make a disability accommodation when I asked* (47%). African Americans, along with Other Races, also most commonly reported that they needed a loan prequalification before real estate agents would work with them. While between 43-54% of respondents from other racial/ethnic groups reported they did not experience any reason for denial when seriously looking to buy housing over the past five years, 12% of African American respondents reported similarly.

Among respondents by income, the main reasons for denial for households making less than \$25,000 were *the real estate agent told me I would need to show I was prequalified with a bank* (32%) and *real estate agent only showed me or only suggested homes in neighborhoods where most people were of my same race or ethnicity* (26%).

Among the selected housing characteristics category, single parent households and households with children under 18 reported shared the same top two reasons for denial as the county. Additionally, 36% of single parent household respondents reported that *the real estate agent would not make a disability accommodation when I asked*, as well as 25% of respondents over the age of 65.

Residents in Redwood City, Millbrae, and South San Francisco, as well as large households, also reported that *a bank or other lender charged me a high interest rate on my home loan* as a reason for denial.

Figure 10. If you looked seriously for housing to buy in San Mateo County in the past five years, were you ever denied housing?

	Percent Seriously Looked for Housing	Reason for Denial						n
		The real estate agent told me I would need to show I was prequalified with a bank	A bank or other lender would not give me a loan to buy a home	The real estate agent would not make a disability accommodation when I asked	Only showed homes in neighborhoods where most people were same race/ethnicity	A bank or other lender charged me a high interest rate on my home loan	None of the Above	
Jurisdiction								
County	56%	29%	23%				50%	870
Brisbane	59%	36%			30%		42%	33
Burlingame	48%	22%	14%				61%	51
Daly City	63%	19%	27%				56%	52
East Palo Alto	58%	24%	33%				48%	21
Foster City	50%	25%	20%				49%	51
Half Moon Bay	68%	35%	23%	23%			50%	26
Hillsborough	42%	18%		23%			59%	22
Milbrae	74%	25%	29%	21%		21%	54%	28
Pacifica	51%	35%	35%				42%	31
Redwood City	72%	30%	22%			27%	50%	64
San Bruno	57%	14%	21%				62%	42
San Mateo	73%	40%	32%				38%	82
South San Francisco	47%	26%	18%			16%	57%	251
Race/Ethnicity								
African American	80%	40%	38%	47%			12%	89
Asian	56%	30%	25%				43%	223
Hispanic	63%	29%	28%				49%	174
Other Race	70%	36%	21%			21%	50%	90
Non-Hispanic White	46%	29%	23%				54%	250
Tenure								
Homeowner	36%	29%	17%				54%	332
Renter	75%	32%	27%				46%	467
Precariously Housed	74%	36%	36%	30%			30%	154
Income								
Less than \$25,000	71%	32%	25%		26%		41%	131
\$25,000-\$49,999	60%	42%	40%				29%	106
\$50,000-\$99,999	58%	35%	30%				38%	216
Above \$100,000	48%	22%	13%			10%	64%	296
Household Characteristics								
Children under 18	66%	33%	28%				40%	443
Large Households	60%	33%	25%			25%	49%	126
Single Parent	79%	38%	43%	36%			24%	143
Disability	63%	35%	26%				38%	330
Older Adults (age 65+)	48%	35%	29%	25%			38%	252

Note: The "Percent Seriously Looked for Housing" column includes all respondents, not just those who indicated they rent.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Denied housing to rent or buy. Figure 11 presents the proportion of those who looked and were denied housing to rent or buy for the county, jurisdictions, and selected respondent characteristics, as well as reason for denial. As shown, nearly 4 in 10 county respondents who looked for housing experienced denial of housing. African American/Black respondents, precariously housed respondents, households with income below \$50,000, and single parent respondents have denial rates of 60% or higher. African American (79%) and single parent (74%) respondents report the highest rates of denial.

Among the reasons for denial:

- ***Income too low was a major reason for denial for all groups*** except homeowners and households with incomes above \$100,000. Additionally, all jurisdictions report this as a common reason for being denied housing with the exception of Foster City, Hillsborough, and San Bruno.
- *Haven't established a credit history or no credit history* was also a common reason of denial for most groups. The impacts are higher for Asian, Hispanic and African American households, along with renter and precariously housed respondents, households with income below \$50,000, and single parent households, households with children under 18, and households with a member experiencing a disability.
- Another top denial reason among certain groups is the *landlord didn't accept the type of income I earn (social security or disability benefit or child support)*. **Source of income was the most common reason for denial among African American households** (28%). Other groups with denial rates of 25% or higher for this specific issue include precariously housed respondents, single parent households, and households with a member experiencing a disability, as well as Foster City and San Bruno residents.
- *Bad credit* is another barrier for accessing housing, particularly for Hispanic and Other Race households, households with income between \$50,000-\$100,000, and large households. This also impacts East Palo Alto, San Mateo, Daly City, Redwood City, Burlingame, and South San Francisco residents.

Figure 11. If you looked seriously for housing to rent or buy in San Mateo County in the past five years, were you ever denied housing?

			Reason for Denial														
			Bad Credit	Eviction history	Income too low	Too many people in my household	Other renter/ applicant willing to pay more for rent	Haven't established a credit history/no credit history	Don't have a regular/ steady job/ consistent work history	Landlord didn't accept the type of income I earn (social security or disability)	Lack of stable housing record	Real or perceived sexual orientation or gender identity	Criminal background	I had/ have COVID	The language I speak	Foreclosure	n
Jurisdiction																	
County	39%	1154	18%		44%		19%	21%								449	
Brisbane	42%	38			25%			19%				31%				16	
Burlingame	30%	71	24%		29%											21	
Daly City	49%	73	28%		53%		28%		19%							36	
East Palo Alto	55%	29	38%		44%			25%								16	
Foster City	30%	63							25%	40%	30%					19	
Half Moon Bay	41%	34			29%			29%								14	
Hillsborough	23%	22										40%				5	
Milbrae	36%	33			67%	25%		33%					25%			12	
Pacifica	38%	39			47%			27%	33%							15	
Redwood City	41%	105	28%		63%	26%		26%								43	
San Bruno	25%	51		31%						31%	38%					13	
San Mateo	48%	112	30%		38%						28%					53	
South San Francisco	30%	331	19%		58%		28%			17%						98	
Race/Ethnicity																	
African American	79%	107		25%	25%			25%		28%		27%				85	
Asian	42%	281			38%			28%		21%		21%				117	
Hispanic	49%	253	28%		60%		26%	26%								125	
Other Race	43%	105	22%		49%		24%									45	
Non-Hispanic White	31%	351			40%			19%	23%		25%					108	
Tenure																	
Homeowner	26%	348								24%	22%	23%				91	
Renter	45%	687			48%		20%	24%								310	
Precariously Housed	61%	208			42%			22%		25%						126	
Income																	
Less than \$25,000	64%	199			47%			31%	29%							127	
\$25,000-\$49,999	65%	158			48%			21%		20%	20%					103	
\$50,000-\$99,999	38%	302	21%		51%	24%										114	
Above \$100,000	18%	346				27%	16%			20%					16%	64	
Household Characteristics																	
Children under 18	51%	558			42%			26%		19%						283	
Large Households	43%	171	27%		64%	41%										74	
Single Parent	74%	189			41%			27%		25%						138	
Disability	54%	446			39%			21%		25%						239	
Older Adults (age 65+)	44%	350			35%					22%		21%				153	

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience using housing vouchers. It is “difficult” or “very difficult” for eight out of 10 voucher holders to find a landlord that accepts a housing voucher (Figure 13).

As shown in Figure 12, this is related to the amount of the voucher and current rents and the lack of supply (inability to find a unit in the allotted amount of time). Over half of voucher holders (53%) who experienced difficulty indicated the *voucher is not enough to cover the rent for places I want to live* and almost half of voucher holders (49%) who experienced difficulty indicated there is *not enough time to find a place to live before the voucher expires*.

Other significant difficulties using vouchers identified by respondents included *landlords have policies of not renting to voucher holders* (46%) and *can't find information about landlords that accept Section 8* (36%).

Among respondents by race/ethnicity, African American respondents had the greatest proportion of those with a housing choice voucher (60%). Of those respondents, 76% found it difficult to find a landlord that accepts a housing voucher. While 13% of Hispanic respondents have a housing voucher, 85% have found it difficult to use the voucher. Fourteen percent of Asian respondents have housing vouchers—nearly three quarters of these respondents reported that the *voucher is not enough to cover the rent for the places I want to live*.

Other groups of respondents with higher proportions of voucher utilization include single parent households (43%), precariously housed respondents (30%), and households with income below \$25,000 (29%). For each of the aforementioned groups, more than 75% of their respective respondents reported difficulty in utilizing the housing choice voucher. The *voucher is not enough to cover the rent for places I want to live* was one of the main reasons cited for not using the voucher.

Figure 12.
Why is it difficult to
use a housing
voucher?

Source:
Root Policy Research from the 2021-
2022 21 Elements AFFH Resident
Survey.

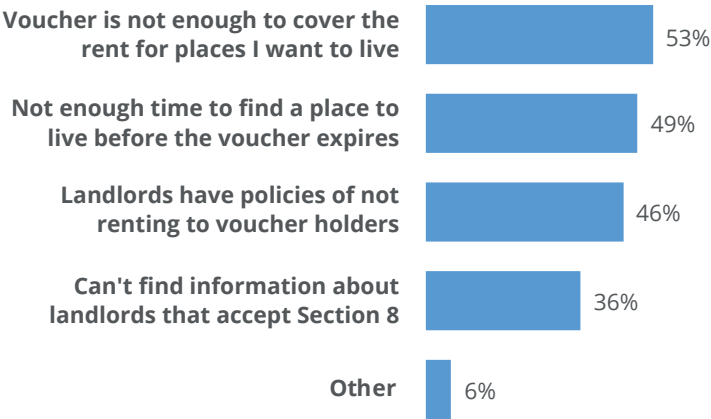


Figure 13. How difficult is it to find a landlord that accepts a housing voucher?

	Percent with a Housing Voucher	Not difficult	Somewhat difficult	Very difficult	n	Voucher is not enough to cover the rent for places I want to live	Not enough time to find a place to live before the voucher expires	Landlords have policies of not renting to voucher holders	Can't find information about landlords that accept Section 8	Other	n
Jurisdiction											
County	12%	18%	55%	27%	250	53%	49%	46%	36%	6%	203
Brisbane	22%	20%	73%	7%	15	50%	50%	42%	33%	0%	12
Burlingame	8%	0%	75%	25%	12	50%	50%	25%	8%	0%	12
Daly City	12%	14%	50%	36%	14	83%	25%	42%	17%	25%	12
East Palo Alto	14%	29%	57%	14%	7	20%	20%	40%	60%	0%	5
Foster City	12%	18%	47%	35%	17	47%	40%	27%	33%	7%	15
Half Moon Bay	19%	22%	56%	22%	9	71%	29%	29%	43%	14%	7
Hillsborough	8%	25%	75%	0%	4	67%	67%	33%	0%	0%	3
Milbrae	22%	50%	20%	30%	10	60%	40%	20%	40%	0%	5
Pacifica	11%	13%	50%	38%	8	86%	43%	43%	43%	0%	7
Redwood City	16%	13%	61%	26%	23	40%	50%	70%	45%	5%	20
San Bruno	12%	9%	64%	27%	11	40%	60%	50%	10%	10%	10
San Mateo	24%	24%	50%	26%	38	43%	54%	43%	39%	7%	28
South San Francisco	4%	11%	33%	56%	27	63%	50%	71%	63%	8%	24
Race/Ethnicity											
African American	60%	24%	60%	16%	82	55%	52%	40%	31%	6%	62
Asian	14%	23%	63%	14%	71	73%	44%	31%	31%	0%	55
Hispanic	13%	15%	40%	45%	53	58%	42%	51%	49%	11%	45
Other Race	19%	29%	50%	21%	28	55%	45%	65%	35%	5%	20
Non-Hispanic White	8%	14%	61%	25%	64	43%	61%	57%	38%	4%	56
Tenure											
Homeowner	8%	23%	59%	18%	78	58%	49%	42%	31%	0%	59
Renter	18%	19%	52%	30%	165	55%	52%	48%	43%	6%	134
Precariously Housed	30%	14%	66%	20%	86	57%	54%	35%	26%	7%	74
Income											
Less than \$25,000	29%	17%	58%	25%	84	47%	41%	47%	37%	10%	70
\$25,000-\$49,999	18%	17%	52%	31%	48	63%	55%	63%	40%	5%	40
\$50,000-\$99,999	12%	23%	52%	26%	62	55%	55%	51%	37%	2%	49
Above \$100,000	5%	20%	57%	23%	35	43%	61%	29%	32%	4%	28
Household Characteristics											
Children under 18	21%	20%	60%	20%	179	59%	51%	44%	35%	1%	143
Large Households	7%	20%	45%	35%	20	63%	56%	63%	56%	6%	16
Single Parent	43%	17%	58%	24%	103	62%	52%	38%	33%	2%	85
Disability	22%	18%	58%	24%	158	57%	52%	42%	29%	5%	129
Older Adults (age 65+)	17%	18%	63%	19%	123	56%	53%	44%	34%	3%	102

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Displacement. Figure 14 presents the proportion of residents who experienced displacement in the past five years, as well as the reason for displacement.

- Overall, 21% of survey respondents experienced displacement in the past five years. Among all survey respondents, the **main reason for displacement was rent increased more than I could pay** (29%).
- Respondents who are precariously housed have higher rates of recent displacement than homeowners or renters; this suggests that when displaced a unit these housing-insecure tenants are more likely to couch surf or experience homelessness for some period of time before securing a new place to live.
- Among respondents by race/ethnicity, **African American respondents reported the highest rate of displacement** (59%). The primary reason reported by African American respondents for their displacement was *housing was unsafe (e.g., domestic assault, harassment)*. Twenty eight percent also reported that they were *forced out for no reason*.
- Asian households, as well as homeowners, households that make less than \$25,000, single parent households, households that include a member experiencing a disability, and Millbrae, Brisbane and Pacifica residents are also more likely than other respondents to have been displaced due to an unsafe housing situation (e.g., domestic assault, harassment).
- Additionally, Asian, precariously housed respondents, households making less than \$25,000, and single parent households are more likely than other respondents to have been displaced and not given a reason.

For respondents that had experienced displacements, they were asked to identify which city they moved from and which city they moved to. **The most common moves to and from cities included:**

- Moved within South San Francisco (28 respondents)
- Moved from outside San Mateo County to San Mateo (10 respondents)
- Moved from San Bruno to South San Francisco (9 respondents)
- Moved from Daly City to South San Francisco (9 respondents)
- Moved within Burlingame (8 respondents)

Figure 14. Displacement Experience and Reasons for Displacement

			Reason for Displacement												
			Rent increased more than I could pay	Personal/ relationship reasons	Landlord was selling the home/ apartment	Landlord wanted to move back in/ move in family	Landlord wanted to rent to someone else	Housing was unsafe (e.g., domestic assault,	Forced out for no reason	Health/ medical reasons	I was behind on rent	Poor condition of property	Utilities were too expensive/ shut off	Natural disaster/ flooding/ fire	n
Jurisdiction	Percent Displaced	Total n													
County	21%	2066	29%	19%	18%										417
Brisbane	24%	67				25%		31%			25%				16
Burlingame	22%	152	24%		30%	18%									33
Daly City	25%	115	35%	27%					31%						26
East Palo Alto	32%	50	20%	20%			20%								15
Foster City	11%	130			21%	21%			21%	43%					14
Half Moon Bay	31%	51			31%	25%									16
Hillsborough	12%	52				33%	33%		33%	33%	33%				6
Milbrae	27%	44					42%	33%		25%				25%	12
Pacifica	21%	75			31%			31%	31%						16
Redwood City	29%	146	31%							21%					42
San Bruno	25%	89	33%	29%				24%							21
San Mateo	37%	153	35%	31%						20%					54
South San Francisco	12%	712	42%	15%	16%										81
Race/Ethnicity															
African American	59%	134				29%		30%	28%						79
Asian	22%	500				31%		22%	22%						109
Hispanic	29%	397	33%	22%							18%				115
Other Race	28%	149	54%					20%				24%			41
Non-Hispanic White	14%	757	27%	20%	31%										102
Tenure															
Homeowner	8%	975		27%		25%		31%							75
Renter	34%	905	32%	18%	22%										292
Precariously Housed	48%	280	23%				24%		23%						132
Income															
Less than \$25,000	45%	282	28%	20%				20%	20%						127
\$25,000-\$49,999	30%	265	31%		19%						18%				78
\$50,000-\$99,999	22%	517	32%	22%	18%										115
Above \$100,000	8%	721			27%	20%	23%								60
Household Characteristics															
Children under 18	30%	840	27%			20%	19%								249
Large Households	20%	284	32%		19%						18%				57
Single Parent	55%	240				24%		24%	20%						131
Disability	34%	711	26%	20%			20%	20%							241
Older Adults (age 65+)	22%	736	23%	22%		22%									162

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Children changing schools after displacement. Overall, for households with children that were displaced in the past five years, **60% of children in those households have changed schools.** The most common outcomes reported among these respondents included *school is more challenging* (28%), *they feel less safe at the new school* (25%), and *they are in a worse school* (24%) (Figure 15).

Among respondents by race/ethnicity, non-Hispanic White households (44%) were the only subgroup to report that being displaced resulted in their children being in better schools. Of African American households that were displaced and have children, 87% reported that their children changed schools. Of these respondents, 32% reported that their children *feel safer at the new school* but also *have fewer activities*.

Among respondents by tenure, precariously housed (78%) and homeowner (74%) households had the highest proportion of children who changed schools. The most common outcomes for precariously housed households included *School is less challenging/they are bored* (35%) and their children *feel less safe at school* (34%). For homeowner households, 39% reported that *school is more challenging*, followed by 31% who reported that their children *feel less safe at school*.

Among respondents by selected household characteristics, older adult (77%), single parent (74%), households with a member experiencing a disability (70%), and households with children under 18 (67%) all reported high proportions of children who changed schools. The most common outcomes for these respondents included *School is more challenging* and *they feel less safe at the new school*.

Figure 15. Children Changing Schools and Outcomes, Displaced Households

	Percent of Children that Changed Schools	Total n	School change outcomes										
			School is less challenging/ they are bored	School is more challenging	School provides more/less support for students with disabilities, IEP, and/or 50	They are in a better school	They are in a worse school	They feel less safe at the new school	feel safer at the new school	They have fewer activities	They have more activities	Things are about the same	n
Jurisdiction													
County	60%	306		28%			24%	25%					183
Brisbane	81%	16		38%					31%	31%			13
Burlingame	55%	22	33%	33%								33%	12
Daly City	41%	17	43%			29%		29%				29%	7
East Palo Alto	54%	13	43%	57%				29%					7
Foster City	62%	13										50%	8
Half Moon Bay	58%	12		43%				29%	29%	43%			7
Hillsborough	60%	5							67%				3
Milbrae	82%	11		33%			44%	44%	33%				9
Pacifica	91%	11					50%						10
Redwood City	52%	23				25%	33%		25%				12
San Bruno	67%	18	33%			33%		33%					12
San Mateo	66%	35	32%			32%							22
South San Francisco	36%	56		26%		26%						26%	19
Race/Ethnicity													
African American	87%	69	30%	30%					32%	32%			60
Asian	73%	91	27%	32%			32%	27%					66
Hispanic	49%	91		23%			30%	23%		25%			44
Other Race	65%	31		40%			30%	25%	25%				20
Non-Hispanic White	60%	60	28%	31%		44%		28%					36
Tenure													
Homeowner	74%	66		39%			29%	31%					49
Renter	58%	213	25%	30%				25%					122
Precariously Housed	78%	104	35%					34%		30%			80
Income													
Less than \$25,000	65%	92	22%	32%				35%					60
\$25,000-\$49,999	66%	56	25%				28%		28%	25%			36
\$50,000-\$99,999	55%	85		30%		28%		23%					47
Above \$100,000	59%	44	35%	31%			38%						26
Household Characteristics													
Children under 18	67%	237		32%			23%	25%					158
Large Households	45%	44		32%		26%						32%	19
Single Parent	74%	124		32%			28%	29%					92
Disability	70%	188	26%	28%				30%					132
Older Adults (age 65+)	77%	117		35%			29%	29%					89

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience with housing discrimination. Overall, **19% of survey respondents felt they were discriminated against when they looked for housing** in the area.¹ As shown in Figure 16, African American respondents (62%), single parent households (44%) and precariously housed respondents (39%) are most likely to say they experienced housing discrimination. Residents with income above \$100,000 and homeowners are least likely (11%).

Respondents who believed they experienced discrimination when looking for housing in the county reported when the discrimination occurred. Nearly half of respondents (45%) reported that the discrimination they experienced occurred between 2 and 5 years ago. Twenty eight percent of respondents reported that the discrimination occurred in the past year, 20% reported more than 5 years ago and 7% of respondents did not remember when the discrimination happened.

How discrimination was addressed. Respondents who believed they experienced discrimination when looking for housing in the county were asked to describe the actions they took in response to the discrimination. Overall, the most common responses to discrimination experienced by survey respondents were *Nothing/I wasn't sure what to do* (42%), *Moved/found another place to live* (30%), and *Nothing/I was afraid of being evicted or harassed* (20%).

Among top responses for actions taken in response to experienced discrimination, every group reported *Nothing/I wasn't sure what to do* with the exception of African American households and Brisbane residents (both groups top response was *Moved/found another place to live*). Similarly, survey respondents from Foster City and Redwood City were the only groups not to include *Moved/found another place to live* among their top responses. African American and Asian households, as well as single parent households, were more likely than other groups to contact either a housing authority, local fair housing organization, or the California Department of Housing or Civil Rights to report their discrimination incident.

Reasons for discrimination. Respondents who believed they experienced discrimination when looking for housing in the county provided the reasons why they thought they were discriminated against. Note that the basis offered by residents is not necessarily protected by federal, state, or local fair housing law, as respondents could provide open-ended and multiple reasons why they thought they experienced discrimination.

Examples of how respondents described why they felt discriminated against, which they provided as open-ended responses to the survey, include:

¹ Note that this question applies to all respondents, not just those who seriously looked for housing in the past five years.

Appearance/Characteristics

- *"Because of my race and ethnicity"*
- *"[We] were given a subprime loan for home purchase for being Latinx, low-income and primarily Spanish-speaking; refinance last year was lower than expected."*
- *"It was clear my disability is the reason"*
- *"I have a child and a couple places told me they wouldn't rent to me due to my son."*
- *"The agent asked if I was a tech worker. When I said no, the agent said the place was just rented, even though it was on the listing as active."*
- *"I was approved for the unit and when they met my partner, who is Black, they said [the unit] was rented."*

Source of Income/Credit

- *"Income was through SSDI"*
- *"The landlord wanted an excellent credit score..."*
- *"We were not able to provide all the requirement to rent, like SSN [social security number], income proof, employment, and we don't make enough income..."*
- *"They wanted someone with income from employment not due to disability."*
- *"I was discriminated against because of my race and the fact that I had Section 8 at the time. Being African American and having Section 8 made a lot of people feel like I wouldn't take care of their property."*
- *"I am currently being discriminated against due to my need with rental help and because two of us in our household have a need for an emotional support animal."*

Immigration status

- *Mi hermana llamo a los departamentos donde yo vivo y la manager le dijo que no había disponible pero no era verdad también le dijo que hablara inglés y le pidió seguro social pensando que no tenía y le dijo que tenía que ganar una cierta cantidad de dinero para poder rentar. (My sister called the apartments where I live and the manager told her that there was no one available but it was not true. She also told her to speak English and asked for social security thinking that she did not have it and told her that she had to earn a certain amount of money to be able to rent).*

Figure 16. Percent of respondents who felt they were discriminated against and how was it addressed

	Percent who felt they were discriminated against	In the past year	2 to 5 years ago	More than 5 years ago	Don't remember	n	Nothing/ I wasn't sure what to do	Moved/ found another place to live	Nothing/ I was afraid of being evicted/ harassed	Called/ emailed housing authority	Called/ emailed local fair housing organization	Called/ emailed California Department of Housing/ Civil Rights	Called/ emailed City office, County human rights department/ agency	Filed a complaint	Other	n
Jurisdiction																
County	19%	28%	45%	20%	7%	357	42%	30%	20%							359
Brisbane	22%	29%	36%	29%	7%	14		64%			21%		21%			14
Burlingame	14%	25%	50%	20%	5%	20	35%	25%		20%		20%				20
Daly City	15%	20%	40%	33%	7%	15	56%	25%	25%							16
East Palo Alto	29%	23%	54%	15%	8%	13	38%	38%	23%	23%						13
Foster City	18%	15%	40%	45%	0%	20	38%						24%	24%		21
Half Moon Bay	26%	27%	55%	9%	9%	11	27%	36%			36%					11
Hillsborough	15%	14%	71%	0%	14%	7		29%			57%					7
Milbrae	29%	36%	50%	7%	7%	14	31%	23%		38%		23%				13
Pacifica	21%	29%	36%	36%	0%	14	50%		21%	29%		21%			21%	14
Redwood City	24%	34%	34%	19%	13%	32	47%	26%	21%	21%						34
San Bruno	12%	30%	60%	0%	10%	10	50%	30%		30%	30%					10
San Mateo	30%	35%	45%	15%	5%	40	53%	26%	26%							38
South San Francisco	13%	30%	40%	23%	6%	82	59%	27%								83
Race/Ethnicity																
African American	62%	16%	59%	25%	0%	83		36%	29%	27%	26%	27%	24%			84
Asian	16%	24%	50%	20%	6%	82	28%	25%	29%	29%	24%	24%				83
Hispanic	27%	25%	42%	24%	8%	107	52%	27%								107
Other Race	30%	28%	47%	14%	12%	43	47%	30%	26%							43
Non-Hispanic White	12%	38%	41%	14%	7%	91	44%	27%	18%							91
Tenure																
Homeowner	11%	26%	46%	20%	7%	95	32%	29%	22%							96
Renter	28%	26%	47%	20%	6%	232	42%	32%	23%							232
Precariously Housed	39%	21%	54%	20%	4%	98	24%	28%		35%		26%				100
Income																
Less than \$25,000	36%	29%	51%	11%	9%	100	39%	30%	25%							102
\$25,000-\$49,999	24%	31%	41%	22%	6%	64	42%	36%	25%	22%						64
\$50,000-\$99,999	19%	27%	45%	25%	3%	97	44%	29%			18%					97
Above \$100,000	11%	28%	45%	21%	7%	76	45%	22%	16%	16%						76
Household Characteristics																
Children under 18	26%	21%	57%	15%	6%	216	36%	31%	26%							218
Large Households	19%	26%	52%	9%	13%	54	65%	24%	15%							55
Single Parent	44%	13%	65%	17%	5%	106		33%	32%	27%	26%	26%				107
Disability	33%	27%	48%	21%	4%	215	33%	30%		22%						219
Older Adults (age 65+)	20%	20%	51%	20%	8%	144	24%	34%	24%	24%						146

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience of persons with disabilities. Overall, 35% of respondents' households include a member experiencing a disability. Of these households, 26% said their housing does not meet their accessibility needs; 74% report that their current housing situation meets their needs. The three top greatest housing needs expressed by respondents included grab bars in bathroom or bench in shower (34%), supportive services to help maintain housing (33%), and ramps (26%). Other needs expressed by a substantial proportion of groups included *wider doorways*, *reserved accessible parking spot by the entrance*, and *more private space in the facility in which I live*.

Of respondents by jurisdiction, East Palo Alto (64%) has the lowest proportion of respondents with disabilities whose current housing situation meets their needs. Of these respondents, 63% indicated they needed supportive services to help maintain housing.

The highest proportion of respondents by group reporting that they or a member of their household experiences a disability were African American (71%), households making less than \$25,000 (59%), single parent households (58%), and precariously housed respondents (56%).

Figure 17. Respondents experiencing a disability and their top three greatest housing needs

	Percent of respondents with a disability	Current housing situation meeting needs	Total n	Grab bars in bathroom or bench in shower	Supportive services to help maintain housing	Ramps	Wider doorways	Reserved accessible parking spot by entrance	More private space in the facility in which I live	Service or emotional support animal allowed	Would like to live alone (not with a roommate)	Fewer restrictions/ more freedom	Alarm to notify if a non-verbal child leaves the home	Fire alarm/doorbell I made accessible for person with hearing disability/deaf	Better navigation for person who is blind	n
Jurisdiction																
County	35%	74%	711	34%	33%	26%										171
Brisbane	37%	72%	25	29%	29%		29%	29%								7
Burlingame	27%	80%	41	63%	50%		50%									8
Daly City	34%	68%	38		36%		36%		45%		36%					11
East Palo Alto	44%	64%	22		63%											8
Foster City	31%	83%	40		29%		29%									7
Half Moon Bay	45%	68%	22	29%								29%				7
Hillsborough	26%	100%	13													n/a
Milbrae	40%	82%	17	25%					25%	25%			25%	25%	25%	4
Pacifica	39%	93%	29				100%									2
Redwood City	42%	68%	62	33%	28%	28%			33%							18
San Bruno	40%	82%	34	50%		33%		33%								6
San Mateo	43%	72%	65	41%	47%					41%						17
South San Francisco	30%	68%	210	35%	28%	32%										57
Race/Ethnicity																
African American	71%	87%	95		40%		40%	33%								15
Asian	31%	77%	157	29%	34%	26%			26%							35
Hispanic	41%	70%	162	37%	54%				35%							46
Other Race	38%	71%	56	63%		50%	44%									16
Non-Hispanic White	32%	77%	241	33%		27%		21%								52
Tenure																
Homeowner	29%	82%	280	35%		37%		37%								43
Renter	39%	73%	347	41%	40%				27%							88
Precariously Housed	56%	71%	154		37%		26%				33%					43
Income																
Less than \$25,000	59%	71%	167		42%				27%		23%					48
\$25,000-\$49,999	40%	67%	107		45%	45%	45%									31
\$50,000-\$99,999	35%	77%	180	43%	26%	24%										42
Above \$100,000	23%	82%	167	52%		34%		41%								29
Household Characteristics																
Children under 18	35%	78%	293		40%		29%		32%							63
Large Households	35%	70%	99	41%	45%				34%							29
Single Parent	58%	81%	139		48%		28%		41%							29
Older Adults (age 65+)	46%	76%	337	44%	29%	30%										79

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Transportation. Over 80% of respondents indicated the type of transportation used most often is driving a personal vehicle. This share was relatively similar across the majority of jurisdictions and was the number one type of transportation used across all jurisdictions and demographic characteristics.

The groups with the lowest proportion of those who primarily drive included African American (40%), households making less than \$25,000 (53%), single parents (57%), and precariously housed (57%) respondents.

As shown in Figure 18, on average respondents are fairly satisfied with their transportation situation. Those groups somewhat or not at all satisfied with their transportation options include African American (58%), Brisbane (51%), single parents (45%) and precariously housed (44%) respondents.

Figure 18.
Are you satisfied
with your current
transportation
options?

Source:

Root Policy Research from the
2021-2022 21 Elements AFFH
Resident Survey.

	Entirely satisfied	Mostly satisfied	Somewhat unsatisfied	Not at all satisfied	n
Jurisdiction					
County	29%	45%	20%	6%	1,903
Brisbane	17%	33%	38%	13%	64
Burlingame	32%	45%	21%	1%	139
Daly City	19%	52%	20%	8%	109
East Palo Alto	31%	36%	24%	9%	45
Foster City	29%	43%	20%	9%	115
Half Moon Bay	30%	35%	26%	9%	46
Hillsborough	50%	34%	14%	2%	44
Milbrae	30%	45%	13%	13%	40
Pacifica	28%	42%	15%	15%	65
Redwood City	30%	36%	27%	8%	142
San Bruno	23%	54%	19%	4%	81
San Mateo	29%	52%	14%	4%	134
South San Francisco	34%	48%	15%	3%	666
Race/Ethnicity					
African American	22%	21%	48%	10%	134
Asian	23%	49%	24%	4%	500
Hispanic	29%	43%	22%	7%	397
Other Race	29%	41%	21%	9%	149
Non-Hispanic White	32%	45%	17%	5%	757
Tenure					
Homeowner	31%	45%	18%	6%	905
Renter	27%	44%	23%	6%	834
Precariously Housed	20%	36%	35%	9%	254
Income					
Less than \$25,000	22%	39%	29%	10%	282
\$25,000-\$49,999	25%	42%	26%	8%	265
\$50,000-\$99,999	28%	52%	16%	4%	517
Above \$100,000	34%	44%	18%	4%	721
Household Characteristics					
Children under 18	25%	43%	25%	6%	840
Large Households	29%	50%	18%	4%	284
Single Parent	20%	36%	38%	7%	240
Disability	25%	40%	27%	8%	658
Older Adults (age 65+)	30%	43%	21%	6%	736

Solutions offered by residents. Respondents were asked a series of questions about how to improve their situations related to housing, employment, health, education and neighborhood.

Improve housing security. When asked what could improve a respondent's housing security, the top answers among respondents by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics were *none of the above* and *help me with a downpayment/purchase*.

The highest proportion of respondents among groups that selected *None of the above* includes:

- Hillsborough, 71%
- Owners, 65%
- Income greater than \$100,000, 54%
- Residents of Foster City, 53%
- White, 51%
- Residents of Burlingame, 50%

The highest proportion of respondents among groups that selected *Help me with a downpayment or purchase* includes:

- Renters, 44%
- Large households, 42%
- Residents of Daly City, 41%
- Hispanic, 39%
- Precariously housed, 39%
- Residents of the City of San Mateo, 37%

Other solutions to improve housing security identified by several different groups included *Help me with the housing search*, *help me pay rent each month*, and *find a landlord who accepts Section 8*. The highest proportion of respondents among groups that selected these solutions includes:

Help me with the housing search

- Precariously housed, 39%
- Income less than \$25,000, 34%
- Income between \$25,000-\$50,000, 29%

- Half Moon Bay residents, 27%

Help me pay rent each month

- Income less than \$25,000, 35%
- Single parent, 31%

Find a landlord who accepts Section 8

- Black or African American, 37%

Improve neighborhood situation. When asked what could improve a respondent's neighborhood situation, nearly every respondent group by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics identified *Better lighting*. Other solutions flagged by multiple respondent groups to improve their neighborhood situations includes *Improve street crossings* and *none of the above*.

The highest proportion of respondents among groups that selected *Better lighting* includes:

- East Palo Alto residents, 45%
- Millbrae residents, 45%
- Other race, 42%
- Daly City residents, 41%
- Hispanic residents, 40%
- Income between \$25,000-\$50,000, 40%
- Income between \$50,000-\$100,000, 40%

The highest proportion of respondents among groups that selected *Improve street crossings* includes:

- San Mateo residents, 34%
- Single parent, 31%

The highest proportion of respondents among groups that selected *None of the above* includes:

- Foster City residents, 37%
- Hillsborough residents, 36%
- Burlingame residents, 28%

Additionally, 42% of Millbrae respondents chose *Reduce crime*, 40% of Brisbane respondents chose *More stores to meet my needs*, and 33% of Half Moon Bay respondents chose *Build more sidewalks*.

Improve health situation. When asked what could improve a respondent's health situation, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *Make it easier to exercise*, *More healthy food* and *None of the above*.

The highest proportion of respondents among groups that selected *Make it easier to exercise* includes:

- Redwood City residents, 48%
- Hispanic, 42%
- South San Francisco residents, 41%
- City of San Mateo residents, 41%
- Asian, 41%
- Renters, 40%

The highest proportion of respondents among groups that selected *More healthy food* includes:

- East Palo Alto, residents 48%
- Precariously Housed, 47%
- Single parent, 41%
- Daly City residents, 40%
- Income less than \$25,000, 38%
- Black or African American, 37%
- Large Households, 37%

The highest proportion of respondents among groups that selected *None of the above* includes residents from:

- Hillsborough, 48%
- Burlingame, 47%
- Foster City, 42%
- White, 41%
- Owners, 39%

Additionally, African American (34%) and San Bruno (29%) respondents identified *Better access to mental health care* as a solution to help improve their health situations.

Improve job situation. When asked what could improve a respondent's employment situation, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *Increase wages* and *None of the above*.

The highest proportion of respondents among groups that selected *Increase wages* includes:

- Renters, 52%
- Single parents, 50%
- Hispanic, 49%
- Households with children, 49%
- Daly City residents, 49%
- Income between \$50,000-\$100,000, 49%
- Large households, 48%

The highest proportion of respondents among groups that selected *None of the above* includes:

- Hillsborough residents, 76%
- Owners, 58%
- White, 57%
- Over 65+, 53%
- Income greater than \$100,000, 53%
- Foster City residents, 53%

Additionally, 29% of households with income less than \$25K identified *Find a job near my apartment or house* as a solution to help improve their situation.

Improve education situation. When asked what could improve a respondent's education situation for their children, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *None of the above*, *Have more activities*, and *Stop bullying/crime/drug use at school*.

The highest proportion of respondents among groups that selected *None of the above* includes:

- Burlingame residents, 55%

- White, 52%
- Over 65+, 51%
- Hillsborough residents, 49%
- Foster City residents, 46%
- Brisbane residents, 45%

The highest proportion of respondents among groups that selected *Have more activities* includes:

- Single parent, 45%
- Households with children, 41%
- Large households, 41%
- Other race, 37%
- Daly City residents, 34%
- Hispanic, 34%

The highest proportion of respondents among groups that selected *Stop bullying/crime/drug use at school* includes:

- East Palo Alto residents, 38%
- Precariously housed, 31%
- Other race, 30%
- Redwood City residents, 29%
- Hispanic, 29%
- San Mateo residents, 28%

Additionally, 29% of Millbrae respondents identified *Have better teachers at their schools* as a means to improve the education situation in their respective households.

APPENDIX C | CONSTRAINTS

TABLE OF CONTENTS

1	INTRODUCTION.....	1
2	GOVERNMENTAL CONSTRAINTS	1
2.1	Land Use Controls	1
2.2	Below Market Rate Inclusionary Housing Program	11
2.3	Density Bonus Ordinance	14
2.4	Building Codes.....	15
2.5	Infrastructure Requirements.....	15
2.6	On- and Off-Site Improvements	18
2.7	Fees	19
2.8	Local Processing and Permit Procedures	25
2.9	Provisions for a Variety of Housing Needs	32
3	NON-GOVERNMENTAL C ONSTRAINTS	37
3.1	Development Costs	37
3.2	Availability of Financing	38
3.3	Availability of Construction Labor	39
3.4	Neighborhood Opposition	39
3.5	Non-Governmental Constraints Specific to Foster City.....	39
3.6	Successful Actions to Remove Constraints.	40
3.7	Housing Constraints Action Plan	41

LIST OF TABLES

Table 1: General Plan Land Use Designations and Zoning Districts Including Residential Use	2
Table 2: Residential Uses Permitted by Zoning District	3
Table 3: Development Standards for Residential Zoning Districts	4
Table 4: Recent Developments with As-Built Development Standards	6
Table 5: Minimum Parking Standards for Residential Use.....	9
Table 6: Yield on Cost for Rental Inclusionary Scenarios	13
Table 7: Percentage of Profit Margin – For-Sale/Ownership Inclusionary Scenarios	14
Table 8: Residential Development Fees Per Dwelling Unit for Prototypical Projects	21
Table 9: Total Fees per Unit Comparison: San Mateo County Jurisdictions (Includes Entitlement, Building Permits, and Impact Fees)	22
Table 10: Total Fees per Unit – Distribution of Fees Charged by San Mateo County Jurisdictions.....	22
Table 11: Total Fees as a Percentage of Total Development Costs	23
Table 12: Summary of Foster City Fees Compared to Median.....	23
Table 13: Foster City Residential Development Impact Fees	24
Table 14: Planning Fees	25
Table 15: Permit Processing Times by Permit Types in Foster City	29
Table 16: Permit Processing Times for San Mateo County Jurisdictions (in Months).....	31
Table 17: Acreage and Number of Parcels in C-1, C-2, and PF Zoning Districts	35
Table 18: Housing Constraints Action Plan	42

1 INTRODUCTION

Many factors can constrain the provision of the quantity and affordability of housing. These include governmental factors such as land use controls, development standards, and fees as well as nongovernmental factors, such as the price of land, cost of construction, and environmental constraints.

State law, specifically Government Code Section 65583(a)(5-6) requires that the Housing Element include a discussion of the factors that present constraints to the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including both government actions and market forces (non-governmental constraints).

The identification and analysis of these constraints have informed the City of Foster City's development of appropriate programs to mitigate these constraints, as provided in Chapter 8, Housing Goals, Policies, and Programs.

2 GOVERNMENTAL CONSTRAINTS

City policies and regulations designed to address the City's goals for the overall quality of housing, preservation of neighborhood character, or safety or environmental goals can also result in constraints to housing. This section describes the City's policies and regulations that could potentially constrain housing and discusses measures to reduce such constraints.

2.1 LAND USE CONTROLS

General Plan Land Use and Circulation Element

The City's Land Use and Circulation Element of the General Plan includes designations for various types of land uses on the Land Use Plan and also includes policies to guide development. The Land Use categories and corresponding zoning districts that allow residential development are listed in Table 1.

Zoning Code

The City regulates the types of uses, location, density, and scale of residential development as well as specifics such as parking, open space, landscaping, and other design-related requirements through standards contained in Title 17, Zoning, of the Municipal Code. The permitted residential uses by zoning district are included in Table 2. The basic development standards required in each zoning district are included in Table 2.

The City has two combining districts that are used to provide flexibility to the standard zoning requirements for housing. Most larger development sites have been processed under the City's PD (Planned Development District) zoning which provides an extensive amount of flexibility in responding to City requirements for density, unit size, parking, and landscaping requirements. PD zoning (Section 17.36 of the Foster City Municipal Code) allows the Planning Commission the flexibility to modify or waive development standards for: (1) density; (2) minimum building site, lot size, floor area and yards;

Table 1: General Plan Land Use Designations and Zoning Districts Including Residential Use

Designation	Allowed Density	Zoning Districts
Residential Categories:		
Single-Family Residential	Up to 8 du/acre	R-1, Single-Family
Two-Family Residential	Up to 10-13 du/acre (amended 5/22/23)	R-2, Two-Family
Townhouse Residential	Up to 15 du/acre	R-T, Townhouse
Condominium Residential	15-35 du/acre	R-3, Medium Density R-4, High Density
Apartment Residential	20-35 du/acre	R-3, Medium Density R-4, High Density
Mixed Use Categories:		
Town Center Commercial	As approved by General Development Plan. This designation is applied to the Metro Center Master Plan area. 15-60 du/acre.	C-2, General Business
Neighborhood Commercial	Housing or mixed use allowed at specifically designated "housing opportunity sites". Floor Area Ratios range between 0.20 to 0.30 FAR	CM, Commercial Mix
Service Commercial with Housing	As approved by General Development Plan. This designation is applied to the Pilgrim Triton Master Plan area. 20-60 du/acre (amended 5/22/23).	CM, Commercial Mix
Apartment/Neighborhood Commercial	As approved by General Development Plan, this designation is applied to Marlin Cove. 20-35 units per acre (amended 5/22/23).	
Civic Center Mixed Use	As approved by General Development Plan. This designation is applied to the 15-acres that comprise the Foster Square development. This designation allows a range of 20-35-60 du/acre in a multi-family setting, combined with a commercial component up to 0.5 FAR. Building heights will range from four to seven stories. (amended 5/22/23).	CM, Commercial Mix

Source: Foster City General Plan; Foster City Municipal Code

(3) maximum building site coverage and maximum building height; (4) setbacks; and (5) any other minimum or maximum standards (see additional discussion under Local Processing and Permit Procedures below).

The City's Senior Housing Overlay combining district has been used to provide additional flexibility and incentives for the Metro Senior Apartments and Foster Square developments. The district regulations include the following as potential incentives: 1) reduction in parking requirements, 2) dwelling unit density bonus, 3) reduced dwelling unit sizes, 4) fee waivers/reductions, and 5) priority fast track processing.

Table 2: Residential Uses Permitted by Zoning District

Residential Use	R-1	R-2	R-3	R-4	RT	PF	C-1	C-2	CM
Single-Family	P	P	-	-	P	C ^d	-	-	C
Two-Family (Duplex)	-	P	-	-	-	C ^d	-	-	C
One-Family Attached	-	-	-	-	P	C ^d	-	-	C
Multi-Family	-	-	P	P	-	C ^d	-		C ²
ADU/JADU	P	P	P	P	P	-	-	P ^a	P ^a
Manufactured Home ^c									
Transitional and Supportive Housing	P	P	P	P	P	-	-	-	-
Residential Care, Small	P	P	P	P	P	-	-	-	-
Residential Care, Large	-	-	-	C	-	-	-	-	C
Emergency Shelter	-	-	-	-	-	P	P	P	-
Rooming or Boarding House	C	C	-	-	-	-	-	-	-

^a Multi-family ADUs are permitted by Government Code Section 65852.2 in mixed use zones in existing multi-family buildings within the portions of existing multi-family dwelling structures that are not used as livable space. Program H-D-4-a is included to amend Chapter 17.78 to clarify the allowed zoning districts.

^b Multi-family is not currently listed as a conditional use in the C-2 district but has been allowed as part of the Metro Center development in the C-2/PD District. Program H-D-1-c is included to amend the zoning regulations to clarify that residential or mixed use residential is allowed in the C-2 district.

^c Manufactured homes are not mentioned in the City's zoning code, but the City is required to allow the installation of manufactured housing on permanent foundations in accordance with state law requirements (Section 65852.3 and 65583[c][1] of the California Government Code) for factory-built housing and manufactured homes. Program H-D-6-b is included to amend the zoning regulations to clarify that factory-built housing and manufactured homes are allowed.

^d Limited to convent, monastery, parsonage, or nunnery.

Source: Foster City General Plan; Foster City Municipal Code

Development Standards

There are many locally imposed development standards that can affect the type, appearance, and cost of housing built in Foster City. Development standards related to the various zoning districts that allow residential development are summarized in Table 3 below.

~~Since the early 1970s, Foster City has had minimum floor areas for various types of units, contained Chapter 17.56 of the Municipal Code. In January 2023, the City rescinded Chapter 17.56 to remove this constraint to the provision of a wider variety of housing types and sizes.~~

~~Several examples of existing housing developments demonstrate that the allowable densities can be achieved under the City's zoning regulations and development standards. The Beachwalk Apartments are developed at 30 units per acre in the R-3 zoning district. More recent developments (see Appendix D, Table 2) are evidence that the City's standards are not an impediment to development, including the Miramar Apartments at 38.31 units per acre in the R-4/PD zoning district and the Workforce Apartments at 31 units per acre and the Lennar Condominiums at 40 units per acre in the CM/PD zoning district. (All new residential units since 2002 have been multi-family development with the exception of ADUs, and one single family house on one new single family parcel in 2022.)~~

Table 3: Development Standards for Residential Zoning Districts

District	Minimum Lot Area/Unit	Min. Area (sq. ft.)	Min. Width (ft)	Maximum Height	Maximum Coverage	Minimum Open Green	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
R-1, Single-Family	5000 sq.ft. (8.7 units/acre)	5,000	40	2 stories/25 ft. avg.	50%	NA	20	5	20
R-2, Two-family	3500 3350 sq.ft.** (12.4 13 units/acre)	5,000	40	2 stories/25 ft. avg.	50%	NA	20	5	20
R-T, Townhouse	Per Planned Development approval for each project			Per Planned Development approval for each project	Per Planned Development approval for each project	Per Planned Development approval for each project			
R-3, Medium Density Multiple Family	1244 sq.ft.*** (35.0 units/acre)	20,000	200	3 stories/38 ft. avg.	50%	NA 47%	20	5	20
R-4, High Density Multiple Family	1244 sq.ft.*** (35.0 units/acre)	20,000	200	5 stories/45 ft. avg.	40%	47%	20	5	20
CM, Commercial Mix	Per Planned Development approval for each project			Per Planned Development approval for each project	Per Planned Development approval for each project	Per Planned Development approval for each project			
PF, Public Facilities	Per most restrictive adjacent district			Per most restrictive adjacent district	Per most restrictive adjacent district	15%			
PD, Planned Development Combining District	Per Planned Development approval for each project			Per Planned Development approval for each project	Per Planned Development approval for each project	Per Planned Development approval for each project			

*The Planned Development (PD) Combining District is required to be used with the RT and CM Districts and is optional for the other zoning districts, although used for almost all new development. The PD District allows flexibility of design which is “in accordance with the objectives, and spirit of the General Plan.” The PD District has been utilized for all new housing development in Foster City since approximately 1980.

**As amended June 2023.

***As amended January 2023.

Source: Foster City Community Development Department

Minimum Lot Area per Unit. The minimum lot area per unit specifies the maximum density allowed. The standards for minimum lot areas per unit for the R-2, R-3, and R-4 districts were amended in 2023 to align with the allowed densities in the General Plan Land Use designations.

Lot Size. The lot area minimum size of 5,000 square feet for R-1 is consistent with the minimum sizes used when Foster City was created. The 5,000 square feet minimum lot size for R-1 is consistent with the General Plan density for Single-Family Residential of eight units per acre. For a single-family family dwelling, this is the smallest of the minimum lot sizes used in surrounding cities. The minimum lot size of 20,000 for R-3 and R-4 provides a sufficient land area to achieve the densities allowed by the General Plan. The smallest lot in the City developed under R-3 (1431 Beach Park Boulevard) is 1.0 acres.

Lot Width. The minimum lot width of 40 feet for R-1 and R-2 is the smallest of the minimum lot widths used in surrounding cities and does not provide a constraint to achieving the General Plan density of eight units per acre. The minimum lot width of 200 feet for R-3 and R-4 could represent a constraint to development or redevelopment by limiting the parcels that could be eligible for rezoning to R-3 or R-4 and is inconsistent with at least one existing R-3 parcel (1431 Beach Park Boulevard). A revision of lot size and other requirements such as lot width is included in Program H-D-6-e Multi-Family Objective Design Standards which includes amending the zoning regulations to ensure the densities allowed by the General Plan can be achieved.

Building Coverage and Open Green Area. Maximum lot coverage standards vary from 50% in R-1, R-2, and R-3, to 40% in R-4. The maximum lot coverage of 50% has not been an impediment to achieving General Plan densities in the R-1 and R-2 districts, especially since the coverage limit may not preclude an ADU of at least 800 square feet per Section 17.78.060.F. A review of “as-built” development standards as shown in Table 4, including development under the PD process shows that building coverage of between 40 and 50 percent is common for multi-family developments. A revision of building coverage standards is included in Program H-D-6-e Multi-Family Objective Design Standards which includes amending the zoning regulations to ensure the densities allowed by the General Plan can be achieved.

Open green area is the area of the lot that is not occupied by building coverage, parking lot or driveway (Section 17.04.400). There are requirements for open green area only in the R-3 and R-4 districts. The requirement for 47% open green area in these districts is significantly more than the 15-30 percent open green area actually provided in recent developments, as shown in Table 4. A revision of open green area standards is included in Program H-D-6-e Multi-Family Objective Design Standards which includes amending the zoning regulations to ensure the densities allowed by the General Plan can be achieved.

Height. Foster City’s zoning regulations define “height of building” as “the vertical distance from the average level of the highest and lowest points of that portion of the lot covered by the building to the highest point of a flat roof or the average height of a sloped roof.” The allowed maximum height ranges from 25 feet in R-1 and R-2 to 38 feet/3 stories in R-3 and 45 feet/5 stories in R-4. A revision of building heights is included in Program H-D-6-e Multi-Family Objective Design Standards which includes amending the zoning regulations to ensure the densities allowed by the General Plan can be achieved.

Table 4: Recent Developments with As-Built Development Standards

Project Name	Site Size (Acre)	Zoning District	Unit Count	Units per Acre	Minimum Lot Area/Unit	Min. Area (sq. ft.)	Min. Width (ft)	Height	Stories	Building Coverage (%)	Open Green Area (%)	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
Foster Square														
Alma Point Senior Apartments	0.83	CM/PD/SHO	66	79.5	546	36,010	112	55	4	46	18	7	3	10
Atria Assisted Living Apartments	1.38	CM/PD/SHO	131	94.9	458	59,934	127	80	6	50	24	5	5	5
Foster Square Condos	5.87	CM/PD/SHO	200	34.1	1,278	255,590	141	53	4					
Retail Parking, Public Plazas, & Streets	6.93	CM/PD/SHO	0											
Subtotal	15.0		397	26.5										
Pilgrim Triton														
The Plaza Apartments	6.1	CM/PD	307	50.3	871	267,304	486	54	5	41	30	64	55	24
One Hundred Grand Apartments	3.5	CM/PD	166	47.4	926	153,766	331	67	5.5	40	19	64	65	12
Triton Apartments	3.8	CM/PD	220	57.9	754	165,871	437	65	6	49	15	10	35	25
Waverly Cove Townhouses	1.5	CM/PD	20	13.3	3,258	65,166	315	35	3	30	25	17	20	20
Workforce Apartments	0.7	CM/PD	22	31.4	1,418	31,189	150	35'10"	3			53.5	5.5	10.3
Laguna Vista Condominiums	4.1	CM/PD	70	17.1				38'6"	3			9.7	9.6	NA
Workforce + Laguna Vista		CM/PD								33	18			
Subtotal	19.7		805	40.9										
Shopping Center Redevelopment														
Miramar Apartments	4.2	R-4/PD	159	37.9	1,137	180,774	520		4					
Marlin Cove Apartments (1)	7.6	CM/PD	280	36.8				57	5	29.5	29.4			
Total	46.4		1,641											
1. Marlin Cove building coverage and open space calculations are for apartments and retail combined.														

Setbacks. In the R-1, R-2, R-3, and R-4 districts front and rear setbacks are 20 feet and side setbacks are 5 feet. The setbacks in R-1 and R-2 have not constrained achieving General Plan densities. As indicated in Table 4, these setbacks have not been always utilized in recent multi-family developments utilizing the PD process and could pose a constraint to development at General Plan densities in the R-3 and R-4 districts. A revision of setbacks is included in Program H-D-6-e Multi-Family Objective Design Standards which includes amending the zoning regulations to ensure the densities allowed by the General Plan can be achieved.

Evaluation of Cumulative Impacts of Development Standards

Since the early 1970s, Foster City has had minimum floor areas for various types of units, contained Chapter 17.56 of the Municipal Code. In January 2023, the City rescinded Chapter 17.56 to remove this constraint to the provision of a wider variety of housing types and sizes.

Several examples of existing housing developments demonstrate that the allowable densities can be achieved under the City's zoning regulations and development standards. The Beachwalk Apartments are developed at 30 units per acre in the R-3 zoning district. More recent developments (see Appendix D, Table 2) are evidence that the City's standards are not an impediment to development, including the Miramar Apartments at 38.31 units per acre in the R-4/PD zoning district, the Workforce Apartments at 31 units per acre, and the Lennar Condominiums at 34.1 units per acre in the CM/PD zoning district. (All new residential units since 2002 have been multi-family developments with the exception of ADUs, and one single-family house on one new single-family parcel in 2022. Additional apartment developments have been built in the CM/PD zone at densities over 35 units per acre including Plaza (50 units per acre), Triton (57.7 units per acre), 100 Grand (47 units per acre), Alma Point (79.5 units per acre), Atria (94.9 units per acre), and Marlin Cove (36.8 units per acre). Table 4 includes development parameters of the recently built developments for comparison to the development standards in the zoning regulations.

Foster City makes extensive use of the PD, Planned Development, and Combining District to allow the City's development standards to be tailored to each development. All of the existing developments containing affordable housing were developed by utilizing the flexibility provided by the PD District. The District was "established to allow flexibility of design which is in accordance with the objectives and spirit of the General Plan." (Section 17.36.010, Foster City Municipal Code) The process requires that a General Development Plan be adopted to serve as part of the zoning map for the site. This is followed by a Specific Development Plan (Use Permit) for the site. The PD regulations allow the Planning Commission to grant waivers to the following standards without being processed under a variance procedure:

- Minimum building site.
- Minimum lot dimension.
- Maximum building site coverage.
- Minimum yards.
- Maximum building or structure height, bulk, or massing.
- Maximum height of fences and walls.
- Signs.
- Street or road widths dimensions.
- Minimum floor area standards.

Any other minimum or maximum standards as usually required or applied with the exception of off-street parking requirements (10% parking waivers are allowed under a separate section).

A frequently waived standard is the minimum floor areas contained in Chapter 17.56. Program H-D-6-b is included to eliminate these minimum floor area requirements, in order to provide more flexibility to provide a wider variety of housing types. **Chapter 17.56 was rescinded by Ordinance 660, adopted on January 17, 2023.**

In response to State requirements for more objective design and development standards, the City ~~has been~~**began** developing objective design standards for multi-family housing in 2021-22. These standards are anticipated to be adopted in 2023, as referenced in Program H-D-6-e. This program includes a review of the other zoning requirements, including but not limited to R-3 and R-4 to ensure that the densities allowed by the General Plan can be achieved and to create objective approval findings. **The coverage, setback, and other requirements will be adjusted using the information from comparable developments to ensure that the densities allowed by the General Plan designations can be achieved. This will include, but not be limited to the minimum open green area, which as can be seen in the tables above, have been provided at a much lower percentage than the R-3 and R-4 development standards.** Objective Design Standards are also proposed for SB9 developments in Program H-D-6-f and for single-family homes in H-B-4-a.

Parking Requirements

Parking requirements can add significantly to the cost of housing. Parking requirements are intended to provide adequate on-site parking so that parking doesn't impact adjacent areas.

The City's parking requirements vary by the type of residential use and the size of the dwelling unit as indicated in Table ~~4~~**5**. Single family homes require two covered parking stalls. Multi-family homes require between one and two covered stalls, depending on the number of bedrooms. Guest parking is required in addition at ratios of 0.5 to 0.75 stalls per unit. ADUs and senior housing have reduced parking requirements. ADUs require no additional parking if they are: 1) within 0.5 miles walking distance of public transit, 2) are a conversion ADU, 3) where there is a car share vehicle within one block, or 4) are a Junior ADU. The City's parking regulations contained in Section 17.62 of the Foster City Municipal Code allow alternative means to address parking needs, including: (1) shared parking; (2) off-site parking; (3) Transportation Systems Management (TSM) programs; (4) "in-lieu" parking fees; and (5) credit for bicycle and motorcycle stalls. Parking standards are based on unit type and number of bedrooms. The Planned Development Combining District has been utilized to allow reductions of in the number of parking stalls required as well as to allow other exceptions, such as tandem parking.

For projects meeting the requirements for density bonus, reduced parking requirements may be used, including one stall for zero to one-bedroom unit, 1.5 stalls for two and three bedroom units, and 2.5 stalls for four or more bedroom units. Further reductions are possible for developments with certain percentages of low- or very low-income units and developments within 0.5 miles of a major transit stop.

Table 45: Minimum Parking Standards for Residential Use

Residential Use	Parking Required per Unit	Covered/Uncovered
Single-Family		
Single-Family dwelling	2	2 covered
ADU/JADU	0 to 1 ^a	Uncovered/may be in driveway
Multi-Family		
Studio unit	1	1 covered
One-bedroom unit	1.5	1 covered
Two-bedroom unit	2	1 covered
Three or more-bedroom unit	2	2 covered
Multi-Family Guest Parking		
Developments of 25 or more units	0.5 stalls per unit	uncovered
Developments of less than 25 units	0.7 stalls per unit	uncovered
Senior Rental Housing		
Per bedroom	0.5 stalls	
Senior guest parking	0.5 stalls per unit	

^a Parking is not required for ADUs that are: 1) within 0.5-mile walking distance of public transit, 2) the ADU is a conversion ADU, 3) there is an approved car share vehicle within one block, 4) a JADU, or 5) ADU includes a studio with no bedroom.

Source: Chapter 17.62, Foster City Municipal Code

In 2022 the State legislature passed AB 2097 which states that a public agency shall not impose or enforce any minimum automobile parking requirement on a residential, commercial, or other development project if the project is located within one-half mile of public transit, as defined. Public transit is defined to mean a “major transit stop” which is a rail or bus rapid transit station, a ferry terminal, or a bus stop with service intervals of no longer than 15 minutes during peak commute hours. None of the public transit serving Foster City has service intervals that would qualify as a major transit stop, even when two or more routes are combined.

Some jurisdictions have used parking standards to encourage less automobile use and support transit-oriented development by adding parking maximums, reducing parking minimum requirements, or in some cases eliminating parking minimum standards altogether. These approaches are most effective in jurisdictions where alternative modes of transportation, such as high-quality transit, are available.

Foster City’s current parking standards for number of stalls per unit were adopted in 1984. In a survey prepared in 2014 by 21 Elements, Foster City had the most parking stalls per unit required for a two-bedroom apartment and was one of three jurisdictions with the most stalls required for a three-bedroom apartment. The guest parking requirements for 0.5 or 0.7 stalls per unit are high compared to other jurisdictions.

APPENDIX C: CONSTRAINTS

Program H-D-6-c is included in the Housing Element to amend parking requirements for multi-family housing as necessary, including but not limited to reducing the guest parking requirements by 50%, to allow General Plan densities to be achieved, to reduce housing costs, and to provide appropriate parking requirements for elderly, developmentally disabled, or other special needs populations.

Impacts of Development Standards on Housing Costs and Ability to Achieve Maximum Densities

Based on the analysis above, the City's standards for parking and open green area stand out as potential constraints to achieving the densities allowed by the General Plan and contributing to the cost of housing if not waived. These standards have been waived, including the use of density bonus to achieve parking reductions in the Triton Apartments and 100 Grand Apartments developments. The recent developments have provided open green area of 15 to 30 percent using the ~~PD~~ Planned Development Permit Process, compared to the development standard in the R-3 and R-4 districts of 47 percent. As the City moves forward to adopt more objective development standards, these and other standards are being evaluated as part of the creation of objective design standards, as reflected in Program H-D-6-e:

*H-D-6-e **Multi-Family Objective Design Standards.** Amend the Zoning regulations, including but not limited to R-3 and R-4, to include objective design standards and objective approval findings for new and redeveloped multi-family or mixed-use developments to address building design as well as provision of open space and recreational amenities, including amendments to reduce lot size, increase building coverage, revise setbacks, decrease open green area and other requirements to ensure the densities allowed by the General Plan can be achieved in compliance with the Housing Accountability Act.*

Code Enforcement

The City enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. The City's code enforcement program is primarily implemented as a combination of neighborhood drive-through and on a complaint driven basis. Complaints can be submitted by mail, phone, e-mail, our online complaint app, or in person at City Hall.

City's Code Enforcement policy is to inform the property owners of a code violation and work with them, if contact can be made, to correct the code violation. If no response is made after a series of three letters then the case is referred to the City Attorney's Office for legal action. If legal action is taken the property owner is responsible for any legal fees incurred.

Outline of Code Enforcement Process:

- Observation: Code Enforcement Officer witnesses a code violation and documents proof of code violation
- Noticing: A series of three letters are mailed to inform the property owner of the code violation and what needs to be done to correct the code violation.
- Letter 1: Courtesy notice - informing the property owner(s) of the current code violation and how to correct the matter. This letter gives the property owner seven days to respond to the letter or correct the code violation.

- Letter 2: Demand letter – this letter states that the property owner has not contact city staff or corrected the code violation and allows an additional 14 days to correct the code violation or contact city staff to set a reasonable deadline to complete the work.
- Letter 3: Final notice – this letter states that the code violation has not been corrected and no contact has been made. The letter allows for an additional seven days to complete the work or contact city staff to set up a reasonable deadline to complete the work. If no contact is made and/or the work is not completed within seven days the case is referred to the City Attorney's Office.
- If no contact is made within seven days after the third letter is mailed out there are a series of calls to ensure a thorough attempt is made to contact the property owner. First, to the San Mateo Assessor's Officer to confirm the property owner's name and mailing address. The second is to call any contact from previous permits, business licenses, and/or utility records for the address involved.
- Closed Case Letter: Thank you letter – this letter is for all cases that have been resolved and closed out. A thank you letter is mailed to the property owner informing them that the code violation has been corrected and the case is closed.
- Inspections: Before each letter is drafted a code enforcement inspection is conducted to verify if the code violation still exists, there has been progress, or if the code violation has been corrected. There can be several inspections depending on the contact with the property owner.
- Correspondence: At any point during the notification process if a property owner, tenant, business owner, or owner's representative contacts the Code Enforcement Division the Code Enforcement Officer has the ability to work out a reasonable timeline for the code violation to be addressed. If the code violation is not addressed with the agreed amount of time the next corresponding noticing letter would be mailed out to the property owner. The letter would be adjusted stating that the code violation was not corrected within the agreed timeline.
- City Attorney's Office Referral: When the code violation is not completed within the time allotted by the final notice letter the case is referred to the City Attorney's Office for legal action. They will send a demand letter to the property owner to correct the code violation. If the violation is not corrected within the given time by the City Attorney's Office they will ask the Code Enforcement Officer to observe if the violation has been corrected. If the violation has not been corrected the City Attorney's Office will file a complaint against the property owner. The City Attorney's Office does not start to charge for legal fees until a complaint is filled. During this legal action the City Attorney's Office will ask Code Enforcement to inspect the property until the code violation is corrected.

These measures are necessary to ensure continued minimum health and safety standards are maintained and are not considered a constraint to housing supply or affordability.

2.2 BELOW MARKET RATE INCLUSIONARY HOUSING PROGRAM

The City has a long history of inclusionary housing, beginning in 1981 as part of the Community Development Agency under California Redevelopment Law, and continuing as a Housing Element policy requiring 20% inclusionary housing beginning in 2001. The specific details for income levels, bedroom mix, and other parameters were negotiated on a case-by-case basis. This approach, aided by tax increment funds from the Community Development Agency, produced more than 500 below market rate units between 1987 and 2022. The inclusionary units are dispersed in mixed-income developments

except for two affordable senior apartment developments at Metro Senior Apartments and Alma Point Senior Apartments, both of which are 100% affordable.

In March 2022, the City adopted Chapter 17.90, Below Market Rate Inclusionary Housing Program, establishing objective standards for the inclusionary housing requirements. Chapter 17.90 provides clear, objective standards to ensure that the City's requirements are applied consistently and are available to developers as they prepare their proposals.

The specific income level requirements in Chapter 17.90 were based on an analysis of the financial feasibility of inclusionary housing requirements utilizing market data and cost information, as well as a comparison with neighboring jurisdictions to ensure that the requirements do not unduly constrain the production of housing.¹ To ensure feasibility and effectiveness, the City considered a balance between the percentage of affordable units required and the level of affordability. Greater affordability results in a higher cost to the project developer, potentially reducing the total number of units (market-rate and below-market-rate) that may be feasible. The financial feasibility study also compared the City's proposal to neighboring jurisdictions and also included input from the development community.

The required rental percentages are: 10% very low-income, 5% low-income, and 5% moderate-income and the required percentage for ownership units is 20% moderate-income. Projects of fewer than five units are exempt. Chapter 17.90 also includes objective standards for exemptions, terms of affordability, and alternative means of compliance. The option to pay in-lieu fees is provided for housing developments of five to nine units and for fractional unit requirements. See below for more detail on how the rental and ownership inclusionary requirements were determined.

While inclusionary zoning is intended to have a positive impact on housing affordability by increasing the supply of affordable units, it has the potential to add to the cost of market rate housing. Statewide data on the cost impacts of inclusionary policies is inconclusive (per Inclusionary Zoning: The California Experience. National Housing Conference, Washington, DC 2004.)

The City's inclusionary Ordinance contained in Chapter 17.90 also provides for flexibility under certain conditions to provide an alternative or pay Below Market Rate Housing In-Lieu Fee rather than providing the affordable units on-site. An advantage of the in-lieu fee to the City is that it provides revenue to the Affordable Housing Fund, which finances the development of new affordable housing or the rehabilitation of existing affordable housing, to provide affordable housing programs in the City, to leverage flexible local funds for larger State and Federal grants, and to administer the City's Affordable Housing Program. Other alternatives allowed under certain circumstances include construction of off-site affordable units, conversion of off-side units to affordable units, on-site clustering of affordable units, or other alternatives to on-site construction, such as donation of land.

The inclusionary housing requirements work together with incentives provided through the density bonus (Program H-E-3-a), as well as fee waivers (Program H-D-6-d), assistance in securing financing and subsidy programs (Program H-E-3-b), and priority processing for affordable housing developments (Program H-D-6-a). Chapter 17.90 provides for the City's requirements to work in harmony with density bonus law, specifically that affordable units that satisfy the requirements of Chapter 17.90 may also be

¹ Economic & Planning Systems, Inc., 2022. Housing Fee Implementation Considerations, January 24.

counted toward density bonus (Section 17.90.040.B) and that the inclusionary requirement is not applied to units awarded above the otherwise-allowed maximum density as part of a density bonus (Section 17.90.040.A).

Historically, Foster City has managed to include 15-30% inclusionary units in its residential developments as well as providing two 100% affordable senior apartment developments. However, since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households.

Rental Inclusionary Requirements

For rental units, the metric used to assess feasibility is “yield on cost”² of about 4.2% or above to represent a feasible rental project. This is based on capitalization rates³ for existing recently built properties of around 3.3-3.4% and the expectation that a “premium” of at least 0.75% for developers/investors to take on the risk of a new construction project. Any scenario that results in at least a 4.2% yield on cost may be considered within reach of feasibility, particularly if developers are able to achieve lower costs or higher market rate pricing than assumed through such measures as building additional market-rate units through the State’s density bonus law, or even just activating the concessions and waivers that density bonus law provides. Table 5-6 below illustrates the different rental inclusionary scenarios that were considered.

Table 5-6: Yield on Cost for Rental Inclusionary Scenarios

Scenarios (EL-VL-L-M)	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income 80% AMI	Moderate Income 110% AMI	Total Inclusionary	Yield on Cost
1: 0-0-0-0						4.5%
2: 0-10-10-0		10%	10%		20%	4.2%
3: 10-10-0-0	10%	10%			20%	3.8%-3.9%
4: 0-10-5-5		10%	5%	5%	20%	4.2%
5: 0-7-7-6		7%	7%	6%	20%	4.2%-4.3%
6: 5-5-5-5	5%	5%	5%	5%	20%	4.1%-4.2%

Notes: AMI = Area Median Income

Green = City’s adopted Inclusionary Requirements

Source: Economic & Planning Systems, Inc., Memorandum on Housing Fee Implementation Considerations, dated January 24, 2022.

² Yield on cost is the net operating income (or sometimes cash flow from operations) at stabilization divided by total project cost, whereas the capitalization rate is the stabilized net operating income divided by the market value of the property. <https://www.adventuresinre.com/glossary/yield-on-cost/>

³ Capitalization rate indicates the rate of return by dividing net operating income by property asset value, expressed as a percentage.

Ownership Inclusionary Requirements

For ownership units, the metric used to assess financial feasibility is a profit margin of about 14% for townhouses and 16% for condominiums. All of the 20% inclusionary scenarios modeled fall short of these thresholds, but a developer may be able to incur these inclusionary requirements and still have a feasible project if they can find savings elsewhere or achieve higher prices than assumed. Table 6-7 below indicates the estimated profit margin for several scenarios.

Table 67: Percentage of Profit Margin – For-Sale/Ownership Inclusionary Scenarios

Scenarios (EL-VL-L-M)	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income 80% AMI	Moderate Income 110% AMI	Total Inclusionary	Profit Margin
1: 0-0-0-0					0%	17%-20%
2: 0-0-0-20				20%	20%	12%-14%
3: 0-0-0-15				15%	15%	14%-15%

Notes: AMI = Area Median Income

Green = City's adopted Inclusionary Requirements

Source: Economic & Planning Systems, Inc., Memorandum on Housing Fee Implementation Considerations, dated January 24, 2022

Affordable Housing Overlay Combining District

Concurrent with the adoption of Chapter 17.90, the City adopted Chapter 17.92, Affordable Housing Overlay (AHO) Combining District. This chapter requires an alternative set of inclusionary percentages compared to Chapter 17.90 for properties in the AHO Combining District. The AHO percentages are: 4% extremely low-income; 4% very low-income; and 7% low-income. The AHO reduced the overall percentage from 20% to 15% and in return, requires the provision of some extremely low-income units. The financial feasibility was also assessed for these requirements to ensure that the requirements do not unduly constrain the production of housing. Sites zoned to include the AHO Combining District include: Beach Cove Apartments, Franciscan Apartments, Sand Cove Apartments, Shadow Cove Apartments, The Lagoons Apartments, Lantern Cove Apartments, and Schooner Bay Apartments.

2.3 DENSITY BONUS ORDINANCE

California Government Code Section 65915-65918 requires cities and counties to approve density bonuses for housing developments that contain specified percentages of below market rate housing or other specific types of housing, such as housing for transitional foster youth, disabled veterans, low-income college students, and senior housing. Projects that qualify for a density bonus are also eligible for one or more incentives/concessions, such as a reduction in site development standards or a modification of zoning code requirements; approval of mixed-use zoning; or other regulatory incentives or concessions which result in identifiable and actual cost reductions. A jurisdiction is required to grant the

incentive/concession unless it makes specific findings. In addition, projects that qualify for a density bonus also are eligible for a waiver of development standards, such as height, setbacks, or minimum floor areas, so that development at the increased density would be physically possible. There is no limit to the number of waivers.

Foster City's density bonus regulations are contained in Chapter 17.86, Density Bonuses. The Chapter provides application requirements but otherwise refers to State Law for the specifics on the amounts of bonuses, incentives/concessions, or waivers. Changes to State Density Bonus Law were adopted in 2022. Program H-E-3-a includes a review of the Chapter 17.86 to determine if amendments to the City's regulations are necessary.

Projects that have utilized density bonuses include: The Triton Apartments (for parking reduction) and One Hundred Grand Apartments (for parking reduction).

2.4 BUILDING CODES

Foster City follows the requirements of the California Building Standards as modified by the City of Foster City in adoption of Titles 20 and 24 of the State's regulations. In October 2022 the City adopted the 2022 California Building Code (and related 2022 Codes for Plumbing, Electrical, Fire, etc.), to be effective on January 1, 2023. While the state building and energy codes add to the cost of housing, their existence ensures that all new housing units will meet minimum levels of performance for habitability, structural safety, and energy use. Cities in California are required to utilize the California Building Code, which establishes minimum construction standards. The City also administers State and Federal mandated standards regarding energy conservation and accessibility for the disabled. The City and the San Mateo Consolidated Fire Department have adopted several amendments to these California Building Standards, based upon local conditions, including the following more significant provisions:

- Section 15.04.150 – Concrete Slabs
- Section 15.04.170 – Roofs shall be Class B Fire Retardant or Better
- Section 15.24.120 – Fire Sprinklers Required for all New Buildings and Significant Expansions
- Section 15.24.130 – Convenience Stairs for Buildings Four or More Stories in Height
- Chapter 15.28 – Business and Residential Security
- Chapter 15.40 – Limitations on Wood Burning Appliances

Although some of these regulations, especially the ones related to fire safety, have the effect of increasing the cost of housing, they have beneficial economic and safety effects over the long term by reducing losses due to fires and other factors.

2.5 INFRASTRUCTURE REQUIREMENTS

The City's infrastructure was initially designed to accommodate the ultimate buildout projections of the City, which have not changed significantly.

Water is purchased from the San Francisco Public Utilities Commission (SFPUC) pursuant to an agreement which expires in 2034. The individual supply guarantee for Foster City (Estero Municipal Improvement District [EMID]) is 5.9 million gallons per day (MGD). (The EMID service area includes all of Foster City and the Mariners Island/Bridgepointe area of San Mateo.) Although the water supply

agreement and accompanying water supply contract expire in 2034, the supply assurance survives their expiration and continues indefinitely. The individual supply guarantee can be reduced during times of drought or when the volume of water storage in SFPUC's reservoirs falls below certain levels. The Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) prepared by EMID address how water rationing and/or other measures will be used to address any temporary water shortage. The UWMP includes projections for increased population as well as implementation of conservation measures. The UWMP is required to be updated every five years. The current 2020 UWMP was adopted in July 2021.

A Water Capacity Study was conducted to assess total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection compared to the projected water demand associated with the 2023-2031 Housing Element, in addition to existing and planned future uses in the EMID service area. The Water Capacity Study concludes that the water demand associated with the 2023-2031 Housing Element, in addition to the existing and future uses will be accommodated during non-drought years within a 20-year projection. However, during single and multiple dry years, EMID's total annual water demand is expected to exceed EMID's available water supplies from 2025 to 2045 with or without the additional demand from the 2023-2031 Housing Element. The estimated demand from the 2023-2031 Housing Element, in addition to the demand from the existing and planned future uses, will exacerbate EMID's existing projected water supply shortfall during single and multiple dry years.

The Housing Element includes Policy H-A-4 and several programs to address the projected water supply issue as follows:

H-A-4 Adequate Water Supply and Sewer Capacity for New Housing Development. The City will work with the Estero Municipal Improvement District (EMID) Board of Directors to ensure there is adequate water supply and sewer capacity to support the development of the RHNA.

H-A-4-a Adequate Water Supply. Work with EMID to develop water conservation requirements and/or increased water supply that will ensure sufficient water capacity to accommodate the RHNA, such as the potential use of water demand offset policies, require new and renovated developments to have "net neutral" water demand, or use of recycled water for irrigation.

*Responsible Agency: Community Development Department, EMID
Timeframe: Prior to or concurrent with adoption of Housing Element
Funding Source: General Fund*

H-A-4-b Housing Element Transmittal to EMID. Upon adoption of the Housing Element, Provide a copy to EMID in compliance with California Government Code Section 65589.7.

*Responsible Agency: Community Development Department
Timeframe: Within five (5) days of adoption
Funding Source: General Fund*

H-A-4-c Update Urban Water Management Plan. Work with EMID on updates to the Urban Water Management Plan (UWMP) and other policies and procedures to ensure implementation of the required priority for water and sewer service for developments with units affordable to lower-income households, as required

by California Government Code 65589.7.

Responsible Agency: Community Development Department, Public Works Department

Timeframe: Assist with update of next UWMP by 2025

Funding Source: General Fund

H-A-4-d Water Conservation. *Work with EMID to develop, promote, and implement water conservation methods and programs for new and existing developments, such as low flow fixtures, rebate programs, "lawn begone", etc. Improve promotion by providing information on conservation programs to building permit applicants.*

Responsible Agency: Community Development Department, and EMID

Timeframe: Improve Building Division website and handout information on conservation programs by June 2024

Funding Source: General Fund

Wastewater treatment is provided by the San Mateo Wastewater Treatment Plant (WWTP), which is jointly owned by the EMID and the City of San Mateo and serves over 130,000 people and businesses. EMID owns approximately 25 percent of the treatment plant. The WWTP has a permitted capacity of 15.7 million gallons per day (MGD) for average dry weather flow (ADWF). The current ADWF is approximately 11 MGD.⁴ Based on current flow data, average daily dry weather flows are below the capacities anticipated in the Joint Powers Agreement

The WWTP is an aging wastewater collection system, with facilities and components that are up to 75 years old. To address these issues, the City of San Mateo's Clean Water Program is upgrading and expanding the WWTP facilities in collaboration with Foster City/EMID. The WWTP upgrades will accommodate heavy storm events up to 78 MGD. Construction was initiated in August 2019 with an anticipated date of completion in 2024.⁵ In addition, the WWTP is currently undergoing an approximately \$600 million expansion on the liquid processing side of the plant to better address wet weather events.⁶

In addition, there are number of Capital Improvement Program (CIP) projects scheduled through 2039 to improve the existing conditions of the sanitary sewer infrastructure. Projects include lift stations, sanitary sewer manholes, force mains, and gravity sewers that were identified as hotspots in EMID's 2019 Wastewater Collection System Master Plan. The City is currently carrying out Phase 5 of its CIP projects. Phase 6 of the proposed CIP is set to start in FY 2023-2024 and phase 8 in 2027-2032.

Dry utilities are readily available to all sites in the Sites Inventory due to the fact that they are already developed. With the exception of regional electric transmission lines, all utility lines have been installed underground since the beginning of Foster City. There are multiple telecommunications providers in

⁴ City of Foster City, 2021. 2020 Urban Water Management Plan for Estero Municipal Improvement District. Available at: https://www.fostercity.org/sites/default/files/fileattachments/community_development/page/30281/local_hazard_mitigation_plan_safety_element.pdf, accessed November 8, 2022

⁵ City of San Mateo, 2018. Clean Water Program: WWTP. Available at: <http://cleanwaterprogramsanmateo.org/wwtp/>, accessed May 18, 2022

⁶ Galli, Laura, Engineering Manager. City of Foster City, 2022. Personal communication with Urban Planning Partners, June 20, 2022.

Foster City including AT&T, Verizon, T-Mobile, and Crown Castle, each with their respective consumer packages for video, data, and landline-based telephone services. The California Public Utilities Commission regulates California's telecommunications industry and requires that local phone service providers anticipate and serve new growth. To meet this requirement, local providers continually upgrade their facilities, technology, and infrastructure to remain in conformance with California Public Utilities Commission tariffs and regulations and to serve customer demand in the City.

As noted above, with the exception of water supply, the utility infrastructure does not pose a significant constraint to the development of housing to accommodate the RHNA. Each development proposal is required to perform a site-specific study of pipe capacities to determine if any upsizing of utility lines is necessary, but these are typical and expected costs of development.

2.6 ON- AND OFF-SITE IMPROVEMENTS

Street and infrastructure standards have a direct impact on housing construction costs, as well as on subdivision design. There have been no new public streets built in Foster City since the early 1980's except for Balclutha Drive between Foster City Boulevard and Shell Boulevard as part of the Peninsula Jewish Community Center project. No new public streets are anticipated. In general, residential street widths have a 50-foot right-of-way and are 35 feet from curb-to-curb. However, all recent multi-family projects have been developed as Planned Developments. Through this process, the City has allowed lesser street widths, with recent examples being 20 to 24 feet from curb-to-curb. By using a planned development process for key housing sites, allowances can be made to conform street standards and improvements to the projects' needs and impacts. The Land Use and Circulation Element includes a policy that allows private streets to be approved with narrower than standard street widths for public streets.

Street widths are noted in the Land Use Element of the General Plan as follows:

- Publicly Owned Local Residential Streets: Standards for publicly owned residential streets require a 50- to 60-foot right-of-way, with parking on both sides.
- Privately Owned Local Residential Streets: Private streets typically are cul-de-sac or loop streets, with a narrow right-of-way – 26 feet for streets without parking, 32 feet if parking on one side, and 40 feet if parking on both sides.

Improvements required to be installed by each subdivider pursuant to Chapter 16.40 include the following:

- Curbs, gutters, sidewalks and walkways.
- Water lines, gas and other utility services to serve each lot and stubbed to the property line prior to paving.
- Fire hydrants of a type and size approved by the public safety department. Fire flows shall be as approved.
- Sanitary sewers and laterals to serve each lot and stubbed to the property line prior to paving.
- Storm sewers, drains and channel improvements when necessary for general use of development.
- Silt basins or other forms of erosion control when necessary for general use of development.

- Paved streets.
- Ornamental street lights. The planning commission shall require underground wiring unless topographical or soil conditions make such underground installation impractical in their opinion.
- Street trees, not less than one tree per lot, average spacing fifty feet on center, of a type approved by the planning commission.
- Street signs at all block-number changes and at locations approved by the city planner.
- Street-end barricades, walls or fencing where required.
- Stop or yield signs where a street intersects with a major street or at other locations required by the planning commission.
- Utility distribution lines.

The recent residential developments including Foster Square and Pilgrim Triton are evidence that the City's on- and off-site improvement requirements do not unduly constrain the production of housing.

2.7 FEES

To assist jurisdictions in meeting requirements for analysis of fees and permit processing, 21 Elements released a survey to all jurisdictions in San Mateo County. The survey asked about potential government constraints to housing, including impact fees, entitlement fees, building permit fees, and permit processing times. In conjunction with that survey, 21 Elements hired Century Urban, a San Francisco based real-estate consulting firm, to examine the cost of land and labor for new housing development in the County. Combined, those two data sets provide a basis for a preliminary examination of constraints for jurisdictions in San Mateo County.

Participation in the 21 Elements government restraints survey was excellent, with 18 of 21 jurisdictions participating. While not all the respondents answered all the questions, the high overall participation results in a meaningful look at the landscape of government-imposed fees in San Mateo County. 21 Elements distributed the survey in November 2021 and accepted results through February 2022.

The survey asked jurisdictions to calculate fees for three hypothetical housing developments: a single-family house, a 10-unit apartment building, and a 100-unit apartment building.

Single-Family Home – Participants were asked to estimate fees for one of two, hypothetical single-family home developments:

- 2,600-square-foot house with 500-square-foot garage. The house is two stories tall with four bedrooms and two bathrooms. The house is constructed on an empty lot in an existing neighborhood and requires no significant grading or other complications.
- 5,000-square-foot house with 1,000-square-foot garage. House is two stories tall with four bedrooms and three bathrooms. The house is constructed on an empty lot in an existing neighborhood and requires no significant grading or other complications.

Three jurisdictions—Atherton, Woodside, and Unincorporated San Mateo—choose to estimate fees for the larger house. All other respondents estimated fees for the smaller house. For purposes of

comparison, all the data are presented in the same table, regardless of which size hypothetical house was chosen.

Small Multi-Family – Jurisdictions were asked to estimate the fees for the following hypothetical development:

- 10-unit apartment building with 9,000 square feet of two-bedroom apartments and 12,000 square feet of three-bedroom apartments. No zoning changes required, and the project is permitted by right. The development requires medium complexity, moderate grading work. There is existing public street frontage and no public landscaping or traffic signal work is required. There is air conditioning. There are no sprinklers.

Large Multi-Family – Jurisdictions were asked to estimate fees for the following, hypothetical development:

- 100-unit building on 2 acres with 80,000 total square feet construction type V over concrete podium.
 - Requires conditional use permit; high complexity.
 - Significant grading work (5,000 cubic yards).
 - Type 1 erosion/sediment control.
 - Existing public street frontage needs \$400,000 of frontage improvements (half-street reconstruction).
 - No public landscaping.
 - No traffic signal work.
 - Sprinklers and air-conditioning (HVAC).
 - Average Unit is 750 square feet; units range from studio to two-bedroom.

The Foster City fees estimated for these prototypical projects are shown in Table 7-8 and compared to neighboring jurisdictions in Table 8-9.

In order to get a sense of how dispersed the fee amounts charged by jurisdictions are, 21 Elements calculated the median, the range, and the interquartile range for all the fee types, as shown in Table 10. A larger range and interquartile range indicate more dispersion of the fee amounts charged; a smaller range and interquartile range indicate more uniformity of the fee amounts charged. An interquartile range is the range of the middle 50% of the data—in this case fees charged. It is sometimes more useful than range in assessing dispersion because it excludes any outlier data. Total fees as a percentage of total development costs is shown in Table 11.

Foster City's fees per unit, including the percentage of total development costs and a comparison to the median of fees are shown in Table 11-12. Foster City's fees are higher than the median but within the interquartile range for single-family and multi-family units in a small project but are significantly lower than the median and the quartile 1 for multi-family units in a large project.

Table 78: Residential Development Fees Per Dwelling Unit for Prototypical Projects

Type of Fee	Single-Family	Multi-Family, Small Project	Multi-Family, Large Project
Planning Review (Entitlement)	3,000	500	100
Building Permit Fees	9,187	16,000	1,600
C and D Application Fee	318	34	3
Electrical Permit Fees (incl. fire alarm)	75	445	45
Fire	524		
General Plan, Building Ordinance, Zone Ordinance Fee	880	2,619	262
Grading Permit Fees	80	203	20
Green/SB 1473	34	104	10
Mechanical Permit Fees	80	1,314	131
Microfilming Processing Fee	500	1	1
Miscellaneous Fees	105	731	73
Plan Check Fee	7,401	11,197	1,120
Sewer Service	7,652	5,073	5,073
System Wide Technology Fee	326	2,010	201
Water Service Connection Fee	37,724	6,403	2,531
SMC Fire Fees		545	118
Total	67,886	47,179	11,288

Source: Foster City Community Development Department

Development Impact Fees are one-time charges levied on new developments and serve as tools to mitigate the impacts of new development by funding a range of capital programs required to address needs related to that development, including transportation, parks, utilities (such as water, sewer, and storm drain), public safety, and capital facilities such as the Recreation Center.

There are different categories of development impact fees based on the services they fund such as transportation fees, library fees, park fees, affordable housing fees, capital improvement fees, utility impact fees, etc.

Prior to June 2022 Foster City had adopted impact fees for affordable housing (commercial linkage fee), park in-lieu fees, and sewer and water connection fees for new development. The park in-lieu fee was established in 1984 to ensure that new residential subdivisions contribute to the City's park system with park land dedication, credit for on-site facilities, or in-lieu fee payments. The Commercial Linkage Fee was adopted in 2016 and is levied on commercial developments to support affordable housing.

Table 89: Total Fees per Unit Comparison: San Mateo County Jurisdictions (Includes Entitlement, Building Permits, and Impact Fees)

Jurisdiction	Single-Family	Small Multi-Unit	Large Multi-Unit
Atherton	\$15,941	No Data	No Data
Brisbane	\$24,940	\$11,678	No Data
Burlingame	\$69,425	\$30,345	\$23,229
Colma	\$6,760	\$167,210	\$16,795
Daly City	\$24,202	\$32,558	\$12,271
East Palo Alto	\$104,241	No Data	\$28,699
Foster City	\$67,886	\$47,179	\$11,288
Half Moon Bay	\$52,569	\$16,974	No Data
Hillsborough	\$71,092	No Data	No Data
Millbrae	\$97,756	\$6,824	\$55,186
Pacifica	\$33,725	\$40,151	No Data
Portola Valley	\$52,923	No Data	No Data
Redwood City	\$20,795	\$18,537	\$62,696
San Bruno	\$58,209	\$72,148	\$39,412
San Mateo	\$99,003	\$133,658	\$44,907
South San Francisco	\$81,366	\$76,156	\$32,471
Unincorporated San Mateo	\$36,429	\$27,978	\$10,012
Woodside	\$70,957	\$82,764	No Data

Source: 21 Elements

Table 910: Total Fees per Unit – Distribution of Fees Charged by San Mateo County Jurisdictions

	Single-Family	Small Multi-Unit	Large Multi-Unit
Quartile 1	\$27,136	\$20,897	\$14,533
Median Fee Charged	\$55,566	\$36,355	\$28,699
Quartile 3	\$71,058	\$75,154	\$42,160
Interquartile Range	\$71,057	\$75,153	\$42,159
Total Range	\$97,481	\$160,387	\$52,684

Source: 21 Elements

Table 1011: Total Fees as a Percentage of Total Development Costs

Jurisdiction	Single-Family	Small Multi-Family	Large Multi-Family
Atherton	0%	No Data	No Data
Brisbane	1%	1%	No Data
Burlingame	3%	4%	3%
Colma	0%	17%	2%
Daly City	1%	4%	2%
East Palo Alto	4%	No Data	4%
Foster City	3%	6%	2%
Half Moon Bay	2%	2%	No Data
Hillsborough	3%	No Data	No Data
Millbrae	2%	8%	7%
Pacifica	1%	5%	No Data
Portola Valley	1%	No Data	No Data
Redwood City	1%	2%	8%
San Bruno	2%	8%	5%
San Mateo	4%	14%	6%
South San Francisco	3%	9%	4%
Unincorporated San Mateo	1%	3%	1%
Woodside	2%	9%	No Data

Note: The above table is calculated using average soft costs (including an average of jurisdiction charged fees) and average land costs for the county. A more precise determination of fees as a percentage of total development costs can be calculated using jurisdiction specific land costs and fees.

Source: 21 Elements

Table 1112: Summary of Foster City Fees Compared to Median

Project Type	Fees per Unit	Percentage of Total Development Cost	Median of Fees for 21 Jurisdictions
Single-Family	\$67,886	3%	\$55,566
Multi-Family in Small Project	\$47,179	6%	\$36,355
Multi-Family in Large Project	\$11,288	2%	\$28,699

Source: 21 Elements

In 2021, the City entered into an agreement for a comprehensive Impact Fee Study. In June 2022, the City Council adopted development impact fees of \$18,644 for a single-family unit and \$14,538 for a multi-family unit, as indicated in Table 11-13 below. With the proposed new impact fees added, compared to other San Mateo County jurisdictions Foster City total fees for single-family units at \$86,530 are higher than the interquartile, total fees for multi-family units in small developments at \$61,717 are above median

but within the interquartile, and total fees for multi-family units in large developments at \$25,826 are slightly less than the median. This indicates that Foster City's fees are close to what other cities charge and are therefore not likely to be a significant impediment to development.

Table 1213: Foster City Residential Development Impact Fees

Land Use	Parks	Public Safety	Transportation	Total Maximum Fee
Single Family	\$14,926	\$1,594	\$2,123	\$18,644
Multi-Family	\$11,639	\$1,243	\$1,656	\$14,538

Source: Resolution No. 2022-75. Information about residential development standards, zoning, and fees is provided on the City's website in compliance with Government Code Section 65940.1(a)(1) at: <https://www.fostercity.org/commdev/page/residential-development-standards-and-fees>.

A 75% reduction will be applied for very low- and low-income affordable units, provided that at least 20% of the units in the project are designated as affordable, and a 100% fee reduction will be applied for very low- and low-income units if at least 25% of the units in the project are designated as affordable. In addition to the impact fees listed in Table 13, there is a Park In Lieu of Land Dedication Fee based on the fair market value of land that would otherwise have been dedicated at a ratio of five acres per 1,000 project residents.

The City of Foster City / Estero Municipal Improvement District creates an annual fees and charges schedule that is approved by the City Council / District Board. The Master Fee Schedule for the past three fiscal years can be found here: <https://www.fostercity.org/finance/page/master-fees-and-service-charges-schedule>. Entitlement processing fees are charged based on the actual staff and/or consultant time it takes to process the application. The various planning fees are listed in Table 1314.

Fees Summary

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city. Foster City's fees are higher than the median but within the interquartile range for single-family and multi-family units in a small project but are significantly lower than the median and the quartile 1 for multi-family units in a large project.

Table 1314: Planning Fees

Fee Category	Fee Amount
Preliminary Project Review-City Council/Planning Commission Review	Actual Cost with minimum \$2,000 deposit
Preliminary Project Review-Staff Review	Actual Cost with minimum \$1,000 deposit
General Plan Amendment	Actual Cost with minimum \$5,000 deposit
Variance	Actual Cost with minimum \$2,000 deposit
Zoning Text/Map Amendment	Actual Cost with minimum \$5,000 deposit
Use Permit Modification-Administrative Minor Use Permit	Actual Cost with minimum \$500 deposit
Use Permit Modification-Administrative Major Use Permit	Actual Cost with minimum \$3,000 deposit
Use Permit Modification-Planning Commission/City Council	Actual Cost with minimum \$3,000 deposit
Use Permit-Administrative	Actual Cost with minimum \$750 deposit
Use Permit-Planning Commission/City Council	Actual Cost with minimum \$3,000 deposit
Use Permit-Specific Development Plan	Actual Cost with minimum \$5,000 deposit
Density Bonus Fees	Actual Cost with minimum \$500 deposit
Architectural Review-Administrative Minor	Actual Cost with minimum \$750 deposit
Architectural Review-Administrative Major	Actual Cost with minimum \$2,000 deposit
Architectural Review-Planning Commission	Actual Cost with minimum \$3,000 deposit
Environmental Assessment	Actual Cost with minimum \$1,000 deposit
Environmental Impact Report	Actual Cost with minimum \$5,000 deposit
Development Agreement	Actual Cost with minimum \$5,000 deposit
Disposition and Development Agreement	Actual Cost with minimum \$5,000 deposit
Owner Participation Agreement	Actual Cost with minimum \$5,000 deposit
Tentative Subdivision Map	Actual Cost with minimum \$772.55 deposit
Tentative Parcel Map	Actual Cost with minimum \$772.55 deposit
Lot Line Adjustment	Actual Cost with minimum \$465.20 deposit

Source: Foster City Master Fee Schedule. Information about residential development standards, zoning, and fees is provided on the City's website in compliance with Government Code Section 65940.1(a)(1) at: <https://www.fostercity.org/commdev/page/residential-development-standards-and-fees>.

2.8 LOCAL PROCESSING AND PERMIT PROCEDURES

The City recognizes that the time required to process a development proposal can be a barrier to housing production if it is lengthy. The City has streamlined its development review process over the years to make it more efficient, while still providing adequate opportunity for public review and input.

Process Overview

A property's designation on the General Plan Land Use map serves as a guide to land use potential. Specific standards for development, such as height, setbacks, lot coverage and uses are established by the City's Zoning Ordinance in the base district.

The PD or planned development combining district is designed to accommodate various types of development such as housing, neighborhood or community centers or other uses or a combination of uses, such as housing combined with commercial and offices. The PD district is established to allow flexibility of design which is in accordance with the objectives and spirit of the General Plan. Flexibility is provided by enabling the developer to request to modify the development standards, land uses, land intensities, building heights, design guidelines, etc. in the base district to respond to area and site conditions, as well as market and development timing needs.

In general, the PD approval process involves three major steps: (1) combined review and approval of rezoning and general development plan; (2) Specific Development Plan/Conditional Use Permit; and (3) construction approvals. The General Development Plan, approved as part of step 1, establishes the parameters for future development, including allowable uses, number of units, land use configuration, circulation and building heights. This provides certainty for the future development of the site, which may subsequently occur as one development or in phases. The applicant may choose to process both the General Development Plan and the Specific Development Plan/Conditional Use Permit simultaneously to reduce processing time.

The City utilizes an Inter-Departmental Evaluation Committee (IDEC) made up of representatives from each City department to provide feedback on a project within 2 to 3 weeks of the project application. This process eliminates future surprises that can result in delays in project processing.

Following the IDEC review, major projects are typically reviewed by the Planning Commission at one or more Study Sessions. This provides the developer with an opportunity to hear and respond to concerns raised by staff, the Planning Commission, or the public prior to the public hearing on the project. The Study Session process can take place while the environmental assessment as required by the California Environmental Quality Act is being performed.

Following the Study Session(s), the project is scheduled for a public hearing by the Planning Commission. Depending on the type of application, a public hearing by the City Council may also be required. If the project does not require an environmental impact report and the developer meets the City's submittal requirements and is able to respond quickly to requests for redesign, the process can move quickly, with elapsed time from Use Permit application to approval ranging from three to six months.

Preliminary Review for General Plan or Zoning Amendments

Foster City has a process for preliminary screening of development projects involving proposed general plan or zoning ordinance amendments. The process provides for:

- Meaningful public discussion of development projects, at the earliest feasible time, for the guidance of the public, project proponents and city decision makers.
- An opportunity to proponents to obtain early, nonbinding preliminary comments from decision makers on development projects to encourage sound and efficient private decisions about how to proceed.

The preliminary review process is intended to be a time-saving process that benefits the project applicant. It helps reduce the time and money spent revising plans to meet City standards before the application go to public noticing or hearing.

Interdepartmental Evaluation Committee (IDEC)

The Interdepartmental Evaluation Committee (IDEC) is comprised of representatives from the Police, Fire, Parks and Recreation, Public Works and Community Development Departments. This one stop review process provides applicants with preliminary comments and requirements to help prepare plans and documents for formal application. The IDEC process provides an opportunity for the applicant to meet with Department representatives to ask questions and hear feedback in addition to a written comment letter.

Conditional Use Permits

No Conditional Use Permit is required for single-family in R-1 and R-2 zones and multi-family dwellings in R-T, R-3, R-4, and R-5 and mixed-use zones, regardless of height. A conditional use permit for residential use is required in C-2 district as this zone is meant for general business.

Use Permits may be approved if the Planning Commission can make the finding that the establishment of the use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and it will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

Consistent with the Housing Accountability Act, housing development projects cannot be denied, or the density reduced, if the project complies with the City's objective standards, even if a Conditional Use Permit were required. Processing for CUP applications normally require three to six months. However, CUPs may be appealed, and in such instances, the processing time can be extended.

Planned Development (PD) Combining District

Foster City provides a process to allow certain zoning requirements to be different from those which otherwise would be required by a Zoning district. The Planned Development (PD) combining district allows flexibility of design which is in accordance with the objectives and spirit of the general plan. The applicant can choose to comply with the objective standards in the base zoning or may request flexibility in those standards. The following standards as usually prescribed by the zoning ordinance may, upon Planning Commission approval, be waived in a PD district without being processed under the variance procedure:

1. Minimum building site.
2. Minimum lot dimension.
3. Maximum building site coverage by buildings and structures.
4. Minimum yards.
5. Maximum building or structure height, bulk or massing.
6. Maximum height of fences and walls.
7. Signs.
8. Street or road widths dimensions.

9. Any other minimum or maximum standards as usually required or applied with the exception of off-street parking requirements.

The PD combining district provides a vehicle for encouraging flexibility in design standards and is not considered a constraint. The PD process has been used for most residential developments in Foster City to provide individual/unique development standards that would not otherwise be allowed. For example, the Foster Square development created a set of design guidelines for site layout, building treatment, and landscape that facilitated a coordinated approach and provided guidance to the various developers of the different sites within Foster Square. This provided the developers with more certainty regarding the City's expectations and a quicker review of the specific proposals.

Findings

Findings are required for various types of approval, as listed below:

- General Development Plan Findings (PD District):
 - The planned development is substantially in conformance with the adopted city general plan;
 - If applicable, a final subdivision map for the proposed planned development can be recorded within two years of the expected date of adoption of the general development plan for the planned development;
 - That the total development in each individual development phase can exist as an independent unit, adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and planned surrounding uses, as shown in the city's adopted general plan, but will have a beneficial effect which could not be achieved without being located in a PD district;
 - The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and proposed densities will not generate traffic in such amounts as to overload the street network outside the development;
 - Existing or proposed utility services and facilities and other public improvements are adequate for the population densities and land uses proposed;
 - The proposed ratios for off-street parking are consistent with the parking regulations of the city, as provided in Chapter 17.62;
 - The planned development will not have a detrimental and unmitigatable financial impact on the city or the Estero Municipal Improvement District.
- Use Permit Findings:
 - That the establishment, maintenance or cooperation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use; and
 - That the use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.
- Architectural Review Findings:
 - That the proposal is consistent with the Foster City general plan and Title 17, Zoning, and Chapter

2.28, Planning, of the Foster City Municipal Code.

- That the design of the proposal is appropriate to the city, the neighborhood and the lot in which it is proposed.
- That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section 17.58.010.

Program H-D-6-e includes amending the zoning regulations to provide objective approval findings at the same time the City adopts Multi-Family Objective Design Standards by December 2023.

Processing Times

Typical permit processing times for various permit types in Foster City are described in Table ~~14~~15.

Table 1415: Permit Processing Times by Permit Types in Foster City

Permit Process	Type	Level of Review	Typical Processing Time (Months)	Detailed Description
Accessory Dwelling Unit Process	Ministerial (by-right)	Staff	1 to 2	Building permit
Ministerial By-Right	Ministerial (by-right)	Staff	1 to 2	Building permits for projects that comply with applicable building, zoning, and development regulations; parcel maps; and lot line adjustments
Discretionary By-Right	Discretionary	Staff	1 to 2	Includes certain architectural review approvals; use permit modifications; lot line adjustments
Discretionary (Planning Commission)	Discretionary	Planning Commission	3 to 6	Includes certain conditional use permits, certain architectural review permits, and planned development permits. Includes tentative maps; planned development permits are not required for residential development but are an option for residential developments in PD districts to allow greater flexibility than standard zoning
Discretionary (City Council)	Discretionary	Planning Commission Recommendation and City Council approval	6 to 12	Includes easement vacations, public right-of-way vacations, rezoning, and land use plan amendments

Source: Foster City Community Development Department

All new residential construction requires one or more permits from the local jurisdiction. The time required for the permit process can be a constraint on housing when the processing times are unduly long, or when the processing times for certain types of housing—particularly higher density or multi-unit housing—are longer or more burdensome than for other housing types. Longer processing times—or permitting uncertainty—increases costs for developers and can dampen new housing construction within a jurisdiction. Reducing processing times and increasing by-right housing permits can result in more housing—and possibly less expensive housing—within a jurisdiction.

In Foster City, single-family home applications (a single unit on an existing lot) take approximately one to two months and depend upon a complete submittal; while a multi-family residential development consisting of 15 units or more can take approximately six to nine months. These timeframes are not unusual for residential developments in the region. The discrepancy in length of approval time between single family and multi-family developments is due to the level of complexity of larger multi-family projects. An Architectural Review permit is required for new buildings, structures, or additions to existing structures.

Estimated permit processing times for the jurisdictions in San Mateo County are included in Table 15.16. Foster City's typical permit processing times are estimated to be shorter than most of the other jurisdictions in San Mateo County.

Process Summary

In conclusion, Foster City's development and permitting process is not a constraint to housing development. The relatively small size of the City staff facilitates the various departments working closely to guide applicants through the development process. The City maintains public information on the City's website to assist applicants, consistent with Government Code Section 65940.1(a)(1)(B), including information on fees, zoning and development standards, application requirements, fee reports, and nexus studies. Review by IDEC and at Planning Commission Study Sessions provide the applicant with early, informal feedback before expending additional time and expense on detailed plans. The additional objective design standards proposed in Programs H-B-4-a Update Architectural and Solar Guidelines for Single-Family Homes, H-D-6-e Multi-Family Objective Design Standards, and H-D-6-f SB9 Objective Design Standards will provide additional predictability to the City's requirements.

Requests to Develop at Densities Below Those Permitted

State law requires the Housing Element to include an analysis of requests to develop housing at densities less than those projected in the Sites Inventory. Review of recent multi-family housing approvals indicates that the number of units approved has been consistent with those projected in the 2015-2023 Housing Element, and even higher in the Pilgrim Triton development due to the rezoning of the Phase C site from office to housing. Densities of recently approved projects are included in Appendix D, Table 2.

Table 1516: Permit Processing Times for San Mateo County Jurisdictions (in Months)

	ADU Process	Ministerial By-Right	Discretionary By-Right	Discretionary (Hearing Officer if Applicable)	Discretionary (Planning Commission)	Discretionary (City Council)
Atherton	1 to 2	1 to 3	2 to 4	N/A	2 to 4	2 to 6
Brisbane	1 to 2	2 to 6	N/A	N/A	4 to 12	6 to 14
Burlingame	1 to 2	2 to 3	2 to 3	N/A	3-4 standard project; 12 major project	13
Colma	1 to 2	1 to 2	1 to 3	2 to 4	N/A	4 to 8
Daly City	1 to 2	2 to 4	N/A	N/A	4 to 8	8 to 12
East Palo Alto	1 to 3	8 to 12	6 to 14	20 to 40	20 to 40	20 to 40
Foster City	1 to 2	1 to 2	1 to 2	N/A	3 to 6	6 to 12
Half Moon Bay		1 to 2	2 to 4	3 to 6	4 to 12	6 to 15
Hillsborough	-	-	-	-	-	-
Millbrae	0 to 2	3 to 6	1 to 3	3 to 8	3 to 8	4 to 9
Pacifica	1 to 2	2 to 3	4 to 5	5 to 6	5 to 6	7 to 8
Redwood City	2 to 3	3 to 4	N/A	8 to 10	12 to 18	18 to 24
San Bruno	2	3 to 6	N/A	3 to 6	9 to 24	9 to 24
San Mateo	4 to 8	1 to 2	4 to 7	N/A	9 to 12	9 to 13
South San Francisco	1	1	2 to 3	2 to 3	3 to 6	6 to 9
Unincorporated San Mateo	1 to 3	3 to 6	4 to 9	6 to 12	6 to 18	9 to 24
Woodside	1 to 2	1 to 2	N/A	N/A	2 to 6	3 to 8

Source: 21 Elements

Length of Time between Application Approval and Building Permit Issuance

Many factors can impact the length of time between application approval and building permit issuance, including permits needed from other agencies, such as the Bay Conservation and Development Commission (BCDC), ability to obtain financing, performing required technical and engineering studies, completion of construction drawings, obtaining construction bids, and retention of a building contractor and subcontractors. For a recent example, the Laguna Vista (Pilgrim Triton Phase C) development, the Use Permit application approval was granted in April 2019, grading permits were issued in May 2020, and the first building permit was issued in October 2020. For a project of this size, 90 units, thirteen months from entitlement approval to a grading permit indicates the City's requirements did not unduly hinder the project from moving forward.

SB 35 Streamlining Process

Foster City was one of a small number of jurisdictions that was not subject to SB 35 streamlining for the RHNA 5 cycle, based on the pro-rata portion of the RHNA produced at the mid-point of the RHNA cycle. SB 35 requires a streamlined ministerial approval process for housing developments in jurisdictions that have not made sufficient progress toward producing housing. Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed-use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions.

Foster City does not have a written process in place for SB 35 streamlining but will follow the provisions of Government Code Section 65913.4 if it becomes subject to SB 35.

2.9 PROVISIONS FOR A VARIETY OF HOUSING NEEDS

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. A junior ADU (JADU) is a unit of no more than 500 square feet, which is located entirely within the walls of an existing or proposed single-family residence, maintains a separate exterior entrance from the single-family residence, maintains an interior connection to the main living area of the single-family residence, either includes separate sanitation facilities or shares sanitation facilities with the existing structure, and includes an efficiency kitchen. ADUs and JADUs are also commonly known as in-law units, granny units, or second units.

Because of their small size and because they do not require a separate parcel or additional infrastructure, ADUs can provide affordable housing options for family members, seniors, students, live-in care providers, and other small households. ADUs can also provide additional rental revenue to the homeowners, making it more financially feasible for lower-income homeowners to remain in their homes.

In September 2019, the State Legislature passed several new bills, Senate Bill (SB) 13, Assembly Bills (AB) AB 68, AB 587, AB 670, AB 671, and AB 881 pertaining to ADUs and JADUs with the intended purpose of easing local zoning controls, reducing associated development fees, and streamlining the permit process. New State legislation, which is codified in Government Code Sections 65852.2 and 65852.22, was enacted effective on January 1, 2020, and January 1, 2021, that limits the ability of a local agency to regulate certain aspects of ADUs related to size, quantity, setbacks, parking, and permit processing. AB 345, effective January 1, 2021, requires the City to allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met, including that the property was built or developed by a qualified nonprofit corporation and that the property is held pursuant to a recorded tenancy in common agreement.

Foster City amended Chapter 17.78, Accessory Dwelling Units, in October 2020 to conform to the 2019 state laws, including provision for ministerial approvals if all of the applicable standards are met.

The State Legislature passed additional changes to laws pertaining to ADUs in 2020 and 2021. These changes included provisions for ADUs built or developed by a qualified nonprofit, applications to be deemed approved if the local agency has not acted within 60 days, ministerial approvals, ADUs or JADUs in common interest developments, ADU heights, and provisions for ADUs within one-half mile of a high-quality transit corridor or major transit stop. Foster City adopted amendments to the City's ADU regulations in January 2023 and also in October 2023 to conform to these changes in State law. The October 2023 amendments include allowing up to three ADUs/JADUs per single-family lot. Housing Program H-D-4-g is included to encourage multi-family ADUs. Housing Program H-D-4-j is included to amend zoning regulations allowing religious and institutional uses and school sites to construct up to four ADUs and JADUs on-site.

Housing Program H-D-4-a is included to continue implementation of Chapter 17.78 and periodically update the City's requirements to comply with State laws. In addition, the City has a webpage dedicated to ADUs to provide information to assist applicants. The rate of ADU applications has been relatively modest at about 2 to 3 per year for the past four years (2019-2022) but has increased to three units in just the first three months of 2022. Additional incentives are included in Housing Programs H-D-4-a through h) to encourage ADUs and JADUs.

Housing for Persons Living with Disabilities

The City provides several ways to encourage housing for and accommodate housing needs of people living with disabilities. The City enforces the building code requirements for adaptable and accessible units. Adaptable units are built for easy conversion to disabled access. Two new accessible units are included in the City-owned Workforce Housing were completed in 2022 that have preferences established for people with a mobility-related disability.

The adopted Reasonable Accommodation procedures established in Chapter 17.84, Reasonable Accommodation, provide additional ways to provide flexibility to the City's requirements. These regulations provide a process for someone to request an accommodation "when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities for persons with disabilities." Requests are acted on by the Community Development Director if no other review is required and if related to another application, concurrently with review of the other application. Since adoption of this Chapter in 2013, no requests have been submitted.

Pursuant to Chapter 17.84, the written decision to grant or deny a request for reasonable accommodation will be consistent with the Fair Housing Act and the California Fair Employment and Housing Act and shall be based on consideration of the following factors:

1. Whether the housing which is the subject of the request will be used by an individual disabled under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning.

5. Whether the request will have a significant adverse impact on surrounding uses.
6. Whether there are reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards and practices.

Although Chapter 17.84 provides a process for review of reasonable accommodation requests and the Municipal Code is available on the City's website, additional information on the City's website would be helpful. Program H-F-1-d includes updating the City's website to make information about reasonable accommodation more accessible.

Community Care Facilities

State law requires that group homes caring for six or fewer residents be classified as a residential use under zoning. The City's zoning regulations define a residential care facility as one that provides care to six or fewer occupants in addition to the caregiver's family. The zoning regulations further provide that a residential care facility is a permitted use within a residential district. The City's regulations include a requirements that the facility shall be located a minimum of three hundred feet from another residential care facility.

The City's zoning regulations include the following definition for community care facility:

"Community care facility" means any place or building which is maintained and operated to provide twenty-four hour nonmedical residential care day treatment, adult day care and foster family agency services for children, adults, or children and adults, including but not limited to the physically handicapped, mentally impaired, incompetent persons and abused or neglected children. Community care facilities are referred to as residential care facilities and day care centers.

Community care facilities with more than six residents (listed as convalescent homes, rest homes or nursing homes) are a conditional use in the R-4 District.

Program H-F-1-i is added to review the City's zoning regulations for community care facilities and amend the zoning regulations to expand the districts in which these facilities are allowed and any other amendments necessary for conformance with State law, to simplify and clarify definitions, permitted uses, and processing procedures for residential care facilities and group homes in all residential districts for conformance with State law, including but not limited to spacing requirements for persons with disabilities, allowing group homes objectively to facilitate approval certainty similar to other residential uses, and allow group homes in all residential zones..

According to the Community Care Licensing Division of the California Department of Social Services, community care facilities in Foster City include the Atria with assisted living and memory care, four licensed adult residential facilities, and nine adult residential assisted living facilities.

Definition of Family

Foster City defines a family as "...one person living alone or two or more persons living together and maintaining a common household." Consistent with State law, this definition does not result in discrimination against unrelated persons living together.

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however, not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

State law requires that transitional housing and supportive housing be treated as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Foster City's zoning regulations were amended in January 2023 to allow transitional and supportive housing as permitted uses by-right in all of the residential and the C-2 mixed use zoning districts.

Single-Room Occupancy (SRO)

Single-room occupancy units are typically small, between 200 to 350 square feet. SROs can provide a valuable source of affordable housing for extremely low-income individuals. Although SROs are not specifically addressed in the City's zoning regulations, boardinghouses for not more than six people are a similar use that are allowed as a conditional use in R-1, R-2, R-3, and R-4 districts. Housing Implementation Program H-E-g-b is included to define and clearly permit SROs in appropriate zoning districts **as well as establish or modify development standards and other regulations to facilitate SROs.**

Emergency Shelters and Low Barrier Navigation Centers

Emergency shelters are allowed as a permitted use by right in the PF, C-1, and C-2 Districts. Low Barrier Navigation Centers were added as a permitted use in these same zoning districts in January 2023. Chapter 17.82 of the Municipal Code establishes the standards for emergency shelters and low barrier navigation centers. There are approximately 135 acres with more than 400 parcels in these zoning districts (excluding public schools, public parks, and 300 parcels with dwelling units on 18 acres in Metro Center). Table 16-17 below summarizes the acreage and number of parcels in each of the relevant zoning districts.

Table 16-17: Acreage and Number of Parcels in C-1, C-2, and PF Zoning Districts

Zoning District	Acreage	Number of Parcels	Typical Parcel Sizes (Acres)
C-1	2.3	2	1.1-1.2
C-1/PD*	8.9	1	8.9
C-2/PD**	85.0	380	0.6-10
P-F*	13.8	7	1.0-2.4
P-F/PD*	25.6	12	1.0-11
Total	135.6	402	

*Excludes public schools and public parks.

**Excludes 300 parcels with dwelling units on 18 acres in Metro Center.

Source: Foster City Community Development Department

APPENDIX C: CONSTRAINTS

As described in Appendix A, Section 6.5, during the 2019 and 2022 Point in Time Counts, Foster City had four unsheltered homeless. As shown in Table ~~16~~17, there is adequate land area to accommodate a facility with at least four beds. Using a minimum standard of 200 square feet per person per Government Code Section 65583(a)(4)(I), the facility would need to be at least 800 square feet, the size of a small dwelling unit. The sites in the C-1 and C-2 districts are nonvacant with existing buildings which may or may not be adaptable for an emergency shelter. The sites in the PF districts include some vacant portions of religious properties as well as existing buildings. All of the sites are served by public transit with the longest walk to a bus stop approximately 0.4 miles. All of the sites are a short walk of less than 0.5 mile to retail services.

In 2022, the State legislature passed AB 2339 that adds additional specificity regarding how cities and counties plan for emergency shelters and ensure sufficient capacity for low-income housing in their housing elements. AB 2339 requires written, objective standards limited to certain topics. Program H-F-2-d provides for the City to amend Chapter 17.82 as necessary to comply with State law upon adoption of the Housing Element. The standards referenced below include these amendments (see Appendix H for ~~the Ordinance~~ 666 containing these amendments). **Program H-F-2-d commits to making any additional amendments needed, such as eliminating the length of stay, by May 2024.**

The objective standards for emergency shelters in Chapter 17.82 include the following:

- Maximum of 25 beds (to be amended to twenty-five beds upon Housing Element adoption)..
- One parking space for each employee or volunteer on duty plus one parking space for every family and 0.35 spaces for each nonfamily bed provided that these standards do not require more parking than other residential or commercial uses within the same zone. The Community Development Director shall reduce the parking requirements if the shelter can demonstrate a lower need. The shelter shall also provide bicycle parking of at least 0.5 spaces per bed.
- Waiting and intake area requirements.
- Provisions for on-site management and security.
- No emergency shelter shall be located within three hundred feet of another emergency shelter.
- Maximum length of stay is limited to not more than sixty days per calendar year or one hundred eighty days if no alternative housing is available.

These sites are located throughout the community and all are within ½-mile of public transit. These sites can easily accommodate the four unsheltered individuals counted in the 2019 Point-in-Time Homeless Count.⁷

In addition, AB 2339 requires that the designated zoning districts include adequate sites that meet at least one of the following:

- **Vacant sites with mixed-use zoning;**
- **Vacant sites zoned for residential use;**

⁷ San Mateo County One Day Homeless Count and Survey, 2019: <https://www.smcgov.org/media/33506/download?inline=>.

- Nonvacant sites that are suitable for use as a shelter or that can be redeveloped for a shelter in the current Housing Element period, including an analysis that the use is likely to be discontinued during the planning period; or
- Sites owned by the local government that will be made available during the planning period.

In Foster City, there is a vacant site with mixed-use zoning within the C-2/PD district, specifically the 1.36-acre vacant property at the northwest corner of Shell Boulevard and Metro Center Boulevard. This site is located near amenities and services, including less than ¼-mile to shopping, transit, public library, public parks, and municipal services.

A Low-Barrier Navigation Center (LBNC) is a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. Assembly Bill 101 (AB 101) established requirements for local jurisdictions to allow LBNCs as a by-right use in certain districts. The Housing Element includes Program H-F-2-e to amend the zoning regulations to allow LBNCs by right in specific zoning districts. These amendments to allow LBNCs were adopted in January 2023 to include the following objective standards:

- Connected services are offered.
- A coordinated entry system is used.
- Compliance with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
- Homeless Management Information System is used.

The Housing Element includes several programs to collaborate with county-wide efforts to address homelessness in Programs H-F-2-a through H-F-2-h.

Manufactured Housing

State law (Government Code Sections 65852.3 through 65852.5) requires that modular/manufactured homes that meet the National Manufactured Home Construction and Safety Standards Act be considered a single-family dwelling and permitted in all single-family zoning districts. Although this is not specifically mentioned in the Municipal Code, Foster City did permit a manufactured ADU in 2021. Housing Program H-D-6-b includes amending the zoning regulations to explicitly permit modular/manufactured homes in the R-1 zoning district.

3 NON-GOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are generally market factors over which individual local governments have little or no control and include land, labor and construction costs, and availability of financing.

3.1 DEVELOPMENT COSTS

Information on the development costs of certain residential prototypes in San Mateo and Santa Clara Counties has been provided by Century/Urban as part of the 21 Elements collaboration (see Attachment 1). In addition, Foster City had an analysis of development costs performed by Economic & Planning

Systems, Inc. (EPS) as part of the analysis to establish an affordable housing in-lieu fee related to the adoption of Chapter 17.90, Below Market Rate Inclusionary Housing Program. The EPS work included two studies: one for rental apartments and one for for-sale townhouses.⁸ This analysis will focus on multi-family development because there is no vacant land zoned for single-family development in Foster City.

Land cost is a significant component of the total housing development costs. Due in part to the desirability of the region and because land is in short supply, land costs in San Mateo County are high. These costs vary both between and within jurisdictions based on factors like the desirability of the location and the permitted density with multi-family and mixed-use land costing more.

Land costs include acquisition and holding the land throughout the development process. For typical multi-family construction in San Mateo County, The Century/Urban report estimates land costs at approximately \$100,000 per unit in San Mateo County but noted a range of land costs between \$40,000 to \$160,000 per unit. The EPS study estimates land costs for a mid-density multi-family apartment development at \$223,923 per unit based on CoStar reported land sale transactions in Foster City. The EPS study estimates land costs using the same cost per acre for a low-density townhouse development at \$461,019 per unit.

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. Century/Urban notes that project costs will vary by geography, topography, site conditions, finish level, entitlement and permit status, construction type, and time among other factors. For San Mateo County, construction costs for multi-unit buildings vary based on the form of parking (structure vs. surface) in addition to other environmental factors such as topography, pre-existing structures etc. For a small multi-family development with surface parking, Century/Urban estimates hard costs at \$521,500 per unit and soft costs at \$165,000 per unit for a total cost including land of \$786,500 per unit. The EPS study is a bit higher with a total cost of \$847,788 per unit, including \$385,000 in direct costs, \$134,750 in indirect costs, and \$104,114 in developer fee.

The construction costs estimated by EPS for a typical townhouse are higher, with a total cost per unit of \$1,325,687, including \$519,900 in direct costs, \$181,965 in indirect costs, and \$162,804 in developer fee.

Based on these studies, for multi-family homes in San Mateo County, land costs account for 13% to 26% of the total cost, hard costs account for between 45% to 66%, and the remaining 21% to 26% is soft costs.

3.2 AVAILABILITY OF FINANCING

The availability of financing can impact the cost and supply of housing. Two types of financing are needed: 1) capital financing for the developer to finance the initial site preparation and construction, and 2) financing for the purchase of units by an investor or homeowner.

Fluctuation in interest rates can have a significant impact on costs for construction or purchase, as well as impact whether a potential buyer can qualify for a loan. Following several years of historically low

⁸ Economic & Planning Systems, Inc. Rental Inclusionary Housing In-Lieu Fee, January 20, 2022, and Ownership Inclusionary Housing In-Lieu Fee, January 11, 2022.

interest rates, the expectation is that interest rates are likely to rise in 2022 and beyond Kiplinger forecasts that mortgage rates will increase from the current average of 5.0% for 30-year fixed-rate loans, to 5.5% by the end of 2022.⁹

3.3 AVAILABILITY OF CONSTRUCTION LABOR

A factor contributing to the high construction costs on the Peninsula is the scarcity of construction labor. Contractors have difficulty attracting and retaining workers because most cannot afford to live in the area on construction labor wages. Many construction workers have to commute long distances from their jobs to more affordable housing. Carpenters Union Local 217 of San Mateo County reports that two-thirds of San Mateo County construction workers are housing burdened, while residential construction workers earn one-third less than their non-residential construction counterparts do.

3.4 NEIGHBORHOOD OPPOSITION

Opposition from neighbors can be a significant obstacle to obtaining approvals for new housing developments. Most notably, developments that are high-density, multi-family developments, supportive housing, and low-income housing draw the most public opposition because they are perceived to increase traffic, increase crime, and diminish property values. However, studies show that well managed affordable housing developments have not caused such problems for their neighborhoods. City officials and developers can work to assuage these concerns by requiring design review, emphasizing management of new development, and engaging in public education to address myths about high density/low-income/supportive housing (HCD). The City's history of mixed-income housing can also illustrate that the inclusion of affordable housing has not had the adverse impacts that some people feared. Undergoing a thorough public planning process to address and develop clear and explicit requirements can combat public opposition. Foster City has a large proportion of its housing stock within homeowners' associations, which can also be a constraint to the production of additional housing units, such as the addition of ADUs/JADUs or the potential redevelopment of housing sites. There are 43 homeowners' associations in Foster City, encompassing 5,305 housing units on 525 acres. This is approximately 38% of the City's housing units.

3.5 NON-GOVERNMENTAL CONSTRAINTS SPECIFIC TO FOSTER CITY

Geologic Conditions

Foster City is entirely a land-fill community located along and over the San Francisco Bay. At this point in its development, the City is almost entirely built out. On average, Citywide, the depth of soil above the Bay mud is only about 4 feet. The result is that the soils throughout the City are very brackish and when developed begin to corrode underground infrastructure. This is not a problem for sites developed in the last 25 years because they were constructed using appropriate materials, but for older sites—those most likely to be redeveloped for housing—all or most of the originally placed infrastructure must be removed and replaced adding additional costs to projects. Additionally, as part of the site preparation once a site

⁹ Kiplinger, Interest Rates: The Fed Gets Aggressive, April 14, 2022: <https://www.kiplinger.com/economic-forecasts/interest-rates>.

is cleared, it is not uncommon to have to address problems associated with (minor) land subsidence, requiring the re-compaction of site soils and associated additional site preparation costs.

Because the City is constructed on landfill, constructing residential projects at the densities required in order to amortize the costs of redeveloping a site, replacing all or most underground infrastructure, and other site preparation issues, most new multi-story buildings must be constructed on a pile supported foundation, which constitutes an expense that is not common to residential development in most cities. Further, there is no vacant land left which is appropriately zoned for the development of new housing. Increased housing production will require the redevelopment of existing underutilized residential sites or failing commercial properties.

High Water Table

As mentioned above, the depth of soil to bay mud is typically only about 4 feet. This makes construction of underground parking or basements not economically feasible.

Electric Transmission Lines

Electric transmission lines traverse large and various areas of Foster City including areas zoned for housing and commercial use. Because of the limitations imposed by PG&E regarding the distance that residential units must maintain from the “swing line” of the power lines and the very limited number and height of uses that can be placed within the power line easement area beneath the transmission lines, large portions of sites that may otherwise lend themselves to housing production cannot be developed and may only be used as at-grade parking, landscaping, and recreation facilities, resulting in a lower yield of units per gross acre than would otherwise be possible. The largest transmission lines through residential and mixed-use areas are along Foster City Boulevard south of State Route 92, encompassing over 300 acres of land.

3.6 SUCCESSFUL ACTIONS TO REMOVE CONSTRAINTS.

- **Governmental Constraints.** Several steps have been taken to reduce known barriers, including:
 - **Environmental Review Process.** Environmental review can be a deterring factor for new developments by lengthening the timeline and raising costs. On May 22, 2023, the City Council adopted Resolution 2023-48 certifying the program EIR for the Housing Element (see Appendix H) that can be used in subsequent project-specific environmental review, reducing the applicant’s time and expense. The applicant can now tier off of the City’s certified EIR.
 - On January 17, 2023, the City Council adopted Ordinance 657 to amend the R-3 and R-4 zoning regulations to align with the 35 units per acre density allowed by the General Plan (see Appendix H).
 - **Objective Design and Development Standards.** Housing Program H-D-6-e Multi-Family Objective Design Standards will provide additional certainty to the development review process and include amendments to reduce lot size, increase building coverage, revise setbacks, decrease open green area and other requirements to ensure the densities allowed by the General Plan can be achieved.
 - **Objective Standards for Inclusionary Units.** In 2022, the City adopted Ordinance 644, creating Chapters 17.90 Below Market Rate Inclusionary Housing Program and 17.92 Affordable Housing

Overlay Combining District that establish objective standards for below market rate housing, clarifying the City's requirements for affordable housing (see Appendix H).

- Impact Fees. Impact fees also add to the cost of housing. The City has adopted a 75% reduction in development impact fees for very low- and low-income units, provided that at least 20% of the units in the project are designated as affordable per Resolution No. 2022-75 (see Appendix H).
- Non-Governmental Constraints.
 - Displacement of Existing Households. The Housing Element includes programs for tenant protections in H-C-3-a Anti-Displacement Plan for Redevelopment of Existing Multi-family Developments, H-C-3-b Anti-Displacement Strategy, and H-C-3-d Facilitate Tenant Protection Act of 2019. A new Chapter 17.55 Replacement Units was added to the Municipal Code by Ordinance 657 in January 2023 to implement these programs, clarifying the City's requirements (see Appendix H).

3-63.7 HOUSING CONSTRAINTS ACTION PLAN

As stated at the beginning of this Appendix, many factors can constrain the provision of the quantity and affordability of housing. The City's policies and regulations are designed to address the City's goals for the overall quality of housing, preservation of the City's waterfront character, or safety or environmental goals, but can also result in constraints to housing. Table ~~17-18~~ below identifies the links between the constraints issues and the highlights of the actions proposed to address these constraints.

Table 1718: Housing Constraints Action Plan

Housing Constraints Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Zoning densities	Limited densities in areas with higher densities already adjacent and services nearby unnecessarily restrict additional housing.	<ul style="list-style-type: none"> H-D-1-b: General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Site Inventory 	<ul style="list-style-type: none"> Prior to or upon Housing Element adoption
Development standards	Uncertainty of the City's expectations can result in additional processing time and cost.	Increase certainty of the City's standards: <ul style="list-style-type: none"> H-B-4-3a: Update Architectural and Solar Guidelines for Single Family Homes H-D-4-f: Objective Design Standards for ADUs H-D-6-e: Multi-Family Objective Design Standards H-D-6-f: SB 9 Objective Design Standards 	<ul style="list-style-type: none"> December 2025 December 2024 December 2023 December 2024
Zoning constraints such as minimum unit sizes	Minimum unit sizes limit and/or preclude some types of housing	<ul style="list-style-type: none"> H-D-6-b: Minimize Zoning Constraints H-E-9-b: Small Housing Units 	<ul style="list-style-type: none"> Rescinded minimum floor areas in January 2023 Amend zoning regulations by December 2024 Amend zoning regulations by December 2024 Conduct outreach at least annually Facilitate ten (10) rental units less than 500 SF by 2031
Parking requirements	Parking requirements in excess of needs add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-c: Amend Parking Requirements 	<ul style="list-style-type: none"> December 2024
Fees	Fees add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-d: Development Impact Fee Waivers 	<ul style="list-style-type: none"> Ongoing as applications submitted
Processing procedures		<ul style="list-style-type: none"> H-D-3-a: Update Planned Development Process 	<ul style="list-style-type: none"> December 2026

Housing Constraints Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
	Processing time can add to the cost of development.	<ul style="list-style-type: none"> ▪ H-D-6-a: Minimize Governmental Constraints 	<ul style="list-style-type: none"> ▪ Engage with affordable housing developers by December 2024; Amend code by December 2025; repeat in 2028
Infrastructure	Water and sewer availability and roadway capacity can limit the ability to add housing.	<ul style="list-style-type: none"> ▪ H-A-4-a: Adequate Water Supply 	<ul style="list-style-type: none"> ▪ Prior to or concurrent with adoption of Housing Element
		<ul style="list-style-type: none"> ▪ H-A-4-b: Housing Element Transmittal to EMID 	<ul style="list-style-type: none"> ▪ Within 5 days of adoption
		<ul style="list-style-type: none"> ▪ H-A-4-c: Update Urban Water Management Plan 	<ul style="list-style-type: none"> ▪ December 2025
		<ul style="list-style-type: none"> ▪ H-A-4-d: Water Conservation 	<ul style="list-style-type: none"> ▪ Improve website and handouts by 2023
		<ul style="list-style-type: none"> ▪ H-B-5-h: Water Supply Assessment 	<ul style="list-style-type: none"> ▪ Ongoing

APPENDIX C: CONSTRAINTS

Attachment 1: Memo from Century Urban, San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research, dated April 7, 2022.



BAIRD + DRISKELL

TO: Baird + Driskell
FROM: Century Urban, LLC
SUBJECT: San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research
DATE: April 7, 2022

Century | Urban has been engaged by Baird + Driskell to perform research on the development costs of certain residential prototypes in San Mateo and Santa Clara Counties as well as the unit mixes of residential projects delivered since 2013 in San Mateo County. The research findings shown below in Exhibits 1, 2, and 3 are based on Century | Urban's recent work on other assignments as well as on third-party data sources, further detailed below, which Century | Urban considers credible but has not independently verified.

The estimated prototype project costs shown below reflect high-level averages and do not represent any specific project budget. Project costs vary by geography, topography, site conditions, finish level, entitlement and permit status, contractor type, and time among other factors. Key elements of the prototypes were provided by Baird + Driskell.

The San Mateo County unit mix results represent the data available to Century | Urban through its research and does not represent every project built in each market or market-level conclusions. However, the data does present over 100 projects and over 13,000 units and as such is informative with respect to the types and sizes of units built during the period surveyed.

With respect to the unit mix data, please note that a lack of data for a given city does not necessarily mean that no projects or units were built in that city, but rather that no relevant data was available for that city.

Land prices range substantially across the surveyed transactions. To convey the range of land costs reviewed, Century | Urban provided the averages of the bottom third of the land sales, the middle third, and the highest third. Further detail on the single family home land sales that were available is reflected in Exhibit 3.



Research and Data Sources

The estimates shown below are based on data and sources including but not limited to: similar projects Century | Urban has underwritten and/or priced; specific project economics Century | Urban has reviewed; direct conversations with developers and cost estimators; database research including CoStar, MLS, Redfin, and title databases; online research sources including City and project websites; market reports compiled by real estate sales and research organizations; and, Century | Urban's general experience assessing residential project feasibility in the San Francisco Bay Area.

Single Family Home Land Price Data

To generate the single-family land values utilized in the development cost estimates, Century | Urban collected sales data for land lots totaling one acre or less which transacted over the past three years across the surveyed jurisdictions in San Mateo and Santa Clara counties. Over 250 data points were collected. The data does not include properties with existing homes or infrastructure that were redeveloped as new single-family homes, and the data for some cities is limited.

As the data collected is not comprehensive, summaries and averages may be valuable for reaching overall conclusions about the range of land prices in the counties, but they may or may not be representative of a given City's average or median land price or the land price for a given parcel. The table in Exhibit 3 should therefore be reviewed noting the limited number of data points for certain cities. Land prices vary substantially by location, topography, site conditions, shape of the parcel, neighboring uses, access, noise, and many other factors. In addition, completed sales are necessarily past transactions and may not represent the current state of the market and expected future land sale prices.

**Exhibit 1: Total Development Cost: Single-family****Baird and Driskell****Total Development Costs - San Mateo and Santa Clara Counties**

Large numbers rounded to nearest \$'000 or nearest \$'0,000

	Single Family Small		Single Family Large	
	Total	\$ / SF	Total	\$ / SF
Prototype Elements				
1) Gross Residential Square Feet	2,600		5,000	
Hard Costs				
1) Residential Hard Costs	\$1,040,000	\$400	\$2,500,000	\$500
2) Site improvements and utilities				
3) Grading and erosion control				
4) Parking Hard Costs				
5) Contingency 5%	\$52,000	\$20	\$125,000	\$25
Total Hard Costs	\$1,092,000	\$420	\$2,625,000	\$525
Soft Costs				
1) Soft Costs 25.0%	\$270,000	\$104	\$660,000	\$132
2) City Fees	\$75,000	\$29	\$75,000	\$15
3) Soft Cost Contingency 5%	\$20,000	\$8	\$40,000	\$8
Total Soft Costs	\$365,000	\$133	\$775,000	\$147
% of hard costs	33%		30%	
Land Costs	Total	Per SF Bldg	Total	Per SF Bldg
1) Land Costs - San Mateo	\$1,030,000	\$396	\$1,030,000	\$206
2) Land Costs - Santa Clara	\$1,320,000	\$508	\$1,320,000	\$264
Single Family Land Cost Range				
SFH Land - Lower Price Tier	\$210,000	\$81	\$210,000	\$42
SFH Land - Middle Price Tier	\$730,000	\$281	\$730,000	\$146
SFH Land - Higher Price Tier	\$2,510,000	\$965	\$2,510,000	\$502
Total Development Cost - San Mateo	\$2,487,000	\$949	\$4,430,000	\$878
Total Development Cost - Santa Clara	\$2,777,000	\$1,060	\$4,720,000	\$936

Total Development Cost by Range of Land Cost

Single Family - Lower Land Price Tier	\$1,667,000	\$633	\$3,610,000	\$714
Single Family - Middle Land Price Tier	\$2,187,000	\$833	\$4,130,000	\$818
Single Family - Higher Land Price Tier	\$3,967,000	\$1,518	\$5,910,000	\$1,174

**Exhibit 1: Total Development Cost: Multi-family****Baird and Driskell****Total Development Costs - San Mateo and Santa Clara Counties**

Large numbers rounded to nearest \$'000 or nearest \$'0,000

		Multi-Family Small			Multi-Family Large		
		Total	\$ / SF	\$ / Unit	Total	\$ / SF	\$ / Unit
Prototype Elements							
1)	Gross Residential Square Feet	10,000			93,750		
2)	Parking Square Footage	3,750			40,000		
3)	Parking Type	Surface Lot			Standalone above grade		
4)	Units	10			100		
5)	Avg Net SF / Unit	850			750		
6)	Efficiency	85%			80%		
Hard Costs							
1)	Residential Hard Costs	\$4,150,000	\$415	\$420,000	\$39,840,000	\$425	\$400,000
2)	Site improvements and utilities	\$605,000			\$1,165,000		
3)	Grading and erosion control	\$110,000			\$335,000		
4)	Parking Hard Costs	\$100,000	\$28		\$4,800,000	\$120	
5)	Contingency 5%	\$250,000	\$21	\$21,000	\$2,310,000	\$21	\$20,000
Total Hard Costs		\$5,215,000	\$522	\$521,500	\$48,450,000	\$517	\$484,500
Soft Costs							
1)	Soft Costs 25.0%	\$1,303,750	\$130	\$130,000	\$12,110,000	\$129	\$120,000
2)	City Fees	\$350,000	\$35	\$35,000	\$2,800,000	\$30	\$28,000
3)	Soft Cost Contingency 5%	\$80,000	\$8	\$8,000	\$750,000	\$8	\$7,500
Total Soft Costs		\$1,733,750	\$165	\$165,000	\$15,660,000	\$159	\$148,000
% of hard costs		33%			32%		
Land Costs		Total		Per Unit			Per Unit
1)	Land Costs - San Mateo	\$1,000,000		\$100,000	\$10,000,000		\$100,000
2)	Land Costs - Santa Clara	\$600,000		\$60,000	\$6,000,000		\$60,000
Range of Land Costs							
Apts/Condo- Lower Price Tier		\$400,000		\$40,000	\$4,000,000		\$40,000
Apts/Condo- Middle Price Tier		\$800,000		\$80,000	\$8,000,000		\$80,000
Apts/Condo- Higher Cost Tier		\$1,600,000		\$160,000	\$16,000,000		\$160,000
Total Development Cost - San Mateo		\$7,948,750	\$795	\$786,500	\$74,110,000	\$791	\$732,500
Total Development Cost - Santa Clara		\$7,548,750	\$755	\$746,500	\$70,110,000	\$748	\$692,500
Total Development Cost by Range of Land Cost							
Apts/Condo- Lower Land Price Tier		\$7,348,750		\$726,500	\$68,110,000		\$672,500
Apts/Condo- Middle Land Price Tier		\$7,748,750		\$766,500	\$72,110,000		\$712,500
Apts/Condo- Higher Land Price Tier		\$8,548,750		\$846,500	\$80,110,000		\$792,500

**Exhibit 2: Unit Mixes – Number of Units by Unit Type and Unit Mix Percentages****San Mateo County Apartments**

Number of Units	Unit Numbers							Unit Mix				
	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
Proposed	25	936	1,639	888	124	56	3,643	26%	45%	24%	3%	2%
Existing	63	905	4,223	2,626	523	1	8,279	11%	51%	32%	6%	0%
Final Planning	3	328	19	75	33	7	462	71%	4%	16%	7%	2%
Under Construction	16	268	619	523	79	0	1,489	18%	42%	35%	5%	0%
Totals	107	2,437	6,500	4,112	759	64	13,872	18%	47%	30%	5%	0%

	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
South San Francisco	8	90	853	604	55	0	1,602	6%	53%	38%	3%	0%
San Mateo	19	228	734	715	154	1	1,832	12%	40%	39%	8%	0%
Redwood City	28	1,019	2,262	1,125	163	0	4,569	22%	50%	25%	4%	0%
Menlo Park	12	600	995	411	80	47	2,133	28%	47%	19%	4%	2%
Millbrae	3	147	151	133	23	0	454	32%	33%	29%	5%	0%
Foster City	5	12	367	302	83	0	764	2%	48%	40%	11%	0%
Burlingame	11	105	606	474	28	0	1,213	9%	50%	39%	2%	0%
Daly City	3	206	79	72	23	0	380	54%	21%	19%	6%	0%
San Carlos	7	0	101	84	88	9	282	0%	36%	30%	31%	3%
Half Moon Bay	2	0	149	21	2	0	172	0%	87%	12%	1%	0%
East Palo Alto	2	8	55	80	27	7	177	5%	31%	45%	15%	4%
San Bruno	4	4	119	62	14	0	199	2%	60%	31%	7%	0%
Belmont	1	18	25	21	17	0	81	22%	31%	26%	21%	0%
El Granada	1	0	3	6	0	0	9	0%	33%	67%	0%	0%
Pacifica	1	0	1	2	2	0	5	0%	20%	40%	40%	0%
Total	107	2,437	6,500	4,112	759	64	13,872	18%	47%	30%	5%	0%

San Mateo County Condominiums

Number of Units	Unit Numbers							Unit Mix				
	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
Proposed	2	72	0	8	1	1	82	88%	0%	10%	1%	1%
Existing	12	0	46	293	194	0	533	0%	9%	55%	36%	0%
Final Planning	0	0	0	0	0	0	0					
Under Construction	1	0	0	10	0	0	10	0%	0%	100%	0%	0%
Total with Unit Mix Data	15	72	46	311	195	1	625	12%	7%	50%	31%	0%

	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
South San Francisco	1	0	40	57	0	0	97	0%	41%	59%	0%	0%
San Mateo	5	72	0	201	97	1	371	19%	0%	54%	26%	0%
Daly City	2	0	0	2	84	0	86	0%	0%	2%	98%	0%
San Carlos	1	0	3	8	9	0	20	0%	15%	40%	45%	0%
Menlo Park	1	0	0	15	0	0	15	0%	0%	100%	0%	0%
Burlingame	3	0	3	18	1	0	22	0%	14%	82%	5%	0%
Redwood City	1	0	0	10	0	0	10	0%	0%	100%	0%	0%
Half Moon Bay	1	0	0	0	4	0	4	0%	0%	0%	100%	0%
Brisbane	No data available											
Belmont	No data available											
Foster City	No data available											
Pacifica	No data available											
Total	15	72	46	311	195	1	625	12%	7%	50%	31%	0%

**Exhibit 2: Unit Mixes – Unit Sizes****San Mateo County Apartments****Average Unit Sizes**

	<u>Studios</u>	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
Proposed	506	688	1,115	1,565	2,208
Existing	535	745	1,108	1,411	1,939
Final Planning					
Under Construction	508	708	1,081	1,413	
Total Data Available	524	733	1,105	1,422	2,186

	<u>Studios</u>	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
South San Francisco	511	705	1,116	1,321	
San Mateo	590	769	1,109	1,436	1,939
Redwood City	546	756	1,125	1,421	
Menlo Park	538	692	1,062	1,434	1,782
Millbrae	475	656	1,147	1,369	
Foster City	579	716	1,088	1,402	
Burlingame	518	785	1,128	1,368	
Daly City	422	649	932	1,187	
San Carlos		774	1,206	1,520	2,303
Half Moon Bay		659	957	1,330	
East Palo Alto		530	795		
San Bruno	476	716	1,006	1,386	
Belmont					
El Granada		616	1,047		
Pacifica		1,750	900	1,100	

San Mateo County Condominiums**Average Unit Sizes**

Insufficient data

**Exhibit 3: Single Family Land Sale Data Summary****Single Family Home Land Sites up to 1 acre, last 3 years**

County	City	Available Data Points	Per Square Foot				Per Single Family Home			
			Min	Max	Median	Average	Min	Max	Median	Average
San Mateo County	Moss Beach	19	\$14	\$117	\$64	\$64	\$125,000	\$582,500	\$375,000	\$335,053
San Mateo County	Woodside	4	\$10	\$88	\$24	\$36	\$150,000	\$2,000,000	\$377,250	\$726,125
San Mateo County	South San Francisco	4	\$33	\$89	\$59	\$60	\$165,000	\$3,800,000	\$431,000	\$1,206,750
San Mateo County	Montara	12	\$23	\$269	\$65	\$79	\$275,000	\$1,750,000	\$439,000	\$533,917
San Mateo County	Half Moon Bay	33	\$1	\$324	\$75	\$91	\$5,000	\$2,300,000	\$447,000	\$514,455
San Mateo County	Pacifica	6	\$14	\$105	\$70	\$63	\$300,000	\$925,000	\$447,500	\$500,000
San Mateo County	Belmont	12	\$2	\$721	\$56	\$118	\$55,000	\$4,470,000	\$495,000	\$960,583
San Mateo County	East Palo Alto	5	\$72	\$135	\$92	\$100	\$235,000	\$3,550,000	\$675,000	\$1,379,600
San Mateo County	Redwood City	18	\$6	\$345	\$129	\$145	\$50,000	\$5,350,000	\$825,000	\$1,170,250
San Mateo County	Emerald Hills	2	\$125	\$132	\$129	\$129	\$975,000	\$980,000	\$977,500	\$977,500
San Mateo County	San Bruno	2	\$179	\$207	\$193	\$193	\$560,000	\$1,500,250	\$1,030,125	\$1,030,125
San Mateo County	San Carlos	11	\$2	\$405	\$94	\$126	\$29,000	\$2,980,000	\$1,100,000	\$1,214,455
San Mateo County	San Mateo	1	\$500	\$500	\$500	\$500	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
San Mateo County	Portola Valley	4	\$47	\$129	\$58	\$73	\$1,325,000	\$3,000,000	\$1,578,000	\$1,870,250
San Mateo County	Burlingame	1	\$125	\$125	\$125	\$125	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
San Mateo County	Menlo Park	3	\$165	\$591	\$459	\$405	\$2,580,000	\$6,500,000	\$2,780,000	\$3,953,333
San Mateo County	Millbrae	1	\$239	\$239	\$239	\$239	\$3,080,500	\$3,080,500	\$3,080,500	\$3,080,500
San Mateo County	Hillsborough	3	\$85	\$306	\$116	\$169	\$3,050,000	\$8,000,000	\$4,000,000	\$5,016,667
San Mateo County	Atherton	2	\$147	\$208	\$178	\$178	\$2,500,000	\$6,400,000	\$4,450,000	\$4,450,000
San Mateo County	Total	143	\$1	\$721	\$84	\$110	\$5,000	\$8,000,000	\$510,000	\$1,026,691
Santa Clara County	Los Gatos	15	\$1	\$251	\$6	\$50	\$9,500	\$3,250,000	\$250,000	\$716,237
Santa Clara County	Morgan Hill	11	\$1	\$495	\$15	\$79	\$29,000	\$1,365,000	\$475,000	\$490,533
Santa Clara County	San Jose	54	\$12	\$677	\$75	\$150	\$32,000	\$5,300,000	\$925,000	\$949,380
Santa Clara County	Campbell	8	\$13	\$897	\$120	\$194	\$10,000	\$1,500,000	\$1,038,000	\$975,000
Santa Clara County	Mountain View	3	\$76	\$271	\$141	\$163	\$1,050,000	\$2,300,000	\$1,150,000	\$1,500,000
Santa Clara County	Santa Clara	1	\$169	\$169	\$169	\$169	\$1,275,000	\$1,275,000	\$1,275,000	\$1,275,000
Santa Clara County	Sunnyvale	3	\$167	\$602	\$214	\$328	\$1,080,000	\$5,750,000	\$1,345,000	\$2,725,000
Santa Clara County	Cupertino	4	\$47	\$297	\$197	\$185	\$872,000	\$2,900,000	\$2,175,000	\$2,030,500
Santa Clara County	Monte Sereno	2	\$61	\$1,006	\$534	\$534	\$2,142,714	\$2,427,500	\$2,285,107	\$2,285,107
Santa Clara County	Saratoga	5	\$61	\$171	\$74	\$93	\$1,380,000	\$2,900,000	\$2,640,000	\$2,386,000
Santa Clara County	Palo Alto	7	\$79	\$584	\$333	\$323	\$2,050,000	\$4,000,000	\$3,100,000	\$2,965,000
Santa Clara County	Los Altos	5	\$121	\$352	\$257	\$235	\$1,600,000	\$7,250,000	\$3,470,000	\$3,723,600
Santa Clara County	Los Altos Hills	1	\$99	\$99	\$99	\$99	\$3,995,000	\$3,995,000	\$3,995,000	\$3,995,000
Santa Clara County	Total	119	\$1	\$1,006	\$84	\$157	\$9,500	\$7,250,000	\$1,065,000	\$1,320,556

The data in the table above represents the available single family home lot sales data points collected for this high-level survey. As the data is limited for certain cities, the specific, median, and average amounts per city may not be representative of a city's current median or average land costs or the city's land costs relative to other cities listed.

APPENDIX D | HOUSING RESOURCES AND SITES

TABLE OF CONTENTS

1	INTRODUCTION.....	1
2	REGIONAL HOUSING NEEDS ALLOCATION (RHNA)	1
2.1	Regional Housing Needs Determination.....	1
2.2	RHNA Methodology	1
2.3	Housing Element Updates	2
2.4	Foster City’s Fair Share	2
2.5	RHNA Buffer.....	3
3	AFFIRMATIVELY FURTHERING FAIR HOUSING.....	3
3.1	Location of Existing Affordable Housing.....	4
3.2	Distribution of Sites in the Sites Inventory.....	4
3.3	Potential Effect on Patterns of Segregation	4
3.4	Potential Effect on Access to Opportunity.....	5
3.5	Potential Effect on Disproportionate Housing Needs	5
4	SITES INVENTORY	6
4.1	Sites Inventory Methodology	6
4.2	Sites From the Previous (5 th) Cycle Housing Element.....	22
4.3	Pipeline Projects.....	34
4.4	Proposed Projects	35
4.5	Accessory Dwelling Units	44
4.6	Summary of Credits Toward the RHNA from Pipeline and Proposed Projects and ADUs.....	47
4.7	Non-Vacant Residentially Zoned Sites.....	48
4.8	Commercial Site to be Rezoned.....	53
4.9	Non-Residential Site to Rezone to Residential.....	54
4.10	Sites Inventory List	56
4.11	Progress in Meeting the RHNA	58
4.12	Additional Housing Potential.....	60
5	FINANCIAL AND ADMINISTRATIVE HOUSING RESOURCES.....	62
5.1	Financial Resources	63
5.2	Administrative Resources	65
6	OPPORTUNITIES FOR ENERGY CONSERVATION.....	66
6.1	State Codes and Guidelines	66
6.2	Foster City Climate Action Plan	67
6.3	Local and Regional Programs	67

APPENDIX D: HOUSING RESOURCES AND SITES

LIST OF FIGURES

Figure 1: Foster City ADU Permit Trends.....	45
Figure 2: Sites Inventory Map.....	57

LIST OF TABLES

Table 1: Foster City Regional Housing Needs Allocation, 2023-2031.....	2
Table 2: Multi-Family Development Densities: 2002-2022.....	9
Table 3: Housing Site Selection Criteria.....	12
Table 4: Summary of Site Indicators for Redevelopment.....	19
Table 5: Example Apartment Redevelopment Projects.....	20
Table 6: Sites Used in Previous RHNA 5 Housing Element (2015-2023).....	22
Table 7: Capacity of Sites Reused from Previous RHNA5 Housing Element.....	33
Table 8: Pipeline Projects.....	34
Table 9: Proposed Projects.....	35
Table 10: Lantern Cove Summary.....	36
Table 11: Schooner Bay Summary.....	39
Table 12: Estimated Affordability of Projected ADUs.....	47
Table 13: Sites Inventory of Pipeline Projects, Proposed Projects, and ADUs.....	48
Table 14: Potential Housing Sites – Apartment Developments.....	48
Table 15: Capacity of Other Non-Vacant Residential Sites.....	51
Table 16: Capacity of Other Non-Vacant Sites.....	55
Table 17: Sites Inventory.....	56
Table 18: Progress in Meeting the RHNA – Status of Pipeline/Proposed/Preliminary Projects.....	58

1 INTRODUCTION

Resources to provide additional housing include both physical sites as well as financial and administrative resources. State Housing Element Law (Government Code Sections 65583(a)(3)) requires that cities demonstrate they have adequate sites to meet their housing obligations. The City must complete an analysis of land resources to demonstrate capacity to meet the projected housing needs during the planning period, taking into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The inventory includes sites that can be developed with housing within the planning period, including non-vacant (i.e., underutilized) sites having potential for redevelopment. HCD guidance also states that the inventory can include sites that are in the process of being made available for residential development (i.e., through rezoning), provided that the Housing Element includes a program that “commits the local government to completing all necessary administrative and legislative actions early in the planning period.” The housing projection period for this Housing Element is January 2023 to January 2031.

The analysis demonstrates that there is adequate supply of suitable land to accommodate the City’s housing allocation of 1,896 units, including housing for very low-, low-, moderate-, and above-moderate income households. The chapter starts with a description of the City’s housing target for the 2023-2031 planning period, called the Regional Housing Needs Allocation (RHNA). It then provides an analysis of suitable sites, including residential units in the pipeline, anticipated Accessory Dwelling Units, and sites where housing is or will become an allowed use. The chapter then provides an overview of financial and administrative housing resources.

2 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

RHNA is the State-required process that seeks to ensure each California jurisdiction is planning for enough housing to accommodate their “fair share” of the State’s housing needs for all economic segments of the community. The RHNA process for the nine-county Bay Area is described below.

2.1 REGIONAL HOUSING NEEDS DETERMINATION

The California Department of Housing and Community Development (HCD) provided the Association of Bay Area Governments (ABAG) with a Regional Housing Needs Determination of **441,176 units**. This is the number the Bay Area must plan for between 2023 and 2031. It represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The Regional Housing Needs Determination for the first time ever also included adjustments related to the rate of overcrowding and the share of cost-burdened households, which resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

2.2 RHNA METHODOLOGY

ABAG developed a RHNA methodology to allocate the Regional Housing Needs Determination across all cities, towns, and counties in the region. The RHNA methodology must be consistent with State

objectives, including but not limited to promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. The allocation also takes into account factors such as employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. ABAG developed the RHNA methodology in conjunction with a committee of elected officials, staff from jurisdictions, and other stakeholders called the Housing Methodology Committee. More information about ABAG's RHNA methodology is available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

2.3 HOUSING ELEMENT UPDATES

Each jurisdiction must then adopt a Housing Element that demonstrates how it can accommodate its assigned RHNA for each income category through its zoning. HCD reviews each jurisdiction's Housing Element for compliance with State law. Foster City's Housing Element must demonstrate capacity to accommodate **1,896 units** as further described below.

2.4 FOSTER CITY'S FAIR SHARE

In determining a jurisdiction's share of new housing needs, ABAG splits each jurisdiction's allocation into four income categories:

- Very Low-Income – 0% to 50% of Area Median Income (AMI)
- Low-Income – 51% to 80% of AMI
- Moderate-Income – 81% to 120% of AMI
- Above Moderate-Income – more than 120% of AMI

Income Levels in San Mateo County

The Area Median Income (AMI) in San Mateo County for a family of four is \$149,600. How this breaks down into income categories for different household sizes is shown below.

Income Level	Persons Per Household		
	1	2	4
Very Low	\$63,950	\$73,100	\$91,350
Low	\$102,450	\$117,100	\$146,350
Moderate	\$125,650	\$143,600	\$179,500

Source: Department of Housing and Community Development, 2021.

Where this Housing Element refers to housing that is affordable to the different income levels shown above, we mean a household spends no more than 30 percent of their income on housing.

In December 2021, ABAG identified the Foster City's fair share of the region's housing needs as 1,896 new housing units, as shown in Table 1.

Table 1: Foster City Regional Housing Needs Allocation, 2023-2031

Income Category	Units	Percent of Total
Very Low-Income (0-50% AMI)	520	27%
Low-Income (51-80% AMI)	299	16%
Moderate-Income (81-120% AMI)	300	16%
Above Moderate-Income (Over 120% of AMI)	777	41%
Total	1,896	100%

Note: AMI = Area Median-Income. Percentages may not add up to 100 percent due to rounding.

Source: Association of Bay Area Governments, Final Regional Housing Needs Allocation (RHNA) Plan, 2021.

In addition, each jurisdiction must also address the projected need of extremely low-income households, defined as households earning 30% or less of AMI. The Consolidated Planning/CHAS Data provided by the US Housing and Urban Development Department (HUD) indicates that approximately 50% of the very low-income households are in the extremely low-income category. As such, there is a projected need for 260 extremely low-income housing units.

2.5 RHNA BUFFER

Recent changes to State law require jurisdictions to continually maintain adequate capacity in their sites inventories to meet their RHNA. The State's "No Net Loss" requirements (Government Code Section 65853) stipulate that a jurisdiction must provide sufficient sites at all times throughout the RHNA planning period. A jurisdiction can fall out of compliance if they take actions such as:

RHNA CYCLES

This current RHNA cycle is the sixth time the State has gone through the RHNA/Housing Element process. When referring to the current RHNA and current Housing Element planning period, the term "6th cycle" may be used.

- Reduce a site's residential density.
- Approve development applications with fewer units on the site than identified in the Housing Element.
- Approve development applications with higher income units than stated in the Housing Element.

In the event that a site is developed below the density projected in the Housing Element or at a different income level than projected, a jurisdiction must have adequate sites available to accommodate the remaining balance of the RHNA. If a jurisdiction does not have adequate sites, it must identify and potentially rezone additional sites that can accommodate the remaining need. In order to ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the Planning Period, HCD recommends that jurisdictions create a buffer of at least 15% to 30% more capacity than required, especially to accommodate the lower-income RHNA.

For these reasons, the City is including an additional capacity buffer of at least 15% above the RHNA in the very low-, low- and moderate-income categories to ensure sufficient capacity to meet the RHNA.

3 AFFIRMATIVELY FURTHERING FAIR HOUSING

Affirmatively Furthering Fair Housing (AFFH) means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." The HCD Site Guidebook states that for purposes of the sites inventory, AFFH means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate

if the lower-income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.¹

The location of housing is a key factor in addressing disparities in access to all types of housing and to facilitating inclusive communities. Providing additional housing opportunities in high resource areas can provide improved access to public services, recreation amenities, educational and employment opportunities, and other essential services such as grocery stores and medical services. Foster City has, since its beginning, provided a mix of housing types in each neighborhood. Higher density developments in the R-3 and R-4 zones are included in each of the nine original neighborhoods as well as the Town Center and Pilgrim Triton neighborhoods.

Assembly Bill (AB) 686 requires an analysis of sites identified to meet RHNA obligations for their ability to affirmatively further fair housing. As indicated in the AFFH analysis, all of Foster City is considered a high resource area. In addition, there are not concentrations of poverty or significant racially segregated housing areas. Foster City's primary issue is the high cost of housing and the need for more affordable housing.

3.1 LOCATION OF EXISTING AFFORDABLE HOUSING

The geographic distribution of existing deed restricted below market rate housing is shown in Figure 2. These units are located primarily in the central core of the City along East Hillsdale Boulevard from Metro Senior Apartments on Village Lane and Town Green Lane on the west to Miramar Apartments at Gull Avenue on the east, with Marlin Cove Apartments on Foster City Boulevard being the most southerly location. Accessory dwelling units (ADUs) and the Existing Unit Purchase Program provide scattered additional affordable housing units throughout the single-family neighborhoods.

3.2 DISTRIBUTION OF SITES IN THE SITES INVENTORY

The proposed housing sites in the Sites Inventory are well distributed throughout the City. The additional housing site locations in the Sites Inventory combined with the City's inclusionary housing requirements will expand deed restricted affordable housing to the southern edge of the city with inclusion of the Lantern Cove and Schooner Bay sites, farther west to the Harbor Cove site, and farther east to the 1601 Beach Park Boulevard site. In addition, ADUs distributed throughout the single-family neighborhoods will increase housing options in these areas. Geographic targeting is included in many housing programs designed to increase housing choices and mobility by including more affordable options in or near existing single-family areas. This includes programs related to funding, ADUs, rental housing assistance, home sharing program, Existing Unit Purchase Program, and new housing options at school sites, religious sites, and commercial sites.

3.3 POTENTIAL EFFECT ON PATTERNS OF SEGREGATION

Although Foster City doesn't have significant segregation issues within the City, from a broader regional perspective, providing increased lower-income housing opportunities and additional choices of unit types, such as ADUs and small units, in a high resource community such as Foster City will improve

¹ HCD Site Guidebook, p. 8-9.

housing choice and mobility, thereby helping overcome Countywide and regional patterns of segregation, disparate impacts for impacted racial and ethnic groups, and foster more inclusive communities free from barriers that restrict access to opportunity. [Housing Policy H-E-10 and Housing Program H-E-10-a identify a group of actions included to improve housing mobility and promote housing choices and affordability throughout the city, by increasing missing middle housing choices \(duplexes, triplexes and fourplexes\), ADUs, home sharing, pursuing opportunities for housing on institution-owned sites, supportive housing, lower-income homeowner rehabilitation, and encouraging the use of housing vouchers.](#)

3.4 POTENTIAL EFFECT ON ACCESS TO OPPORTUNITY

The wide distribution of housing sites will provide additional housing options for lower-income households to choose housing near amenities and services that are important to them, such as parks, schools, transit, or other features. The sites in the Sites Inventory were selected based on accessibility to a variety of services and amenities, such as parks, schools, shopping, transit, and transportation. From a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disparate impacts for impacted racial and ethnic groups by providing more affordable housing choices near desirable resources such as employment and high-quality education. This will foster more inclusive communities free from barriers that restrict access to opportunity. [Housing Policy H-E-10 Housing Mobility and Housing Choices as well as Housing Program H-E-10-a Improve Housing Mobility and Increase Missing Middle Housing Choices and H-D-4-i Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zones Areas will also address this issue.](#)

3.5 POTENTIAL EFFECT ON DISPROPORTIONATE HOUSING NEEDS

“Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”²

Overpayment is a significant housing challenge for lower-income residents. There is not a geographic concentration of cost burdened renters, but there are slight concentrations of cost burdened owners (the percentage of cost burdened owners in each census tract varies between 26.20% and 46.50%). There are disparities in housing cost burden in Foster City by race and ethnicity. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the City. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened. Despite Foster City’s comparably high housing costs, cost burden is on par with the County and Bay Area.

There are not existing patterns of socio-economic concentrations that could be exacerbated by the inclusion or exclusion of housing sites. The increased quantity and distribution of affordable housing as proposed in the Sites Inventory will address disproportionate housing needs by providing more

² California Department of Housing and Community Development Guidance, 2021, page 39.

affordable housing in a wider variety of locations in the city. From a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disproportional housing needs. [Housing Policy H-E-10 Housing Mobility and Housing Choices as well as Housing Program H-E-10-a Improve Housing Mobility and Increase Missing Middle Housing Choices and H-D-4-i Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zones Areas will also address this issue.](#)

4 SITES INVENTORY

The Sites Inventory includes several categories of sites. This section describes the Sites Inventory Methodology and then includes a detailed discuss of the sites in each category. The categories of sites in Foster City include:

- Pipeline projects (units permitted or under construction but not completed as of June 30, 2022).
- Proposed Projects (projects that have submitted an application but are not yet approved).
- Accessory Dwelling Units (ADUs).
- Sites from the previous (5th) cycle Housing Element.
- Non-vacant residentially zoned sites capable of additional development.
- Non-vacant non-residentially zoned sites capable of residential or mixed-use development.

There are no sites in the Sites Inventory that meet the definition of “vacant” meaning “a site without any houses, offices, buildings, or other significant improvements on it...such as a paved parking lot, or income production improvements.³...”

4.1 SITES INVENTORY METHODOLOGY

The City has identified adequate sites to accommodate the remaining RHNA and a healthy buffer for all income categories after credits are applied. To identify suitable sites, the City identified sites that currently allow residential uses or are appropriate to rezone to allow residential uses. Sites that are appropriate for residential development include the following:

- Sites identified in the 2015-2023 Housing Element that are still available;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

From the remaining sites, the City and consultant team used HCD guidance and trends from recent projects to calculate the realistic capacity of sites, as described in this section.

³ California Housing and Community Development Department (HCD), 2020. Housing Element Site Inventory Guidebook, page 24.

Realistic Capacity

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Consistent with HCD guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements.

The Housing Element sites inventory surveyed large-scale residential development projects approved or built within recent years to develop estimates related to potential development by General Plan designation and zoning, as described in the section on Recent Development Trends below. Specific circumstances for each site were then evaluated, such as surrounding development, constraints such as PG&E transmission lines, configuration of existing buildings, and other factors to arrive at a realistic capacity. The realistic capacity is identified in the Sites Inventory.

Recent Development Trends

The original Master Plan for Foster City included a wide range of densities throughout the City, but most of the relatively low-density areas developed first. The City has had several multi-family developments built in recent years, including a 100% affordable senior apartment housing development in Foster Square. Table 2 lists multi-family developments built between 2002-2022 within the city. These developments represent the redevelopment of two shopping centers and the completion of the Pilgrim Triton and Foster Square master planned areas. Each redevelopment project area or master planned area was subject to a negotiated Development Agreement that established the maximum number of units including below market rate units. Each development included at least 20% below market rate housing. The Miramar and Marlin Cove redevelopment projects included 30% below market rate units. Foster Square included the 66-unit Alma Point 100% affordable senior apartments, owned and managed by Mid-Pen Housing. The developments in Pilgrim Triton included 20% below market rate units mixed with market rate units or in the case of Laguna Vista, included The Pilgrim, an apartment building containing 22 affordable units purchased by the City.

These recent developments ~~indicate-demonstrate that~~ the City's ~~commitment to~~ has allowed allowing the higher densities necessary to accomplish the City's housing goals and to create more vibrant mixed-use neighborhoods. Although individual pieces of the Foster Square development exceed the density of 20-35 units per acre (~~to be later~~ amended to allow 20-60 units per acre by Resolution 2023-49 adopted May 22, 2023 [see Appendix H] upon adoption of the Housing Element) specified in the Civic Center Mixed Use Land Use Plan designation at net densities of ~~94.992-9, 79.579-6, and 34.140~~ units per acre for Atria, Alma Point, and Foster Square Condos, respectively, the gross density for the mixed-use development including the large area subject to a PG&E easement is 26.54 units per acre. The Pilgrim Triton development as amended in 2018 when Phase C was changed from office to residential, results in a gross density of ~~41.10~~ units per acre and net densities as high as 57.9 units per acre. Although density bonus law was used in the Triton Apartments and One Hundred Grand portions of Pilgrim Triton to utilize lower parking ratios, density bonus was not needed to achieve the number of units. The apartment developments built between 2002 and 2022 also illustrate the City's commitment to allowing higher densities for apartments. The apartment developments total 1,351 units on 28.2 acres for an average density of 47.9 units per acre, well above the 35 units per acre allowed under the Apartment Residential Land Use Plan designation, which applies to most of the sites in the Sites Inventory. In addition, the active

applications for apartment redevelopment under the R-3/PD/AHO zoning are for 35 units per acre at Lantern Cove, 41.7 units per acre at Schooner Bay I, and 37.8 units per acre at Schooner Bay II.

The Marlin Cove, Miramar, and Pilgrim Triton developments are examples of redevelopment of nonvacant nonresidential land to residential use. All three of these examples were initiated by the City and included working with multiple property owners to create plans to replace economically obsolete buildings with housing and/or mixed-use development.

The Pilgrim Triton, ~~and Foster Square,~~ and Marlin Cove -master planned areas are examples of Foster City's use of both the Commercial Mix (CM) and the Planned Development (PD) zoning to provide flexibility in the zoning requirements to facilitate housing development for a variety of needs. The CM District has been used for mixed-use areas to provide maximum flexibility in development standards. The PD zoning provides for flexibility in the typical standards including but not limited to parking, heights, yards, coverage, floor areas, and road widths without requiring a zoning variance. In both the Foster Square and Pilgrim Triton developments, the minimum floor areas were waived. Parking standards were reduced in One Hundred Grand Apartments and The Triton Apartments through the use of density bonus.

With the exception of the 1010 Metro Center Boulevard site, 1601 Beach Park Boulevard, and Foster's Landing, the properties in the Sites Inventory are or will be zoned R-3/PD or R-4/PD, including some with the AHO Combining District. The R-3 and R-4 zoning designations allow up to 35 units per acre. The R-3 and R-4 zoning designations provide development standards that can accommodate the allowed densities up to 35 units per acre (as shown in the Miramar Apartments example at 38.31 units per acre) or more with the use of density bonus. The application for Lantern Cove and preliminary application for Schooner Bay are examples of how an existing apartment property can be partially redeveloped to achieve the density of 35 units per acre for the entire site, the maximum allowed on-site with the R-3 or R-4 zoning.

1601 Beach Park Boulevard ~~will be~~ was rezoned to R-2/PD by Ordinance 664 adopted on June 5, 2023 (see Appendix H). Amendments to the Two-Family Residential General Plan designation and the R-2 zoning district ~~are proposed to behave been~~ adopted concurrently with the Housing Element by Resolution 2023-29 and Ordinance 666 to provide an allowed density of 13 units per acre (see Appendix H).

Foster's Landing is proposed to be included in the Civic Center Mixed Use General Plan designation and rezoned to CM/PD. The Civic Center Mixed Use and Town Center Land Use designation (for the site at 1010 Metro Center Boulevard) allow up to 60 units per acre.

Site Criteria

The City examined several factors to assess the suitability and feasibility of properties for residential development, using the criteria included in Housing Element Program H-D-1-a, which are closely related to the recommended "Best Practices" in the HCD Site Inventory Guidebook. In order to have measurable indicators, the following were used:

- Distance to major roadways. The City's roadway system is classified into arterials, collectors, and local streets as indicated on Map G-5 in the Land Use and Circulation Element. Proximity to an arterial would minimize impacts on local streets.

Table 2: Multi-Family Development Densities: 2002-2022

Project Name	Site Size (Acre)	Zoning District	Unit Count	Built Net Density (du/ac)	Built Gross Density (du/ac)	Allowed Gross Density	Approved & Built Percent of Allowed Density	Exceptions Granted	Status
Foster Square									
Alma Point Senior Apartments	0.83	CM/PD/SHO	66	79.5			<u>227%</u>	<u>Incentives granted under SHO: unit sizes</u>	Completed in 2016
Atria Assisted Living Apartments	1.4 <u>1.38</u>	CM/PD/SHO	131	92 <u>94.9</u>			<u>271%</u>		Completed in 2016
Foster Square Condos	5.87 <u>0</u>	CM/PD/SHO	200	40-0 <u>34.1</u>			<u>97%</u>		Completed 2017-2021
<u>Retail Parking (PG&E Easement), Public Plazas & Streets</u>	<u>6.93</u>	<u>CM/PD/SHO</u>	<u>0</u>	<u>0</u>					
Subtotal	15		397		26.54	35^a	<u>76%</u>		<u>Note: the size of the area in the PG&E easement limited the gross density</u>
Pilgrim Triton									
The Plaza Apartments	6.1	CM/PD	307	50.0				<u>PD Waiver – unit size minimum^e</u>	Completed 2013
One Hundred Grand Apartments	3.54	CM/PD	166	48.8 <u>47.0</u>				<u>Density Bonus – Parking only; PD Waiver – unit size minimum^e</u>	Completed 2015
Triton Apartments	3.8	CM/PD	220	57.97				<u>Density Bonus – Parking only; PD Waiver – unit size minimum^e</u>	Completed 2016
Waverly Cove Townhouses	1.5	CM/PD	20	13.32					Completed 2020
Workforce Apartments	<u>0.7</u>	CM/PD	22	31.04	--				Completed 2022

APPENDIX D: HOUSING RESOURCES AND SITES

Project Name	Site Size (Acre)	Zoning District	Unit Count	Built Net Density (du/ac)	Built Gross Density (du/ac)	Allowed Gross Density	Approved & Built Percent of Allowed Density	Exceptions Granted	Status
Laguna Vista Condominiums	4.1	CM/PD	70	17.1	--				Partially Completed 2022-23
Subtotal	19.67		805		41.140.9	N/A ^b			

Shopping Center Redevelopment

Miramar Apartments	4.2	R-4/PD	159	38.31	38.31 ^c	35	109%	Density Bonus-Additional Units	Completed 2002
Marlin Cove Apartments	7.6	CM/PD	280	36.84	36.84	N/A ^d			Completed 2002
Total	46.46		1,641	35.3721					

^a Land Use Plan designation for Foster Square: Civic Center Mixed Use with densities of 20-35 units per acre allowed at time of approvals; ~~to be~~ amended in 2023 to allow up to 60 units per acre.

^b Land Use Plan designation for Pilgrim Triton: Service Commercial with Housing, no maximum density specified for this Land Use designation at time of project approval; amended in 2023 to allow up to 60 units per acre.

^c Density bonus granted to provide density above General Plan maximum.

^d Land Use Plan designation for Marlin Cove: Apartment/Neighborhood Commercial, no maximum density specified at time of approval; ~~to be~~ amended in 2023 to allow up to 35 units per acre.

^e Minimum floor area requirements were rescinded by Ordinance 660, adopted January 17, 2023.

Source: Foster City Community Development Department.

- Distance to an evacuation route. Foster City is basically an island with limited ingress/egress points: East Hillsdale Blvd. to San Mateo, SR 92 on/off ramps at Edgewater Blvd. and Foster City Blvd., and East Third Avenue to San Mateo. From the areas south of SR 92, access to East Hillsdale Blvd. was used to gauge distance to a major evacuation route.
- Distance to a park.
- Distance to a grocery store.
- Distance to a bus stop (excluding the routes intended for school children).
- Distance to the public library or City Recreation Center.
- Adjacencies. The percentage of border not adjoining single-family or townhouse development was used to identify sites with more ability to locate new units away from existing low-density development.
- Affirmatively furthering fair housing by expanding the geographic distribution and variety of housing types and sizes in the City.

The application of these site criteria to the sites is provided in Table 3.

Infrastructure Availability

Parcels included in the sites inventory must have sufficient water, sewer, and dry utilities available and accessible to support housing development. The Housing Element must describe existing or planned, water, sewer, and other dry utilities supply, including the availability and access to parcels on the sites inventory, distribution facilities, general plan programs or other mandatory program or plan to support housing development on the site. The Housing Element must include sufficient detail to determine whether the service levels of water delivery/treatment systems and sewer treatment facilities are sufficient and have the capacity to accommodate development on all identified sites. If infrastructure is not available, the Housing Element must include a program that ensures access and availability to infrastructure to accommodate development within the planning period.

All of the sites in the Sites Inventory are currently developed and therefore have infrastructure available at the site.

Water is purchased from the San Francisco Public Utilities Commission (SFPUC) pursuant to an agreement which expires in 2034. The individual supply guarantee for Foster City (Estero Municipal Improvement District [EMID]) is 5.9 million gallons per day (MGD). (The EMID service area includes all of Foster City and the Mariners Island/Bridgepointe area of San Mateo.) Although the water supply agreement and accompanying water supply contract expire in 2034, the supply assurance survives their expiration and continues indefinitely. The individual supply guarantee can be reduced during times of drought or when the volume of water storage in SFPUC's reservoirs falls below certain levels. The Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) prepared by EMID address how water rationing and/or other measures will be used to address any temporary water shortage. The UWMP includes projections for increased population as well as implementation of conservation measures. The UWMP is required to be updated every five years. The current 2020 UWMP was adopted in July 2021.

Table 3: Housing Site Selection Criteria

Site Name	Distance to Arterial Street	Distance to E. Hillsdale Blvd (Evacuation)	Distance to Park	Distance to Grocery Store	Distance to Bus Stop	Distance to Rec Center or Library	% Border with SF or TH	AFFH-Expand Locations	Size
Pipeline Projects									
Laguna Vista Condos & Apartments	0.0	0.0	0.0	0.7	0.1	0.5	0	N	
Project Applications									
Lantern Cove	0.3	1.4	0.2	0.8	0.8	2.0	13%	Y	16.8
Schooner Bay	0.0	1.7	0.1	1.0	1.1	2.2	0%	Y	24.8
Eaves Apartments MF ADUs	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11
RHNA 5 Sites									
Franciscan Apartments	0.0	0.4	0.0	0.5	0.0	0.6	30%	N	6.4
Sand Cove Apartments	0.0	0.3	0.0	0.1	0.0	0.0	0%	Y	8.77
The Lagoons Apartments	0.0	0.4	0.0	0.5	0.1	0.2	0%	Y	9.64
Beach Cove Apartments	0.0	0.7	0.1	0.1	0.1	0.8	14%	Y	18.7
Shadow Cove Apartments	0.0	0.8	0.2	0.1	0.0	0.9	15%	Y	7.9
Harbor Cove Apartments	0.0	0.0	0.0	0.2	0.0	0.6	0.0	Y	15.1
Other Residential Sites									
Eaves Apartments	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11.0
Foster's Landing Apartments	0.0	0.3	0.1	0.4	0.1	0.1	0%	N	29.1
Commercial Site to Allow Mixed Use									
1010 Metro Center Blvd.	0.0	0.0	0.2	0.6	0.1	0.5	0%	N	6.345
Non-Residential Site to Rezone to Residential									
1601 Beach Park Blvd.	0.0	0.9	0.4	1.1	0.0	1.9	25%	Y	1.35

Notes: = Up to 0.5 miles; less than 30% border with SF or TH = 0.6 to 0.9 miles; 30% or more border with SF or TH = 1.0 miles or more

Y = would expand geographic area of BMR housing

N = would not expand geographic area of BMR housing

Source: Urban Planning Partners and Foster City Community Development Department.

A Water Capacity Study was conducted to assess total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection compared to the projected water demand associated with the 2023-2031 Housing Element, in addition to existing and planned future uses in the EMID service area. The Water Capacity Study concludes that the water demand associated with the 2023-2031 Housing Element, in addition to the existing and future uses will be accommodated during non-drought years within a 20-year projection. However, during single and multiple dry years, EMID's total annual water demand is expected to exceed EMID's available water supplies from 2025 to 2045 with or without the additional demand from the 2023-2031 Housing Element. The estimated demand from the 2023-2031 Housing Element, in addition to the demand from the existing and planned future uses, will exacerbate EMID's existing projected water supply shortfall during single and multiple dry years.

The Housing Element includes Policy H-A-4 and several programs to address the projected water supply issue as follows:

H-A-4 Adequate Water Supply and Sewer Capacity for New Housing Development. The City will work with the Estero Municipal Improvement District (EMID) Board of Directors to ensure there is adequate water supply and sewer capacity to support the development of the RHNA.

H-A-4-a Adequate Water Supply. Work with EMID to develop water conservation requirements and/or increased water supply that will ensure sufficient water capacity to accommodate the RHNA, such as the potential use of water demand offset policies, require new and renovated developments to have "net neutral" water demand, or use of recycled water for irrigation.

*Responsible Agency: Community Development Department, EMID
Timeframe: Prior to or concurrent with adoption of Housing Element
Funding Source: General Fund*

H-A-4-b Housing Element Transmittal to EMID. Upon adoption of the Housing Element, Provide a copy to EMID in compliance with California Government Code Section 65589.7.

*Responsible Agency: Community Development Department
Timeframe: Within five (5) days of adoption
Funding Source: General Fund*

H-A-4-c Update Urban Water Management Plan. Work with EMID on updates to the Urban Water Management Plan (UWMP) and other policies and procedures to ensure implementation of the required priority for water and sewer service for developments with units affordable to lower-income households, as required by California Government Code 65589.7.

*Responsible Agency: Community Development Department, Public Works Department
Timeframe: Assist with update of next UWMP by 2025
Funding Source: General Fund*

H-A-4-d Water Conservation. Work with EMID to develop, promote, and implement water conservation methods and programs for new and existing developments, such as low flow fixtures, rebate programs, "lawn begone",

etc. Improve promotion by providing information on conservation programs to building permit applicants.

Responsible Agency: Community Development Department, and EMID

Timeframe: Improve Building Division website and handout information on conservation programs by June 2024

Funding Source: General Fund

Wastewater treatment is provided by the San Mateo Wastewater Treatment Plant (WWTP), which is jointly owned by the EMID and the City of San Mateo and serves over 130,000 people and businesses. EMID owns approximately 25 percent of the treatment plant. The WWTP has a permitted capacity of 15.7 MGD for average dry weather flow (ADWF). The current ADWF is approximately 11 MGD.⁴ Based on current flow data, average daily dry weather flows are below the capacities anticipated in the Joint Powers Agreement

The WWTP is an aging wastewater collection system, with facilities and components that are up to 75 years old. To address these issues, the City of San Mateo's Clean Water Program is upgrading and expanding the WWTP facilities in collaboration with Foster City/EMID. The WWTP upgrades will accommodate heavy storm events up to 78 MGD. Construction was initiated in August 2019 with an anticipated date of completion in 2024.⁵ In addition, the WWTP is currently undergoing an approximately \$600 million expansion on the liquid processing side of the plant to better address wet weather events.⁶

In addition, there are number of Capital Improvement Program (CIP) projects scheduled through 2039 to improve the existing conditions of the sanitary sewer infrastructure. Projects include lift stations, sanitary sewer manholes, force mains, and gravity sewers that were identified as hotspots in EMID's 2019 Wastewater Collection System Master Plan. The City is currently carrying out Phase 5 of its CIP projects. Phase 6 of the proposed CIP is set to start in FY 2023-2024 and phase 8 in 2027-2032.

Dry utilities are readily available to all sites in the Sites Inventory due to the fact that they are already developed. With the exception of regional electric transmission lines, all utility lines have been installed underground since the beginning of Foster City. There are multiple telecommunications providers in Foster City including AT&T, Verizon, T-Mobile, and Crown Castle, each with their respective consumer packages for video, data, and landline-based telephone services. The California Public Utilities Commission regulates California's telecommunications industry and requires that local phone service providers anticipate and serve new growth. To meet this requirement, local providers continually upgrade their facilities, technology, and infrastructure to remain in conformance with California Public Utilities Commission tariffs and regulations and to serve customer demand in the city.

⁴ City of Foster City, 2021. 2020 Urban Water Management Plan for Estero Municipal Improvement District. Available at: https://www.fostercity.org/sites/default/files/fileattachments/community_development/page/30281/local_hazard_mitigation_plan_safety_element.pdf, accessed November 8, 2022.

⁵ City of San Mateo, 2018. Clean Water Program: WWTP. Available at: <http://cleanwaterprogramsanmateo.org/wwtp/>, accessed May 18, 2022

⁶ Galli, Laura, Engineering Manager. City of Foster City, 2022. Personal communication with Urban Planning Partners, June 20, 2022.

As noted above, with the exception of water supply, the utility infrastructure does not pose a significant constraint to the development of housing to accommodate the RHNA. Each development proposal is required to perform a site-specific study of pipe capacities to determine if any upsizing of utility lines is necessary, but these are typical and expected costs of development.

Environmental Constraints

All properties in Foster City are affected by constraints related to geologic conditions and high water table that are due to being on engineered fill adjacent to San Francisco Bay. Because the City is constructed on engineered fill, constructing residential projects at the densities required in order to amortize the costs of redeveloping a site, replacing all or most underground infrastructure, and other site preparation issues, most new multi-story buildings must be constructed on a pile supported foundation. The potential hazards related to geologic conditions are mitigated by enforcement of building codes that require site-specific geotechnical analysis and corresponding design.

The high water table throughout the City has made construction of underground parking or basements not economically feasible. Potential impacts to underground piping are mitigated by code requirements for appropriate materials.

The City's levee system combined with the management of the lagoon for stormwater purposes protects the City from flooding. The Levee Improvements Project to be completed in 2023 will also help the City address sea level rise. The land area within the levee is not in a Special Flood Hazard area designated by the Federal Emergency Management Agency (FEMA).

Large PG&E transmission lines extend along the length of Foster City Boulevard south of Highway 92, along Baffin Street, and a few other locations. The lines are located within easements that preclude structures in order to mitigate potential hazards.

See additional discussion in Appendix C, Non-Governmental Constraints Specific to Foster City.

Affirmatively Furthering Fair Housing (AFFH)

This means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." For purposes of the sites inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate the lower-income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.

Default Density

The statute allows jurisdictions to use higher density as a proxy for lower-income affordability, in other words—be able to skip detailed analysis of the economic feasibility of providing lower-income units on a site if the site is zoned to accommodate a default density. Parcels must be zoned to allow sufficient density to accommodate the economies of scale needed to produce affordable housing. Because San

Mateo County is considered a “metropolitan county,” the default density is at least 30 units per acre. “At least” means the density range allowed on the parcel must include the default density.

Size of Sites

Parcel sizes between 0.5 acres and 10 acres in size are considered to be able to accommodate development for lower-incomes. Parcels smaller than 0.5 acres or larger than 10 acres in size require additional analysis to demonstrate that they can accommodate the lower-income RHNA. Otherwise, they can be used in the sites inventory to count toward the moderate or above-moderate RHNA. The sites inventory does not include any sites less than 0.5 acres. For the sites that are larger than 10 acres in size, additional analysis is included for each site.

Realistic Capacity Analysis

The statute requires an analysis of the realistic capacity of each site. This can include:

- Use of minimum densities provided by the zoning of the parcel, or
- Utilize various factors to calculate realistic capacity and describe the methodology used including:
 - Typical densities of existing or approved residential development at a similar affordability level (see Table 2).
 - Current or planned availability and accessibility of infrastructure.
 - Applicable land use controls and site improvement requirements.
 - Adjust for any areas that cannot be developed.

The capacity calculation must be adjusted to reflect the realistic potential for residential development, including factors such as local or regional development trends, track records/past production trends for similar sites, and current or planned availability of infrastructure.

Affordability/Inclusionary Requirements

Foster City has a long history of inclusionary housing beginning in 1981 as part of the Community Development Agency under California Redevelopment Law and continuing as a Housing Element policy requirement 20% inclusionary housing beginning in 2001. In March 2022, the City adopted Chapter 17.90, Below Market Rate Inclusionary Housing Program, establishing objective standards for the inclusionary housing requirements. The required percentages are: 10% very low-income, 5% low-income, and 5% moderate-income for rentals and 20% moderate-income for ownership units. Projects of fewer than five units are exempt. The option to pay in-lieu fees is provided for housing developments of five to nine units and for fractional unit requirements.

Concurrent with adoption of Chapter 17.90, the City adopted Chapter 17.92, Affordable Housing Overlay (AHO) Combining District. This chapter requires an alternative set of inclusionary percentages: 4% extremely low-income, 4% very low-income, and 7% low-income. The AHO reduced the overall percentage from 20% to 15% and in return, requires the provision of some extremely low-income units. (See Appendix C for additional information.)

Suitability of Non-Vacant Sites

There are special considerations and analysis required to include nonvacant sites in the Sites Inventory. A nonvacant site is a site with any sort of existing use, including sites with structures, improvements, or income production. If the inventory identifies non-vacant sites to address a portion of the RHNA, the Housing Element must describe the realistic development potential of each site within the planning period (2023-2031). The analysis must consider the extent that the non-vacant site's existing use impedes additional residential development, the jurisdiction's past experience converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives or standards that encourage additional housing development on the non-vacant sites.

For jurisdictions that rely on non-vacant sites for more than 50% of the lower-income RHNA, the non-vacant site's use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. Foster City's Sites Inventory relies on non-vacant sites for more than 50% of the lower-income RHNA.

Examples of substantial evidence that an existing use will likely be discontinued in the current planning period include, but are not limited to:

- The lease for the existing use expires early within the planning period;
- The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses;
- There is a development agreement that exists to develop the site within the planning period;
- The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period; or
- The property owner provides a letter stating its intention to develop the property with residences during the planning period.

Indicators for Redevelopment of Nonvacant Sites

For the redevelopment of existing apartment properties, the existing use does not have to be discontinued, but would instead be reconfigured or new buildings added. Unlike a commercial property, there are not long-term leases to be terminated. The City looked at several factors to evaluate the potential for redevelopment of these properties:

- **Existing Density.** Sites with lower existing densities may be more likely to consider redevelopment if they can increase their density. Many of the older apartment developments have a density of less than 20 units/acre.
- **Percent Increase at General Plan Density.** Sites with the potential to increase existing densities by more than 50% are considered more likely to have substantial economic incentive to redevelop.
- **Land to Improvement Ratio (LIR).** A parcel's land to improvement ratio can help identify properties that have potential for redevelopment. An LIR lower than 1.0 means that the value of the land is lower than the value of the improvements. An LIR higher than 1.0 means the value of the improvements is lower relative to the land value. Recently developed projects in Foster City (Plaza Apartments, Triton

Apartments, 100 Grand Apartments, and Atria) have an average LIR of 0.16, in other words, the improvements had a value 6.25 times the value of the land. Properties that have a higher LIR than 0.16 present opportunities to redevelop the property to achieve LIRs closer to those of the recently redeveloped properties.

- **Land Area.** A larger site could mitigate potential impacts with increased setbacks and/or lower heights near the adjacent developments. The larger developments also provide more opportunity to relocate existing tenants within the development if needed for the construction. With the exception of 1601 Beach Park Boulevard, all the sites are more than five acres in size.
- **Age.** The older apartment developments are believed to be more likely to be considering making significant investments in either upgrading or redeveloping their property to remain competitive in the marketplace and/or to correct existing problems. The active applications for Lantern Cove and Schooner Bay, both constructed 38 years ago, indicates that developments 35 years or older are likely to be considering making significant investments.
- **Owner Interest.** Interest by the property owner in adding units to the site is an indication they have done some research into the economics of redeveloping their site. Submittal of an application is a stronger indication of the viability of a proposal. Two of the 12 sites do not have property owner interest at the present time, but as indicted in Table 4, they have similar characteristics to properties that do have owner interest, indicating that they are also likely to be viable sites for additional housing units.
- **Infill Potential.** Some apartment developments have areas of clustered parking or recreational uses that could be redeveloped with housing and not require removal of existing housing units.
- **Adjacent Uses.** Sites that border streets and/or the lagoon will be able to redevelop with less significant impacts on adjacent development compared to sites that have more adjacencies to single-family developments.

Table 4 below summarizes factors related to redevelopment on non-vacant sites with green highlights indicating where the factors may indicate favorable conditions for redevelopment.

Additional Analysis of Two Sites Without Owner Interest

As noted above, the two developments without stated owner interest have many characteristics in common with other sites that have several favorable indicators for additional housing development. One of these, The Franciscan, at 59 years of age, is the oldest property in the Sites Inventory. The potential to increase density by 84% is higher than several of the other sites. The Land to Improvement ratio at 0.3 is also higher than several of the other sites, indicating that the value of the buildings relative to the value of the land is relatively low.

The other property without owner interest is The Lagoons, although this property submitted building permit applications for two ADUs in mid-2023. The Lagoons and Sand Cove were originally one development and have identical building types and other features. The Lagoons has no neighbors other than the Lagoon, streets, and Boat Park, which would facilitate redevelopment without impacting adjacent properties. The potential to increase density by 92% is higher than several of the other sites. The Land to Improvement ratio at 0.67 is also higher than several of the other sites, indicating that the value of the buildings relative to the value of the land is relatively low.

Table 4: Summary of Site Indicators for Redevelopment

Site	Existing Use	Land Area (acres)	Existing Density	General Plan Allowed Density	Additional Unit Potential at GP Density**	Percent Increase at GP Density	LIR	Age	Owner Interest	Infill	Adjacent Uses; % Border with Residential
Harbor Cove	400- apts	15.1	26.49	35	128	32%	1.0	57	Y	Y	Lagoon; 16% condo
Beach Cove	416 apts	18.7	22.25	35	238	57%	0.25	50	Y	Y	Lagoon, Marlin Cove Apts & Shopping; 14% single-family
Franciscan	122 apts	6.4	19.06	35	102	84%	0.30	59	N		22% apts; 30% single-family
Sand Cove*	168 apts	8.77	19.16	35	138	83%	0.25	53	Y		Lagoon; park
Lagoons*	178 apts	9.64	18.26	35	161	92%	0.67	53	N		Lagoon; park
Shadow Cove	164 apts	7.9	20.84	35	112	69%	0.25	53	Y	Y	Lagoon; 15% single-family
Lantern Cove	232 apts	16.8	16.8	35	356	153%	0.29	38	Y		Lagoon; 13% townhouse
Schooner Bay	312 apts	24.8	14.8	35	556	178%	0.25	38	Y		Belmont Slough; park
Eaves	288 apts	11.0	11.0	35	97	34%	0.43	53	Y	Y	33% Single-family; 11% condo
Foster's Landing	490 apts	29.1	16.8	60	1256	256%	2.5	36	Y	Y	PJCC
1601 Beach Park	Vacant church building	1.35	NA	13	17	NA	NA1.0	NA	Y		19% Single-family
1010 Metro Center	Vacant retail building	6.345	NA	60	380	NA	NA1.83	NA	Y		Office building; child care

* Sand Cove and Lagoons were originally one development with identical buildings.

** Not including ADUs.

Source: Foster City Community Development Department.

Likelihood of Redevelopment of Nonvacant Sites

The applications to redevelop the Lantern Cove Apartments and Schooner Bay Apartments with additional units illustrate the strong owner interest and economic viability of redeveloping older, larger, existing apartment developments and the high likelihood that these sites will develop within the RHNA 6 Planning Period. The age of the sites reused from the previous Housing Element are more than ten years older than Lantern Cove and Schooner Bay, making redevelopment of them even more likely to be economically viable. The relatively large size of the sites provides options to place the higher density portions of the development away from edges that border existing lower density uses.

The owner of three of the RHNA 5 sites, Beach Cove, Sand Cove, and Shadow Cove, has expressed interest in developing additional units at their sites. City staff has walked these sites with the owner's representatives to discuss the specific opportunities at each site. These indications of owner interest as well as the examples of redevelopment and multi-family ADUs provide evidence that the addition of units at properties similar in terms of age, density, and size is economically feasible.

Other examples of redevelopment of apartment properties approved or constructed in the Peninsula region are further evidence of the economic viability of redeveloping existing apartment sites, as indicated in Table 5 below. These sites have similar characteristics to the apartment properties in the Sites Inventory, including age of buildings, existing densities, and other features.

Table 5: Example Apartment Redevelopment Projects

<u>Site</u>	<u>City</u>	<u>Existing Use (Apts)</u>	<u>Proposed Use (Apts)</u>	<u>Land Area (Acres)</u>	<u>Existing Density</u>	<u>General Plan Allowed Density</u>	<u>Proposed Density</u>	<u>Age</u>	<u>LIR (2022)</u>	<u>Status</u>
<u>Village Lake 777 W. Middlefield</u>	<u>Mountain View</u>	<u>208</u>	<u>716</u>	<u>9.84</u>	<u>21.1</u>	<u>25 (amended to 80)</u>	<u>72.8</u>	<u>53</u>	<u>NA</u>	<u>Approved 5/21/2019; under construction</u>
<u>Laguna Clara 3131 Homestead Road</u>	<u>Santa Clara</u>	<u>264</u>	<u>477</u>	<u>12.43</u>	<u>21.2</u>	<u>36</u>	<u>38.37</u>	<u>52</u>	<u>0.58</u>	<u>Under construction</u>
<u>Reserve 870 E. El Camino Real</u>	<u>Mountain View</u>	<u>180</u>	<u>371</u>	<u>9.14</u>	<u>19.7</u>	<u>25</u>	<u>40.6</u>	<u>53</u>	<u>1.01</u>	<u>Approved 9/27/2022</u>
<u>555 Middlefield</u>	<u>Mountain View</u>	<u>402</u>	<u>725</u>	<u>14.5</u>	<u>27.7</u>	<u>25 (amended to 50)</u>	<u>50</u>	<u>54</u>	<u>1.19</u>	<u>Approved 5/10/2022</u>

Source: Mountain View sites: City of Mountain View, Development Update-October 2023; Laguna Clara site: Laguna Clara II Development Project (Equity) webpage.

Likelihood of Construction Post-Entitlements

Various conditions, primarily economic, can impact whether a development project moves forward to construction after receiving entitlements. Typically, if a housing project receives entitlements, it proceeds to submitting a building permit and then construction. The recent developments in Table 2 are

examples of projects that moved forward to construction after receiving entitlements. In the case of Pilgrim Triton, the basic entitlements were obtained in October 2009 and the first phase including the Plaza Apartments, obtained a building permit in 2011. This was followed by the other phases of the development by other developers in 2014 (100 Grand Apartments), 2015 (Triton Apartments), 2019 (Waverly Cove Townhouses), and 2020 (Laguna Vista and Workforce Apartments). The recovery from the 2008-2009 recession probably contributed to the timing of the developments.

Foster Square moved more quickly from entitlements to building permits for the various phases. Foster Square obtained the basic entitlements in November 2013 and followed with building permits in 2014 (Alma Point Apartments), 2015 (Atria), and 2015-2016 (Lennar Condominiums).

There have been very few housing developments that filed for preliminary review but then did not apply for a formal application after the Gatekeeper process. There have also been a few ADU building permit applications that have not followed through to construction. There have been no housing developments that have received entitlements and then not proceeded with construction.

Potential for Multi-Family ADUs

The addition of ADUs at multi-family properties is another way to add units to existing apartment developments. Foster City has received a preliminary application for 22 multi-family ADUs, at The Eaves. A similar proposal for 21 multi-family ADUs at Harbor Cove was submitted in 2021. Building permit applications were submitted for two ADUs at The Eaves and two ADUs at The Lagoons in mid-2023.

Summary of Suitability of Nonvacant Sites

Discussion is included analyzing the specifics for each site regarding why its nonvacant status is not an impediment to housing development. After analysis of each site, it is noted that the nonvacant status is not an impediment for any of the sites. Barriers to redevelopment include factors applicable to any development such as availability of financing and time required for the entitlement process, as well as factors applicable to redevelopment such as provision of an anti-displacement plan for the existing tenants, as required by Program H-C-3-a; see the site-specific discussion below.

City Initiatives to Encourage Redevelopment

The Housing Element includes policies and programs to remove regulatory constraints and encourage redevelopment of sites for housing. Some of these actions have already been taken. These include the following programs:

- H-A-5 Funding for Housing Programs
- H-D-1 Housing Opportunity Areas (zoning map changes adopted in 2023)
- H-D-2 Potential Re-Use of Commercial Sites
- H-D-3 Planned Development Process
- H-D-6 Reduce Regulatory Constraints (several zoning text changes adopted in 2022-2023)
- H-E-3 Incentives for Affordable Housing

4.2 SITES FROM THE PREVIOUS (5TH) CYCLE HOUSING ELEMENT

Sites that were used in the previous Housing Element can be reused if certain requirements are met:

- A program is included requiring rezoning to allow residential use “by right” at specified densities for projects that include at least 20% of units affordable to lower-income households – OR –
- If a site is rezoned to a higher density, it can be considered a “new” site (only if it was not utilized to accommodate a shortfall of sites to accommodate the previous RHNA).

Sites that were used in the previous RHNA 5 Housing Element cycle but not yet redeveloped are shown in Table 4.6. No sites from RHNA 4 Housing Element are proposed to be reused. The location of these sites is shown on Figure 2.

Table 4.6: Sites Used in Previous RHNA 5 Housing Element (2015-2023)

Site	Acres	Existing Uses**	General Plan Designation	Zoning in RHNA 5 Housing Element	Previous Zoning	Zoning as Adopted on 1/17/2023	Existing Density (Units/Acre)	Density per General Plan (Units/Acre)
Harbor Cove	15.1	400 apartment units	Apartment Residential	R-3	R-3	R-4/PD	26.49	20-35
Beach Cove	18.7	416 apartment units	Apartment Residential	R-4/PD	R-4/PD/AHO	R-4/PD/AHO/By Right Housing Overlay	22.25	20-35
Franciscan	6.4	122 apartment units	Apartment Residential	R-3	R-3/AHO	R-4/PD/AHO	19.06	20-35
Sand Cove*	8.77	168 apartment units	Apartment Residential	R-3/PD	R-3/PD/AHO	R-4/PD/AHO	19.16	20-35
Lagoons*	9.64	176 apartment units	Apartment Residential	R-3/PD	R-3/PD/AHO	R-4/PD/AHO	18.26	20-35
Shadow Cove	7.9	164 apartment units	Apartment Residential	R-4/PD	R-4/PD/AHO	R-4/PD/AHO/By Right Housing Overlay	20.84	20-35

* The Lagoons was formerly part of Sand Cove.

**All sites are non-vacant.

Source: Foster City Community Development Department.

As in the previous Housing Element, these sites were deemed appropriate for additional development after analysis of the following factors:

- **Existing Density.** Sites with lower existing densities may be more likely to consider redevelopment if they can increase their density. Many of the older apartment developments have a density of less than 20 units/acre.
- **Land Area.** A larger site could mitigate potential impacts with increased setbacks and/or lower heights near the adjacent developments. The larger developments also provide more opportunity to relocate existing tenants within the development if needed for the construction.
- **Age.** The older apartment developments are believed to be more likely to be considering making significant investments in either upgrading or redeveloping their property to remain competitive in the marketplace and/or to correct existing problems.
- **Adjacent Uses.** Sites that border streets and/or the lagoon will be able to redevelop with less significant impacts on adjacent development compared to sites that have more adjacencies to single-family developments.

In addition, the RHNA 5 sites are located in the central part of the city, near public transit, parks, retail, major public amenities such as the Recreation Center and Library and are all located adjacent to major arterials providing direct access to the City's major evacuation routes.

~~The applications to redevelop the Lantern Cove Apartments and Schooner Bay Apartments with additional units illustrate the economic viability of redeveloping older, larger, existing apartment developments and the high likelihood that these sites will develop within the RHNA 6 Planning Period. The age of the sites reused from the previous Housing Element are more than ten years older than Lantern Cove and Schooner Bay, making redevelopment of them even more likely to be economically viable. The relatively large size of the sites provides options to place the higher density portions of the development away from edges that border existing lower density uses.~~

~~Other examples of redevelopment of apartment properties approved or constructed in the area are further evidence of the economic viability of redeveloping existing apartment sites, including:~~

- ~~Village Lake in Mountain View, 777 West Middlefield Road: construct 716 new apartment units (including 144 affordable units), replacing 208 existing apartment units, increasing the density from 21.1 units per acre to 72.8 units per acre.~~
- ~~Laguna Clara in Santa Clara: removal of 42 units, retaining 222 units, addition of 225 units over a parking garage for a total of 447 units on the site, increasing the density from 21.1 units per acre to 38.37 units per acre.~~
- ~~Reserve at Mountain View, 870 East El Camino Real: removal of 42 units, addition of 233 units for a total of 371 units on the site, increasing the density from 19.7 units per acre to 40.6 units per acre.~~
- ~~555 Middlefield Road, Mountain View: Retain 402 existing units, addition of 323 units, for a total of 725 units on the site, increasing the density from 27.7 units per acre to 50 units per acre.~~

~~The addition of ADUs at multi-family properties is another way to add units to existing apartment developments. Foster City has recently received a preliminary application for multi-family ADUs, at The Eaves. A similar proposal for multi-family ADUs at Harbor Cove was submitted in 2021.~~

~~The owner of three of the RHNA 5 sites, Beach Cove, Sand Cove, and Shadow Cove, has expressed interest in developing additional units at their sites. City staff has walked these sites with the owner's representatives to discuss the specific opportunities at each site. These indications of owner interest as well as the examples of redevelopment and multi-family ADUs provide evidence that the addition of units at properties similar in terms of age, density, and size is economically feasible.~~

Harbor Cove

Location and Size. This site borders Edgewater Boulevard on the west, East Hillsdale Boulevard on the north, Foster City Lagoon on the east and the Isle Cove condominium development on the south. The 15.1-acre site contains 400 apartment units at an existing density of 26.49 units per acre. The apartment buildings are three stories with a combination of carports and surface parking concentrated in three large carport areas.

Zoning and Density. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning of the site was changed from R-3 to R-4/PD in January 2023.

Realistic Capacity. Harbor Cove was built in 1966 but the owner made significant investments in building renovations in 2015-2016, making it less likely that those buildings would be redeveloped. However, there is potential to redevelop the parking areas with units above parking. The concentration of the existing parking into three areas of the site provides potential to redevelop those portions of the site with units located above parking without removing existing buildings. Given that the two largest existing parking areas occupy more than two acres, a reasonable additional capacity in these two parking areas is 70 units at 35 units per acre plus providing replacement parking for the existing units. Combining the capacity for 70 units in the carport areas and 21 ADUs yields a reasonable capacity of 91 additional units. The zoning capacity for the 15.1-acre site at 35 units per acre would permit an additional 128 units.

Non-Vacant Status. Harbor Cove is an example of why, in the case of redevelopment of an existing non-vacant apartment site, a larger site makes redevelopment more feasible. The larger site provides the opportunity to retain some or all of the existing buildings, relocate existing tenants within the property if necessary, and include a buffer or lower buildings or additional setbacks on the one small border with an adjacent development. The non-vacant status of the site does not constitute an impediment to additional residential development because: 1) it does not have to be discontinued for the additional development to occur; 2) unlike a commercial property, there aren't multi-year leases that need to expire or be purchased for additional development to occur; and 3) the rental housing market conditions on the Peninsula remain strong.

The City's 20% inclusionary requirements will ensure that any new housing development includes affordable units restricted in perpetuity. In addition to the City's inclusionary requirements, if any units are removed and replaced, replacement units must comply with Government Code Section 66300(d) and proposed new Municipal Code Chapter 17.55 which requires that any units occupied by lower income households must be replaced with units restricted for lower income households.

Application Status. The owners of Harbor Cove submitted preliminary plans to the City in 2021 for the addition of 21 ADUs in some of the existing unused storage rooms and two free standing unused laundry rooms with unit sizes ranging from 250 to 475 square feet. The small size of ADU units and corresponding

smaller rent amounts makes them naturally more affordable. In May 2023, the owner indicated they are interested in pursuing the ADU proposal and are in the process of engaging an architect to work on plans for redevelopment of other portions of the site.

Public Comments. Public comments on the Harbor Cove site in the Housing Sites Map Feedback were nearly evenly split between 10 “thumbs up” and 12 “thumbs down”. Inclusion of the Harbor Cove site is consistent with general comments favoring sites near 4-lane arterials/evacuation routes, near public transit, including underutilized existing older apartment sites, and not adjacent to single-family development.



Harbor Cove Apartments



Harbor Cove Apartments Site

Beach Cove

Location and Size. This site is located on Catamaran Street between Marlin Avenue and Clipper Lane. The site borders the Martinique Cove single family homes on the west, Foster City Lagoon and Marlin Cove mixed use site on the north, a small section of Marlin Avenue on the east, and Catamaran Street on the south. The 18.7-acre site contains 416 apartment units at an existing density of 22.25 units per acre. It was built in 1973. The apartment buildings are two-stories with a combination of carports and open surface parking.

Zoning and Density. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. Beach Cove is zoned R-4/PD/AHO, which allows up to 35 units per acre. A zoning map amendment was approved in January 2023 to add the By-Right Overlay for development proposals with 20% lower income pursuant to State Law requirements for reuse of RHNA 5 sites that are not rezoned for higher density.

Realistic Capacity. The site includes two large parking areas near the center of the site that have potential for hosting additional units without displacing existing tenants. The rows of carports along the western and eastern edges also have some potential. The owner has indicated that some of the amenity spaces are under-utilized and/or redundant and may also provide potential space for additional units. The owner has indicated an interest in developing additional units at the site.

A reasonable development capacity for the site is 35 units per acreThe Beach Cove site has several characteristics that would facilitate redevelopment given that the site borders the Lagoon, existing multi-family, or streets, and a relatively short border with Clipper Lane. None of the property lines abut

APPENDIX D: HOUSING RESOURCES AND SITES

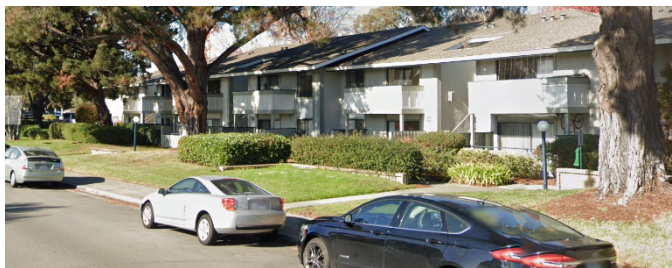
single family or townhouse yards. The site is adjacent to the Marlin Cove Shopping Center and near parks, transit, and two arterial streets. The adjacent Marlin Cove Apartments are developed at 36.8 units per acre even though 2 of the 7.6 acres are encumbered by a PG&E easement. Development at 35 units per acre would yield 238 additional units. [A more conservative realistic capacity of 90% of the General Plan capacity is included in the Sites Inventory, yielding 173 additional units.](#)

Non-Vacant Status. Beach Cove is another example of why, in the case of redevelopment of an existing non-vacant apartment site, a larger site makes redevelopment more feasible. The larger site provides the opportunity to retain some or all of the existing buildings, relocate existing tenants within the property if necessary, and include a buffer or lower buildings or additional setbacks on the one small border if needed along Clipper Lane. The non-vacant status of the site does not constitute an impediment to additional residential development because: 1) it does not have to be discontinued for the additional development to occur; 2) unlike a commercial property, there aren't multi-year leases that need to expire or be purchased for additional development to occur; and 3) the rental housing market conditions on the Peninsula remain strong.

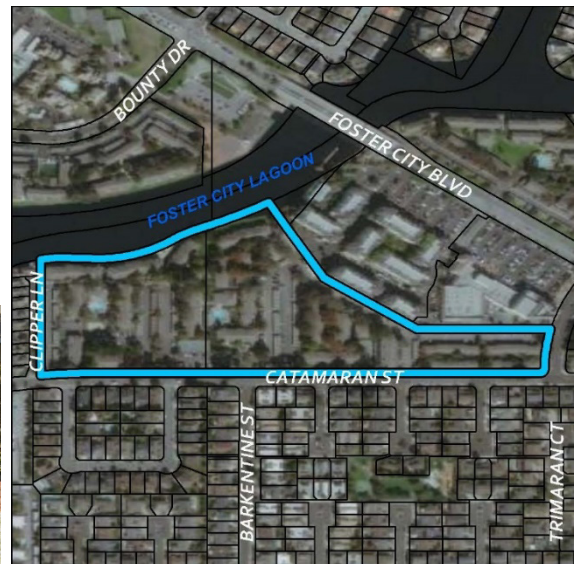
The City's inclusionary requirements will ensure that any new housing development includes affordable units restricted in perpetuity. The site is zoned with the AHO Combining District, which requires 15% extremely low-, very low-, and low-income units. In addition to the City's inclusionary requirements, if any units are removed and replaced, replacement units must comply with Government Code Section 66300(d) and proposed new Municipal Code Chapter 17.55 which requires that any units occupied by lower income households must be replaced with units restricted for lower income households.

Application Status. The owner of Beach Cove Apartments, Woodmont Companies, has submitted a letter dated March 24, 2022 indicating they are interested in working with the City to create a plan for additional units and have requested that their site be included in the Housing Element Sites Inventory ([see p. F-64](#)).

Public Comments. Public comments on the Beach Cove site in the Housing Sites Map Feedback were overwhelmingly in favor of including it as a housing site with 23 "thumbs up" and three "thumbs down". Inclusion of the Beach Cove site is consistent with general comments favoring sites near public transit, including underutilized existing older apartment sites, and not adjacent to single-family development.



Beach Cove Apartments



Beach Cove Apartments Site

Franciscan

Location and Size. This site has frontages on both Foster City Boulevard and Comet Drive and borders Kula Kai and Tradewinds Apartments on the west and single-family homes on the east. The 6.45-acre site contains 122 apartments at an existing density of 18.91 units per acre. It was built in 1964, making one of the oldest apartment properties in Foster City. The apartment buildings are two stories with parking provided primarily in carports.

Zoning and Density. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The Franciscan was rezoned from R-3/AHO to R-4/PD/AHO in January 2023.

Realistic Capacity. ~~A reasonable development capacity for the site is 35 units per acre~~The Franciscan site has several characteristics that would facilitate redevelopment given that the site is in the heart of the City and on an arterial with public transit. The adjacent apartment properties, the Tradewinds and Kula Kai, are developed at 34.1 and 22.6 units per acre respectively. The site is large enough that massing could be set back from the one border adjoining single-family homes. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 104 additional units. Because the property owner has indicated they have no plans to pursue additional housing development at this time, a lower capacity of ~~813 additional~~ units (90% of General Plan capacity) is projected in the Sites Inventory.

Non-Vacant Status. The size of the Franciscan site provides the opportunity to retain some or all of the existing buildings, relocate existing tenants within the property if necessary, and include a buffer or lower buildings or additional setbacks on the border with single-family homes. The non-vacant status of the site does not constitute an impediment to additional residential development because: 1) it does not have to be discontinued for the additional development to occur; 2) unlike a commercial property, there aren't multi-year leases that need to expire or be purchased for additional development to occur; and 3) the rental housing market conditions on the Peninsula remain strong.

The City's inclusionary requirements will ensure that any new housing development includes affordable units restricted in perpetuity. The site is zoned with the AHO Combining District, which requires 15% extremely low-, very low-, and low-income units. In addition to the City's inclusionary requirements, if any units are removed and replaced, replacement units must comply with Government Code Section 66300(d) and proposed new Municipal Code Chapter 17.55 which requires that any units occupied by lower income households must be replaced with units restricted for lower income households.

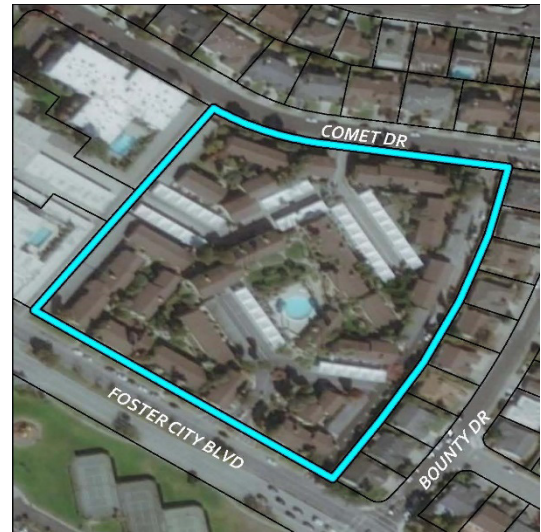
Although the current owner of the Franciscan has not indicated an interest in redeveloping the property in the next eight years, owner interest at ~~similar~~ properties with similar characteristics is an indication that creating additional units at the Franciscan would also be economically feasible. The Franciscan, at 59 years of age, is the oldest property in the Sites Inventory. The potential to increase density by 84% is higher than several of the other sites. The Land to Improvement ratio at 0.3 is also higher than several of the other sites, indicating that the value of the buildings relative to the value of the land is relatively low.

APPENDIX D: HOUSING RESOURCES AND SITES

Public Comments. Public comments on the Franciscan site in the Housing Sites Map Feedback were evenly split regarding including it as a housing site with eight “thumbs up” and eight “thumbs down”. Inclusion of the Franciscan site is consistent with general comments favoring sites near public transit, on four-lane arterials/evacuation routes, and including underutilized existing older apartment sites.



Franciscan Apartments



Franciscan Apartments Site

Sand Cove

Location and Size. This site borders Shell Boulevard, the Recreation Center tennis court parking area, and the Foster City Lagoon. The 8.77-acre site contains 168 apartment units at an existing density of 19.16 units per acre. It was built in 1970. The apartment buildings are two stories with parking provided primarily in carports. The site is one of the two RHNA 5 sites (with the Lagoons) with no borders adjoining other existing residential uses.

Zoning and Density. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning of the site was changed from R-3/PD/AHO to R-4/PD/AHO in January 2023.

Realistic Capacity. The carports are arranged along the Shell Boulevard frontage and the border with Leo Ryan Park to the north. The setback on Shell Boulevard is larger than across the street at Foster’s Landing and could provide additional buildable area compared to the current layout.

The Sand Cove site has several characteristics that would facilitate redevelopment. A realistic development capacity for the site is 35 units per acre given that the site is in the heart of the City and on an arterial with public transit. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 139 additional units. A more conservative realistic capacity of 90% of the General Plan capacity is included in the Sites Inventory, yielding 112 additional units.

Non-Vacant Status. The size of the Sand Cove site provides the opportunity to retain some or all of the existing buildings and relocate existing tenants within the property if necessary. The non-vacant status of the site does not constitute an impediment to additional residential development because: 1) it does not have to be discontinued for the additional development to occur; 2) unlike a commercial property,

there aren't multi-year leases that need to expire or be purchased for additional development to occur; and 3) the rental housing market conditions on the Peninsula remain strong.

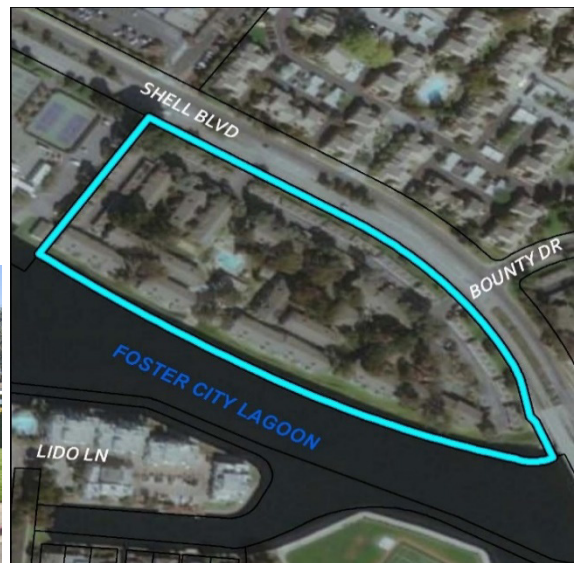
The City's inclusionary requirements will ensure that any new housing development includes affordable units restricted in perpetuity. The site is zoned with the AHO Combining District, which requires 15% extremely low-, very low-, and low-income units. In addition to the City's inclusionary requirements, if any units are removed and replaced, replacement units must comply with Government Code Section 66300(d) and proposed new Municipal Code Chapter 17.55 which requires that any units occupied by lower income households must be replaced with units restricted for lower income households.

Application Status. The owner of Sand Cove Apartments, Woodmont Companies, has submitted a letter dated March 24, 2022, indicating they are interested in working with the City to create a plan for additional units and have requested that their site be included in the Housing Element Sites Inventory ([see p. F-64](#)).

Public Comments. Public comments on the Sand Cove site in the Housing Sites Map Feedback were overwhelmingly in favor of including it as a housing site with 54 "thumbs up" and one "thumbs down". Other comments included that the waterfront provides an opportunity to provide some community use along it. Inclusion of the Sand Cove site is consistent with general comments favoring sites near public transit, on four-lane arterials/evacuation routes, including underutilized existing older apartment sites, and not adjacent to single-family development.



Sand Cove Apartments



Sand Cove Apartments Site

The Lagoons

Location and Size. The Lagoons was originally part of the Sand Cove development built in 1970 and has the same architectural style. The site borders Bounty Drive on the north, Shell Boulevard on the west, Boat Park on the east, and the Lagoon on the south. The site is one of the two RHNA 5 sites (with Sand Cove) with no borders adjoining existing residential uses. The 9.64-acre site contains 176 apartments for a density of 18.28 units per acre. The apartment buildings are two stories with parking provided primarily in carports.

APPENDIX D: HOUSING RESOURCES AND SITES

Zoning and Density. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning for the site was changed from R-3/PD/AHO to R-4/PD/AHO in January 2023.

Realistic Capacity. The carports are arranged along the Bounty Drive frontage and the border with Boat Park to the east. The setback on Bounty Drive is larger than across the street at Foster's Landing and could provide additional buildable area compared to the current layout.

~~The Lagoons site has several characteristics that would facilitate redevelopment. A realistic development capacity for the site is 35 units per acre~~ given that the site is in the heart of the City between two arterials with public transit. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 176 additional units. A more conservative realistic capacity of 90% of the General Plan capacity is included in the Sites Inventory, yielding 128 additional units.

~~Because the property owner has indicated they have no plans to pursue additional housing development at this time, a lower capacity of 121 units is projected in the Sites Inventory.~~

Non-Vacant Status. The size of the Lagoons site provides the opportunity to retain some or all of the existing buildings and relocate existing tenants within the property if necessary. The non-vacant status of the site does not constitute an impediment to additional residential development because: 1) it does not have to be discontinued for the additional development to occur; 2) unlike a commercial property, there aren't multi-year leases that need to expire or be purchased for additional development to occur; and 3) the rental housing market conditions on the Peninsula remain strong.

The City's inclusionary requirements will ensure that any new housing development includes affordable units restricted in perpetuity. The site is zoned with the AHO Combining District, which requires 15% extremely low-, very low-, and low-income units. In addition to the City's inclusionary requirements, if any units are removed and replaced, replacement units must comply with Government Code Section 66300(d) and proposed new Municipal Code Chapter 17.55 which requires that any units occupied by lower income households must be replaced with units restricted for lower income households.

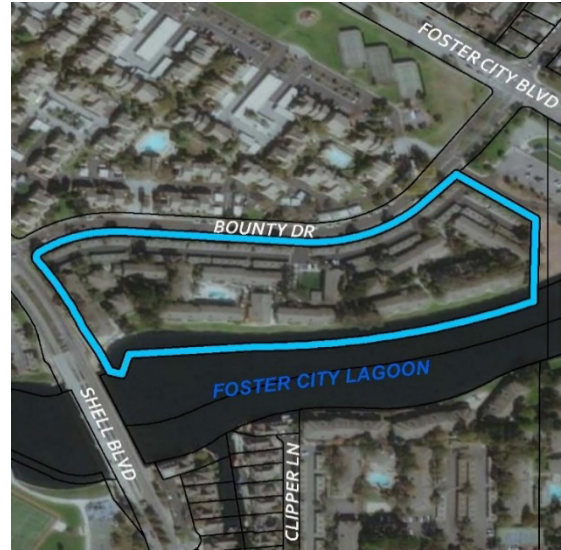
Although the owner of the Lagoons has not indicated an interest in redeveloping the site, owner interest at similar properties is an indication that creating additional units at the Lagoons would also be economically feasible. The Lagoons and Sand Cove were originally one development and have identical building types and other features. The Lagoons has no neighbors other than the Lagoon, streets, and Boat Park, which would facilitate redevelopment without impacting adjacent properties. The potential to increase density by 92% is higher than several of the other sites. The Land to Improvement ratio at 0.67 is also higher than several of the other sites, indicating that the value of the buildings relative to the value of the land is relatively low.

Application Status. ~~Although t~~The owner of the Lagoons ~~has~~ indicated they are not interested in redeveloping the site at this time, they submitted building permit applications in August 2023 for two ADUs to be converted from former laundry rooms.

Public Comments. Public comments on the Lagoons site in the Housing Sites Map Feedback were overwhelmingly in favor of including it as a housing site with 17 “thumbs up” and two “thumbs down”. Inclusion of the Lagoons site is consistent with general comments favoring sites near public transit, on four-lane arterials/evacuation routes, including underutilized existing older apartment sites, and not adjacent to single-family development.



The Lagoons Apartments



The Lagoons Apartments Site

Shadow Cove

Location and Size. The site borders Foster City Boulevard on the west, Foster City Lagoon on the north, single family development on the east, and Marlin Avenue on the south. The 7.9-acre site contains 164 apartments for a density of 20.76 units per acre. Shadow Cove was built in 1970. The apartment buildings are two stories with parking provided primarily in carports.

Zoning and Density. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning for the site is R-4/PD/AHO. A zoning map amendment was adopted in January 2023 to add the By-Right Overlay for development proposals with 20% lower income pursuant to State Law requirements for reuse of RHNA 5 sites that are not rezoned for higher density.

Realistic Capacity. The carports are arranged along the Foster City Boulevard and Marlin Avenue frontages with a long wall screening views of the site. There is also a large lawn area in the center of the site that may provide opportunities for new units.

The Shadow Cove site has several characteristics that would facilitate redevelopment. A realistic development capacity for the site is 35 units per acre given that the site is in the heart of the City and on an arterial with public transit. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 113 additional units. A more conservative realistic capacity of 90% of the General Plan capacity is included in the Sites Inventory, yielding 85 additional units.

Non-Vacant Status. The size of the Shadow Cove site provides the opportunity to retain some or all of the existing buildings and relocate existing tenants within the property if necessary. The non-vacant status of the site does not constitute an impediment to additional residential development because: 1) it

APPENDIX D: HOUSING RESOURCES AND SITES

does not have to be discontinued for the additional development to occur; 2) unlike a commercial property, there aren't multi-year leases that need to expire or be purchased for additional development to occur; and 3) the rental housing market conditions on the Peninsula remain strong.

The City's inclusionary requirements will ensure that any new housing development includes affordable units restricted in perpetuity. The site is zoned with the AHO Combining District, which requires 15% extremely low-, very low-, and low-income units. In addition to the City's inclusionary requirements, if any units are removed and replaced, replacement units must comply with Government Code Section 66300(d) and proposed new Municipal Code Chapter 17.55 which requires that any units occupied by lower income households must be replaced with units restricted for lower income households.

Application Status. The owner of Shadow Cove Apartments, Woodmont Companies, has submitted a letter dated March 24, 2022 indicating they are interested in working with the City to create a plan for additional units and have requested that their site be included in the Housing Element Sites Inventory ([see p. F-64](#)).

Public Comments. Public comments on the Shadow Cove site in the Housing Sites Map Feedback were overwhelmingly in favor of including it as a housing site with 30 "thumbs up" and four "thumbs down". Inclusion of the Shadow Cove site is consistent with general comments favoring sites near public transit, on four-lane arterials/evacuation routes, and including underutilized existing older apartment sites.



Shadow Cove Apartments



Shadow Cove Apartments Site

Rezoning Program for Reuse of RHNA 5 Sites

Per the requirements for reusing sites, these RHNA 5 "carry over" sites would need to be either: 1) rezoned to allow residential use "by right" at specified densities for development proposals that include at least 20% of units affordable to lower-income, or 2) to rezone them to a higher density.

Several zoning actions were adopted in January 2023 in conformance with the requirements for "carry over" sites. As identified in Table 5Z, three (3) of the sites were zoned R-3, Medium Density Multiple-Family Residence or R-3/PD, Medium Density Multiple-Family Residence/Planned Development and two (2) of the sites were zoned R-4/PD, High Density Multiple-Family Residence. Prior to January 2023, the

R-3 zoning allowed a maximum density of 19.89 units per acre. Following the addition of minimum densities into the General Plan providing a range of 20-35 units per acre for the Apartment Residential designation, the R-3 zoning became technically inconsistent with the General Plan because it allowed only 19.89 units per acre instead of 20 units per acre.

Table 75: Capacity of Sites Reused from Previous RHNA5 Housing Element

Site Name	APN	Address	Acres	Previous Zoning	Zoning Adopted January 2023	Affordability Category	Additional Capacity
Harbor Cove	094-470-420	900 E. Hillsdale Blvd	15.1	R-3	R-4/PD	Lower	91
Beach Cove	094-320-040, 094-330-010	699-703 Catamaran St	18.7	R-4/PD/AHO	R-4/PD/AHO with by-right for redevelopment with 20% lower income	Lower	239 173
Franciscan	094-091-020	888 Foster City Blvd	6.4	R-3/AHO	R-4/PD/AHO	Lower	83 81
Sand Cove	094-470-160	777 Shell Blvd	8.77	R-3/PD/AHO	R-4/PD/AHO	Lower	139 112
Lagoons	094-472-010	611 Bounty Dr	9.64	R-3/PD/AHO	R-4/PD/AHO	Lower	121 128
Shadow Cove	094-312-420	1055 Foster City Blvd	7.9	R-4/PD/AHO	R-4/PD/AHO with by-right for redevelopment with 20% lower income	Lower	113 85
Total							786 670

Source: Foster City Community Development Department.

Pursuant to the HAA and recent court cases, the General Plan density prevails with respect to any zoning regulation that may describe a lower density. The Rezoning Program also included amending the R-3 and R-4 zoning regulations to more clearly reflect the minimum and maximum densities described in the General Plan.

Housing Program H-D-1-b includes zoning actions to facilitate housing on the sites in the Sites Inventory, including these actions that relate to the RHNA 5 sites, all of which were adopted in January 2023:

- **Rezone R-3 RHNA 5 sites to R-4.** These sites include Harbor Cove, Franciscan, Sand Cove, and The Lagoons.
- **Rezone R-4 RHNA 5 sites to allow by right development for projects with 20% or more lower-income units.** These sites include Beach Cove and Shadow Cove.
- **Amend R-3 (Chapter 17.18) and R-4 (Chapter 17.20) for consistency with General Plan minimum and maximum densities.**

Amending the R-3 zoning to be consistent with the General Plan minimum density provides the City with the ability to designate some properties for lower building heights than the R-4 District. Rezoning the carryover R-3 sites in the Sites Inventory to R-4 is appropriate given the locations of these properties near the center of the City with access to arterials, transit, shopping, parks and other amenities. The relatively large size of the sites provides opportunities to add new units with minimal impacts to the surrounding neighborhood. These sites have been previously analyzed in the 2015-2021 Housing Element and deemed to be suitable for additional units due to their size, location, and surroundings.

Amending the R-4 zoning to provide a range of 20 to 35 units per acre did not increase the maximum density but establishes a minimum density for any redevelopment of these sites.

4.3 PIPELINE PROJECTS

Units permitted or under construction but not yet completed as of June 30, 2022, will count toward the 2023-2031 RHNA. The only residential units permitted or under construction as of June 30, 2022 are in the Pilgrim Triton Phase C (Laguna Vista) development, Workforce Apartments, and four ADUs, as shown in Table 68. Of the 70 Laguna Vista condominiums, 22 were granted occupancy as of June 30, 2022, leaving 48 units under construction, all of which are above-moderate income. In addition, the 22-unit Workforce Apartments were not completed as of June 30, 2022 and will therefore count toward the 2023-2031 RHNA. In addition, there are four ADUs under construction, for a total of 74 Pipeline Units.

Table 68: Pipeline Projects

Site Name	APN	Address	Zoning	Affordability Category	Capacity	Units Completed as of 8-11-23
Laguna Vista	094-013-020	Pilgrim Drive	CM/PD	Above Moderate	48	26
Workforce Apts	094-013-020	501 Pilgrim Drive	CM/PD	Very Low, Low, Moderate	22	22
ADUs	Various	Various	R-1	Very Low, Low, Moderate, Above Moderate	4	4
Total					74	52

Source: Foster City Community Development Department.

The affordability of the 22 Workforce Apartments units has been established in the Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants and subsequent redesignation of moderate-income units to very low- and low-income units by Resolution No. 2022-22 and Resolution No. 2022-42, resulting in a total of 5 very low-income units, 12 low-income units, and 5 moderate income units.

Affordability of ADUs is projected based on surveys of existing ADUs as reported in "Draft Affordability of Accessory Dwelling Units," prepared by ABAG Housing Technical Assistance Team with Funding from REAP, dated September 8, 2021. Based on a comprehensive statewide survey of ADUs by the Center for Community Innovation at the University of California at Berkeley (UC Berkeley), the ABAG recommendation is 30% very low-income, 30% low-income, 30% moderate-income, and 10% above-

moderate income. To be conservative, for the four ADUs under construction as of June 30, 2022, they were assumed to be 25% very low-income, 25% low-income, 25% moderate-income, and 25% above-moderate income.

4.4 PROPOSED PROJECTS

Proposed projects are those that have submitted an application but have not yet been approved. Affordability must be based on the projected sales prices, rent levels, or other mechanisms establishing affordability. There are several proposed project applications in this category as listed in Table 79.

Table 79: Proposed Projects

Site Name	APN	Address	Acres	Existing Uses	General Plan Designation	Current Zoning	Affordability Category	Capacity
Lantern Cove	097-160-110	244 Rock Harbor Lane	16.8	232 apartment units	Apartment Residential	R-3/PD/AHO	Extremely low, very low, low, above moderate	356
Schooner Bay	097-150-050, -110, -120, 097-140-070, -080	South end of Edgewater Blvd	24.8	312 apartment units	Apartment Residential	R-3/PD/AHO	Extremely low, very low, low, above moderate	646
Eaves Apts ADUs	094-141-010	700 Marlin Ave	11.0	288 apartment units	Apartment Residential	R-3 R-4/PD ^a	Very low, low, moderate, above moderate	22
Total								1,024

^a *Eaves zoning was amended from R-3 to R-4/PD by Ordinance 664, adopted June 5, 2023.*

Source: Foster City Community Development Department.

Lantern Cove

Location and Size. Lantern Cove is located on the southern boundary of the City with access from Port Royal Avenue between Biscayne Avenue and Boothbay Avenue. The 16.8-acre site currently includes 232 apartments in two-story buildings built in 1985. The existing site density is 13.8 units per acre.

Application Status. A preliminary application was submitted by Equity Residential in 2020 for 356 additional units at Lantern Cove. An application for Use Permit was submitted April 25, 2022.

The ~~applicant waited for the City to complete and certify the application will move forward when the City's EIR for the 2023-2031 Housing Element is completed so that the environmental review of their application can~~ tier off of the City's EIR. ~~Equity Residential has indicated they intend to begin construction in 2023. Upon certification of the EIR (May 22, 2023), City staff met with the applicant on June 7, 2023 to discuss next steps for the application. A letter advising the applicant of incomplete items~~

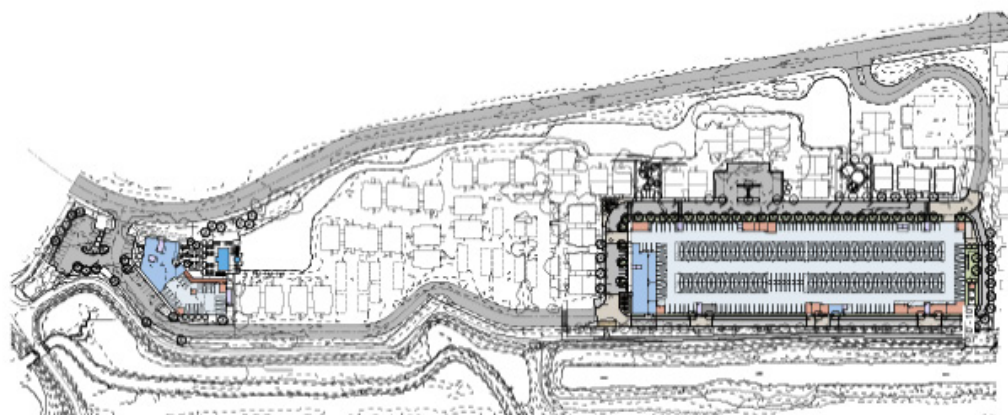
was issued on June 14, 2023. City staff has initiated the process to engage a consultant to prepare the environmental document for the proposed project. The status of the project is summarized in Table 10.

Table 10: Lantern Cove Summary

Application Status	Acres	New Unit Capacity	Units Proposed	Approvals Required	Approval Authority	Next Steps
<u>Use Permit Application Submitted; Incomplete</u>	<u>16.8</u>	<u>356</u>	<u>356</u>	<u>Environmental review</u> <u>Use Permit</u>	<u>Planning Commission</u>	<u>Preparation of environmental document</u> <u>Use Permit</u>
				<u>Building Permit</u>	<u>Ministerial</u>	<u>Building Permit</u>

Source: Foster City Community Development Department.

The conceptual site plan below is taken from the applicant's submittal package of May 2022.



Lantern Cove Proposal Site Plan

Remaining Steps. The following steps are necessary to process the application:

- Step 1A. Environmental Review. The review will tier off of the City's certified EIR for the Housing Element, reducing the burden of a full EIR. Depending on the technical studies, the application will require either an addendum or supplemental EIR to be approved by the Planning Commission. The City has begun the process to engage a consultant for completion of the environmental document.
- Step 1B. Specific Development Plan/Use Permit. The project is in a planned development district and thus requires the approval of a use permit by the Planning Commission. (Lantern Cove does not require a General Development Plan Amendment because at the time they submitted their application, the zoning was not consistent with the General Plan.) The application has been submitted. The Specific Development Plan/Use Permit requires approval by the Planning Commission. This review can occur concurrently with environmental review in Step 1A.
- Step 2. Building Permit Review. The applicant has indicated (per email dated 8/14/23-See Appendix F, p. F222) they intend to move forward with the building permit review as soon as the entitlements are obtained, with a goal to begin construction in 2024.

Successful Actions to Remove Constraints.

- Governmental Constraints. Several steps have been taken to reduce known barriers, including:
 - Environmental Review Process. Environmental review can be a deterring factor for new developments by lengthening the timeline and raising costs. On May 22, 2023, the City Council adopted Resolution 2023-48 certifying the program EIR for the Housing Element (see Appendix H) that can be used in subsequent project-specific environmental review, reducing the applicant's time and expense. The applicant can now tier off of the City's certified EIR and only needs to prepare an addendum or supplemental EIR.
 - Density Regulations. On January 17, 2023, the City Council adopted Ordinance 657 to amend the R-3 zoning regulations to align with the 35 units per acre density allowed by the General Plan (see Appendix H). This eliminates the need for the applicant to apply for a zoning amendment.
 - Objective Standards for Inclusionary Units. In 2022, the City has adopted Ordinance 644, creating new Chapters 17.90 Below Market Rate Inclusionary Housing Program and 17.92 Affordable Housing Overlay Combining District that establish objective standards for below market rate housing, clarifying the City's requirements for affordable housing (see Appendix H).
 - Impact Fees. Impact fees also add to the cost of housing. The City has adopted a 75% reduction in development impact fees for very low- and low-income units, provided that at least 20% of the units in the project are designated as affordable per Resolution No. 2022-75 (see Appendix H).
- Non-Governmental Constraints.
 - Cost of Land. Typically, the cost of land is known to be a significant constraint. However, in this case, Equity Residential has owned the property since the early 90s- (see Appendix C).
 - Economic Conditions. Construction costs, availability of financing, and availability of labor can create constraints (see Appendix C). The applicant has indicated that they use their cash flow to finance construction and so are not subject to availability of financing.
 - Displacement of Existing Households. The applicant is proposing to remove 64 existing dwelling units and add 420 new dwelling units, resulting in a net total addition of 588356 dwelling units. This will result in displacement of existing -residents. However, the applicant has indicated that the apartment complex has an average annual turnover of 38% and will be able to accommodate all the displaced households in the same apartment complex. In addition, the Housing Element includes programs for tTenant protections were included in H-C-3-a Anti-Displacement Plan for Redevelopment of Existing Multi-family Developments, H-C-3-b Anti-Displacement Strategy, and H-C-3-d Facilitate Tenant Protection Act of 2019. A new Chapter 17.55 Replacement Units was added to the Municipal Code by Ordinance 657 in January 2023 to implement these programs (see Appendix H).

Non-Vacant Status. The application includes removal of 64 units in the southeast corner of the site and constructing a new building with 420 units for a net new 356 units. The proposal to replace several buildings at the southeast corner of the site with a single larger building is an illustration of why a larger site facilitates partial redevelopment and does not constitute an impediment. The larger site provides the flexibility to place a larger building in a portion of the site where it can be buffered from the adjoining uses. Redeveloping only a portion of the site also provides flexibility to relocate tenants into vacant units on the property. In a communication from the applicant dated April 17, 2023 (see Appendix F, p. F-208-2011) they indicate that the annual average turnover rate at Lantern Cove and Schooner Bay with a

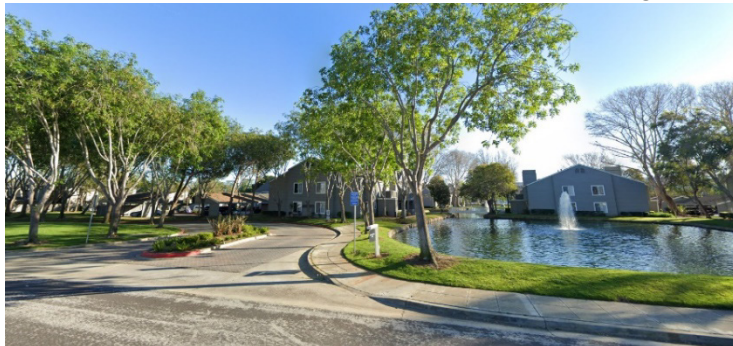
APPENDIX D: HOUSING RESOURCES AND SITES

combined total of 544 units is 37 percent, which provides ample opportunity for any existing residents of the apartments targeted for densification to relocate. Tenants will be provided options to: 1) relocate within the Lantern Cove or Schooner Bay apartment communities, 2) relocate to another Equity Residential apartment community, or 3) select a cash option. In addition, an anti-displacement plan will be required pursuant to Program H-C-3-a.

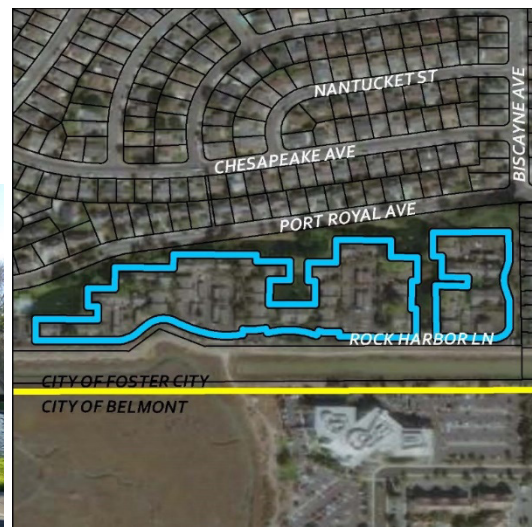
Zoning and Density. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning of the Lantern Cove site, R-3/PD/AHO, includes the Affordable Housing Overlay (AHO) Combining District, which requires 4% extremely low-income, 4% very low-income, and 7% low-income units for the net new units in development. The below market rate units required by the AHO include 14 extremely low-income, 14 very low-income, and 26 low-income units.

In addition, the 64 replacement units replacing units removed would either need to include lower (very low- and low-income) units at the same ratio as the existing tenants or replacement units would be required to match the citywide average of lower-income renter households per Program H-C-2-c. If the incomes of the current tenants are not known and the most current data (2015-2019) from the U.S. Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) is used, the replacement units would include 18.5% or 12 very low-income units and 11.3% or 7 low-income units. Replacement units cannot also be counted as inclusionary units required by the AHO.

Public Comments. Public comments on the Lantern Cove site in the Housing Sites Map Feedback were generally in favor of including it as a housing site with 53 “thumbs up” and 32 “thumbs down”. Concerns expressed by neighbors



Lantern Cove Apartments



Lantern Cove Apartments Site

include a potential increase in traffic on local streets and the location not on a major arterial street. Other comments included that its location near the bike connection to Belmont provides convenient bicycle access to Caltrain. Inclusion of the Lantern Cove site is consistent with general comments favoring inclusion of underutilized existing older apartment sites.

Schooner Bay **I and II**

Location and Size. Schooner Bay is located in the southeast corner of the City at the end of Edgewater Boulevard. The 24.8-acre property includes 312 apartment units built in 1983-1985. The existing density is 12.58 units per acre. Schooner Bay consists of two properties: Schooner Bay I located south of

Edgewater Boulevard, containing 168 units on 12.46 acres and Schooner Bay II located north of Edgewater Boulevard, containing 144 units on 11.55 acres.

Application Status. Equity Residential submitted a preliminary application in April 2022 for 646 additional units at Schooner Bay Apartments.

The applicant has indicated they intend to move forward with their application ~~when now that~~ the City's EIR for the 20~~23~~²⁶-2031 Housing Element is completed so that the environmental review of their application can tier off of the City's EIR. Equity Residential has indicated they intend to begin construction in 202~~6~~⁵, 24 months after beginning construction at Lantern Cove (see email dated 8/6/23 in Appendix F, p. F-222). The applicant indicated that the construction would be phased to follow construction at Lantern Cove in order to not put too many new apartments on the market all at once, to provide more options for tenant relocation, and to make management of the projects easier. The status of the project is summarized in Table 11.

Table 11: Schooner Bay Summary

<u>Application Status</u>	<u>Acres</u>	<u>New Unit Capacity</u>	<u>Units Proposed</u>	<u>Approvals Required</u>	<u>Approval Authority</u>	<u>Next Steps</u>
<u>Preliminary Review Completed</u>	<u>24.8</u>	<u>556</u>	<u>646 (with Density Bonus units)</u>	<u>Environmental review</u> <u>General Development Plan Amendment</u> <u>Use Permit</u> <u>Building Permit</u>	<u>Planning Commission / City Council</u> <u>Ministerial</u>	<u>Preparation of environmental document</u> <u>General Development Plan Amendment</u> <u>Use Permit</u> <u>Building Permit</u>

Source: Foster City Community Development Department.

The conceptual site plans below are taken from the applicant's preliminary review package of April 2022.

Remaining Steps. The following steps are necessary to process the application:

- Step 1A. Environmental Review. The review will tier off of the City's certified EIR for the Housing Element, reducing the burden of a full EIR. Depending on the technical studies, the application will require either an addendum or supplemental EIR.
- Step 1B. General Development Plan Amendment. The project is in a planned development district and thus requires the approval of a General Development Plan Amendment by the City Council.
- Step 1C. Specific Development Plan/Use Permit. The project is in a planned development district and thus requires the approval of a use permit by the Planning Commission. This can be processed concurrently with the General Development Plan Amendment and Environmental Review.
- Step 2. Building Permit. The applicant has intended they intend to move forward with the building permit review to enable a start of construction for Schooner Bay I in 2026, 24 months after the start of construction for Lantern Cove, followed by Schooner Bay II in 2028, 24 months after the start of construction for Schooner Bay I (see email dated 8/6/23 in Appendix F, p. F-222).



Schooner Bay I Site Plan

Schooner Bay II Site Plan

Successful Actions to Remove Constraints.

- Governmental Constraints. Several steps have been taken to reduce known barriers, including:
 - Environmental Review Process. Certification of an EIR for the Housing Element that can be used in subsequent project-specific environmental review to reduce the applicant's time and expense. The applicant can now tier off of the City's certified EIR and only needs to prepare an addendum or supplemental EIR.
 - Density Regulations. In January 2023 ~~t~~The City has amended the adopted Ordinance 57 to amend the R-3 zoning regulations to align with the 35 units per acre density allowed by the General Plan. This eliminates the need for the applicant to apply for a zoning amendment.
 - Objective Standards for Inclusionary Units. In 2022 ~~t~~The City has adopted Ordinance 644, creating Chapters 17.90 Below Market Rate Inclusionary Housing Program and 17.92 Affordable Housing Overlay Combining District that establish objective standards for below market rate housing, clarifying the City's requirements for affordable housing.
 - Objective Design and Development Standards. The City is also in the process of developing objective design and development standards. These will apply to Schooner Bay if the standards are adopted prior to submittal of applications for Schooner Bay.
 - Impact Fees. Impact fees also add to the cost of housing. The City has adopted a 75% reduction in development impact fees for very low- and low-income units, provided that at least 20% of the units in the project are designated as affordable per Resolution No. 2022-75.

■ Non-Governmental Constraints.

- Cost of Land. Typically, the cost of land is known to be a significant constraint. However, in this case, Equity Residential has owned the property since the early 1990s.
- Economic conditions. Construction costs, availability of financing, and availability of labor can create constraints (see Appendix C). The applicant has indicated that they use their cash flow to finance construction and so are not subject to availability of financing.
- Displacement of existing households. The applicant is proposing to remove 64 existing dwelling units and add 420 new dwelling units, resulting in a net addition of 356 dwelling units. This will result in displacement of existing residents. However, the applicant has indicated that the apartment complex has an average annual turnover of 38% and will be able to accommodate all the displaced households in the same apartment complex. In addition, the Housing Element includes programs for tenant protections in H-C-3-a Anti-Displacement Plan for Redevelopment of Existing Multi-family Developments, H-C-3-b Anti-Displacement Strategy, and H-C-3-d Facilitate Tenant Protection Act of 2019. A new Chapter 17.55 Replacement Units was added to the Municipal Code by Ordinance 657 in January 2023 to implement these programs (see Appendix H).

Non-Vacant Status. The application~~s~~ includes removal of 112 units and construction of 758 new units for a total of 646 net new units. The new units would be developed in two phases, starting with Schooner Bay I. The proposed plans include replacement of several buildings at the southeast corner of each site with a single larger building. This is an example of why a larger site facilitates partial redevelopment and does not constitute an impediment. The larger site provides the flexibility to place a larger building in a portion of the site where it can be buffered from the adjoining uses. Redeveloping only a portion of the site also provides flexibility to relocate tenants into vacant units on the property.

In a communication from the applicant dated April 17, 2023 (see Appendix F, p. F-208-211) they indicate that the annual average turnover rate at Lantern Cove and Schooner Bay with a combined total of 544 units is 37 percent, which provides ample opportunity for any existing residents of the apartments targeted for densification to relocate. Tenants will be provided options to: 1) relocate within the Lantern Cove or Schooner Bay apartment communities, 2) relocate to another Equity Residential apartment community, or 3) select a cash option. In addition, an anti-displacement plan will be required pursuant to Program H-C-3-a.

Zoning and Density. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. At 35 units per acre, the general plan density would allow 868 total units, or 556 net new units. The two preliminary applications included the use of density bonus to achieve the proposed 646 net new units, with affordable housing to achieve 90 density bonus units. The proposed density for Schooner Bay I is 41.7 units per acre. The proposed density for Schooner Bay II is 37.8 units per acre. The zoning of the Schooner Bay site, R-3/PD/AHO, includes the AHO Combining District, which requires 4% extremely low-income, 4% very low-income and 7% low-income units for the net new units in development. The below-market rate units required by the AHO include 26 extremely low-income, 26 very low-income, and 45 low-income units.

In addition, the 112 replacement units replacing units removed would either need to include lower (very low- and low-income) units at the same ratio as the existing tenants or replacement units would be

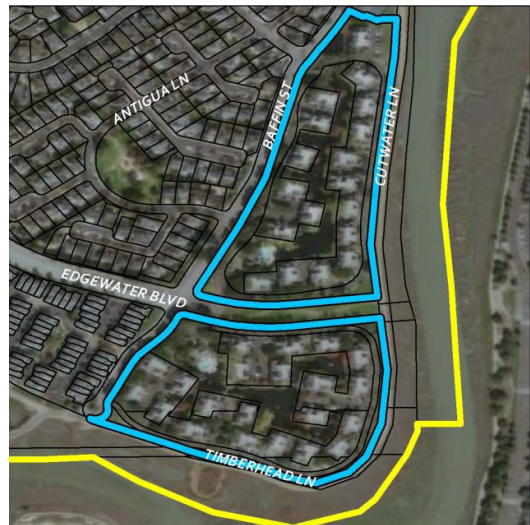
APPENDIX D: HOUSING RESOURCES AND SITES

required to match the citywide average of lower-income renter households. If the incomes of the current tenants are not known and the most current data (2015-2019) from the U.S. Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) is used, the replacement units would include 18.5% or 21 very low-income units and 11.3% or 13 low-income units. Replacement units cannot also be counted as inclusionary units required by the AHO.

Public Comments. Public comments on the Schooner Bay site in the Housing Sites Map Feedback were generally in favor of including it as a housing site with 78 “thumbs up” and 44 “thumbs down”. Concerns expressed by neighbors including a potential increase in traffic on local. Other comments included that the City should explore the potential connection of Edgewater Boulevard across Belmont Slough to Redwood Shores. Inclusion of the Schooner Bay site is consistent with general comments favoring including underutilized existing older apartment sites.



Schooner Bay Apartments



Schooner Bay Apartments Site

Eaves Apartments Multi-Family ADUs

Location and Size. The Eaves is located at the southeast corner of Foster City Boulevard and Marlin Avenue. The Eaves Apartments includes 288 units on 11 acres built in 1970.

Zoning and Density. The site ~~is was~~ zoned R-3, but ~~proposed to be was~~ rezoned in June 2023 to R-4/PD upon adoption of the Housing Element. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. State law and Chapter 17.78 of the Foster City Municipal Code allow multi-family ADUs up to 25% of the existing number of dwelling units. For The Eaves, this would allow a maximum of 72 ADUs. Multi-family ADUs are limited to 850 square feet for a studio or one-bedroom unit and 1,000 square feet for an ADU with two or more bedrooms. Up to two detached ADUs are permitted on a multi-family property and have the same size limits.

Application Status. Preliminary plans were submitted in March 2022 for 22 multi-family ADUs at The Eaves Apartments. The ADUs would be created from existing tuck-under parking spaces, an existing second floor lounge, and also include two of the ADUs in ~~a~~-freestanding structure(s). The non-freestanding ADUs would be studio apartments of about 500 square feet each. In June 2023, applications were submitted for two prefabricated freestanding ADUs of 743 square feet each. The two freestanding ADUs will occupy an existing lawn area in the center of the site and will not displace any existing units. The owner has indicated they are working on plans for the remaining 20 ADUs.

Affordability of ADUs is projected based on surveys of existing ADUs as reported in “Draft Affordability of Accessory Dwelling Units,” prepared by ABAG Housing Technical Assistance Team with Funding from REAP, dated September 3, 2021. Based on a comprehensive statewide survey of ADUs by the Center for Community Innovation at the University of California at Berkeley (UC Berkeley), the ABAG recommendation is 30% very low-income, 30% low-income, 30% moderate-income, and 10% above-moderate income.

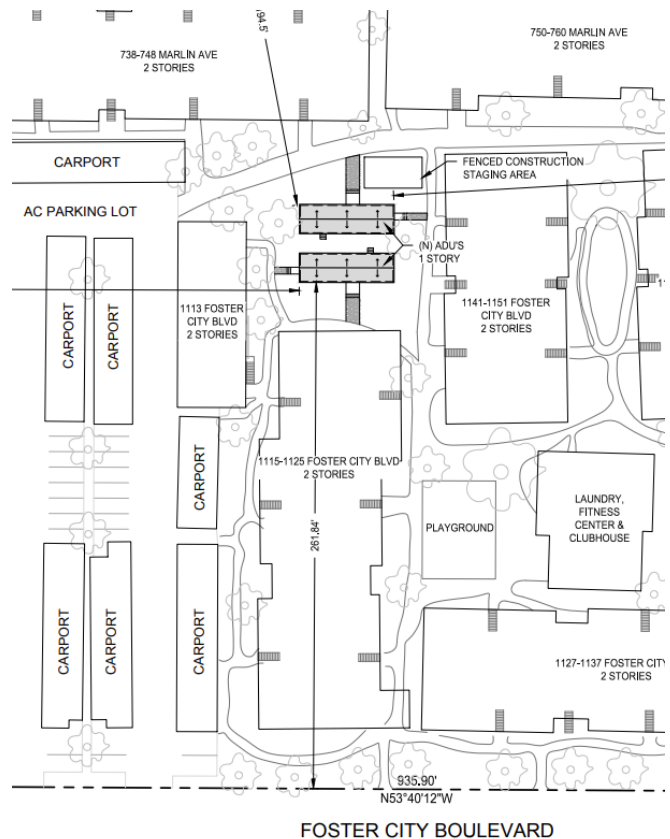
Remaining Steps. The following steps are necessary to process the application:

- Building Permit Review. The building permit review is a ministerial action that will be reviewed against the city’s objective standards and building codes.

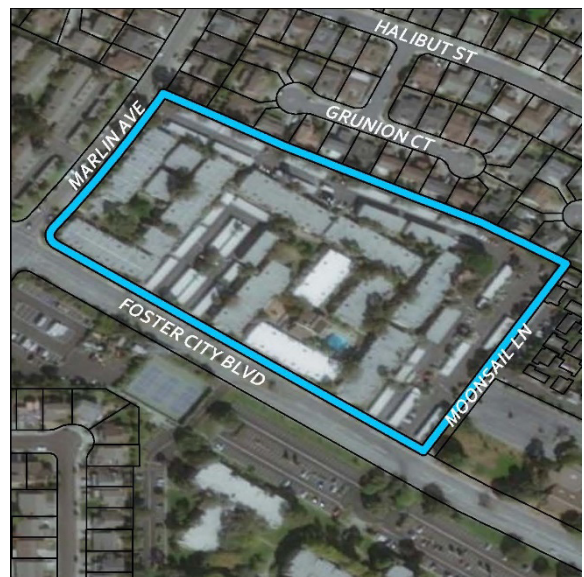
Successful Actions to Remove Constraints.

- Governmental Constraints. Several steps have been taken to reduce known barriers, including:
 - Building Permit Review Time. Recent state laws have specified short turnaround times for plan checking of applications.
 - Non-Governmental Constraints. There are no known barriers to the addition of ADUs to the Eaves Apartments.

Public Comments. Public comments on the Eaves site in the Housing Sites Map Feedback were overwhelmingly in favor of including it as a housing site with 34 “thumbs up” and 6 “thumbs down”. Inclusion of the Eaves site is consistent with general comments favoring sites on public transit routes, on four-lane arterials/evacuation routes, and including underutilized existing older apartment sites. Note that potential redevelopment of the Eaves site in addition to the preliminary proposal for ADUs is discussed separately below in the section on Non-Vacant Residentially Zoned Sites.



Site Plan for Eaves Freestanding ADUs



Eaves Apartments Site



The Eaves Apartments

Summary for Proposed Projects

The analysis above indicates that the proposed projects are likely to move forward to be constructed within the 2023-2031 planning period. The sites do not face any known barriers that would preclude development from moving forward. Furthermore, the City has taken many actions including zoning text and map amendments, environmental review, preliminary project review, others that will facilitate the developments. Each site has several favorable indicators for additional development, as shown in Table 4.

4.5 ACCESSORY DWELLING UNITS

In addition to pipeline projects, HCD guidance stipulates that a projection of Accessory Dwelling Units (ADUs) expected to be built within the eight-year planning period can also be counted as part of the inventory. The units projected in this section include ADUs and Junior ADUs (JADUs) at single family houses (not multi-family ADUs). The City has had a few ADUs permitted and constructed at single family houses in recent years, particularly since 2018 State legislation was enacted to facilitate the construction of ADUs. Figure 1 shows the City's issuance of ADU building permits since 2015. The City issued two ADU permits in 2019 and 2020, three permits in 2021, and four permits in 2022. This is an average of 2.75 permits per year over the past four years.

The significant growth in ADUs, including four permits issued in 2022, indicates that the City can reasonably expect increased ADU production at the 2021 rate of three per year through the duration of the planning period, especially since the COVID-19 pandemic disrupted permitting and construction during much of 2020. At a rate of 3 ADUs/year, a total of 24 ADUs would be constructed in Foster City during the eight-year planning period this cycle. This number is conservative given additional changes in State law, the City's efforts to further facilitate ADU construction, actual ADU production over the last two years, and new programs to promote the production of ADUs. The City currently promotes ADUs by:

- A dedicated webpage on ADUs.
- Allowing on-line permit submittal.

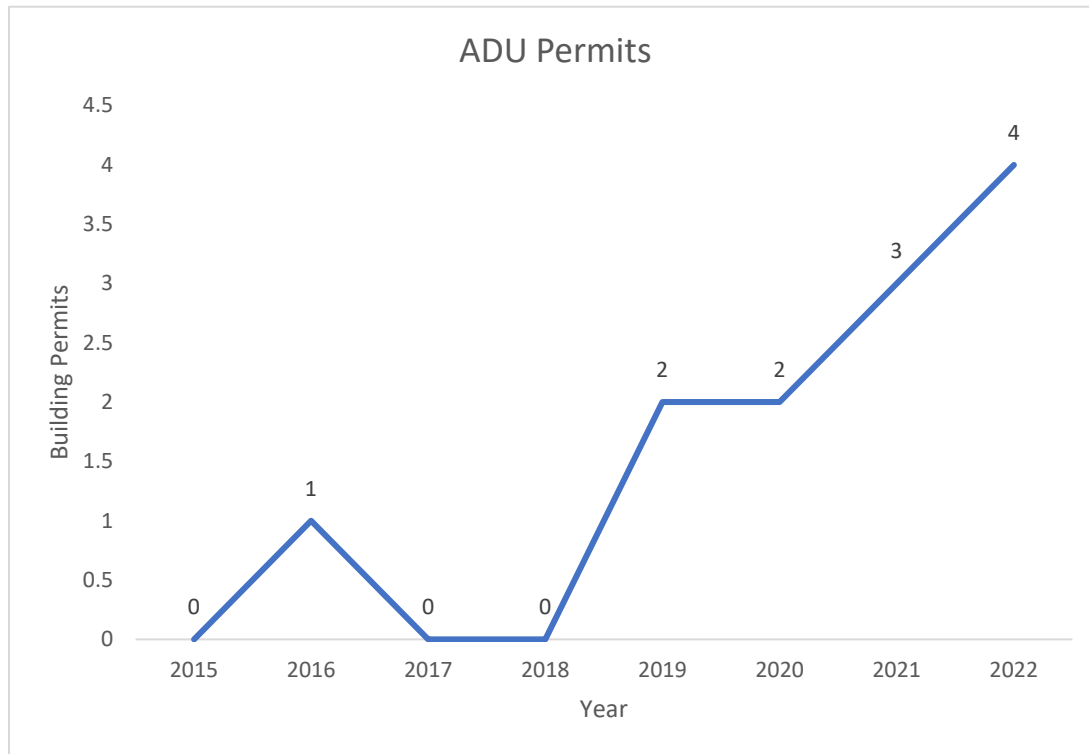


Figure 1: Foster City ADU Permit Trends

Note: 2022 number is for January through March.

Source: City of Foster City and Urban Planning Partners, 2022.

- Special provision for unpermitted ADUs built before January 1, 2020 that a homeowner can request to the City's Chief Building Official to delay enforcing any building standards if the Building Official determines that the unpermitted ADU meets health and safety standards. (this provision shall sunset on January 1, 2025.)

The city has adopted amendments to the municipal code regarding ADUs and JADUs to conform to State law. These amendments were recommended by the Planning Commission in Resolution P-11-23 on August 17, 2023 and adopted by the City Council in October 2023 (see Appendix H). These amendments will clarify the options for multiple ADUs on one single-family property, including the option to have up to four units, including the main dwelling unit plus a JADU up to 500 square feet, a conversion ADU, and a newly constructed ADU up to 800 square feet. In addition, several new programs are included in the Housing Element to encourage the production of ADUs, including:

- H-D-4-b **ADU Financial Incentive Program.** Provide or partner with another organization to provide a financial incentive program for homeowners to construct an ADU/JADU that is restricted for lower-income households for 10-15 years, with an additional incentive amount for units subject to a preference for identified categories of special needs people who would benefit from coordinated on-site services, including but not limited to people with developmental disabilities.
- Responsible Agency: Community Development Department

APPENDIX D: HOUSING RESOURCES AND SITES

Timeframe: Implement program by December 2024
Quantifiable Objectives: 10 restricted ADU units by 2031 (included in 24 in H-D-4-a)
Performance Metric(s): Number of restricted units produced; amount of incentives offered
Funding Source: Affordable Housing Fund

H-D-4-c **Preapproved ADU Designs and Expedited Review.** Adopt preapproved ADU/JADU designs/plans to streamline the review process, facilitate reduced applicant cost and expedited review for ADUs/JADUs. Work with homeowners' associations to incorporate their input on preapproved designs that are appropriate for their development and encourage them to adopt prototypical designs for ADUs/JADUs. Ensure preapproved designs/plans provide choices and diversity in size to accommodate a variety of household sizes and types.

Responsible Agency: Community Development Department
Timeframe: Implement program by December 2024
Performance Metric(s): Number of preapproved ADU/JADU designs/plans adopted
Funding Source: Affordable Housing Fund

H-D-4-d **Improved Public Information on ADUs.** Promote information and tools available to facilitate ADU construction and encourage desirable features such as energy conservation and universal design for accessibility. Provide easily accessible information on the City's website and at the public counter.

Responsible Agency: Community Development Department
Timeframe: Improve website and counter information by December 2023
Funding Source: General Fund

H-D-4-e **Amnesty Program for Existing Unapproved ADUs.** Develop a program to provide property owners with the opportunity to formally legalize existing unpermitted ADUs of any size.

Responsible Agency: Community Development Department
Timeframe: Implement program by December 2025
Performance Metric(s): Number of unpermitted ADUs formally legalized
Funding Source: General Plan Maintenance Fund

H-D-4-f **Objective Design Standards for ADUs.** Develop and adopt objective design standards for ADUs.

Responsible Agency: Community Development Department
Timeframe: Adopt standards by December 2024
Funding Source: General Plan Maintenance Fund

To determine assumptions around ADU affordability in the Bay Area, ABAG further examined the data from a survey conducted by the University of California at Berkeley's Center for Community Innovation in collaboration with Baird + Driskell Community Planning. The survey received responses from 387 Bay Area homeowners who had constructed ADUs in 2018 or 2019. The analysis found that many ADUs are

made available to family members, often at no rent. Of the ADUs that were on the open market (i.e., not rented to family or friends), most charged rents between \$1,200 and \$2,200. The ABAG analysis found that these market rate units were usually affordable to low- or moderate-income households. The ABAG recommendation is 30% very low-income, 30% low-income, 30% moderate-income, and 10% above-moderate income.

Table 128 shows the assumptions for affordability based on the survey findings and Foster City's estimated ADU projections based on the data. ABAG concluded that 60% of ADUs were affordable to lower-income (i.e., very low- and low-income households). Based on these affordability assumptions, Foster City's 24 ADUs projected in this planning period are estimated to fall into the income categories as follows: 7 ADUs would be affordable to very low-income households, 7 ADUs would be affordable to low-income households, 7 ADUs would be affordable to moderate-income households, and 3 ADUs would be affordable to above moderate-income households.

Table 128: Estimated Affordability of Projected ADUs

Income Level	Percent of ADUs	Projected Number of ADUs
Very Low-Income (0-50% AMI)	30%	7
Low-Income (51-80% AMI)	30%	7
Moderate-Income (81-120% AMI)	30%	7
Above Moderate-Income (Over 120% AMI)	10%	3
Total	100%	24

Notes: AMI = Area Median-Income.

Source: Association of Bay Area Governments, 2021.

4.6 SUMMARY OF CREDITS TOWARD THE RHNA FROM PIPELINE AND PROPOSED PROJECTS AND ADUs

Table 139 shows the inventory of pipeline projects and proposed projects compared to the RHNA. The remainder of the sites inventory must demonstrate the ability to meet the remaining housing needs, after subtracting the pipeline project and proposed project units.

Table 913: Sites Inventory of Pipeline Projects, Proposed Projects, and ADUs

Site Name	Extremely Low, Very Low	Low	Moderate	Above Moderate	Total
Pipeline Projects					
Laguna Vista				48	48
Workforce Apartments	5	12	5		22
ADUs Under Construction	1	1	1	1	4
Proposed Projects					
Lantern Cove	28*	25		303	356
Schooner Bay	52*	45		549	646
Eaves Apartments MF ADUs	7	7	7	1	22
ADUs	7	7	7	3	24
TOTAL	101	97	20	904	1,122
RHNA	520	299	300	777	1,896
Remaining RHNA (Surplus)	413	196	274	(127)	(774)

* Half of the very low-income units in these developments will be extremely low-income pursuant to AHO requirements.
Source: Foster City Community Development Department.

4.7 NON-VACANT RESIDENTIALLY ZONED SITES

In addition to the previous Housing Element sites, the City has selected some other non-vacant residentially zoned sites with potential for additional residential development, as shown in Table 140. Given the difficulties of aggregating and redeveloping ownership units, this leaves other apartment developments as the most likely candidates in the “residentially zoned” category. These sites were selected based on the same criteria discussed above. The location of these sites is shown in Figure 2.

Table 140: Potential Housing Sites – Apartment Developments

Site	Acres	Existing Units	Year Completed	General Plan Designation	Existing Prior Zoning	Proposed Current Zoning ^a	Existing Density (units/acre)	Density per General Plan (units/acre)
Eaves Apts	11.0	288	1970	Apartment Residential	R-3	R-4/PD	16.36	35
Foster's Landing	29.1	490	1987	Apartment Residential	R-3/PD	CM/PD	16.84	35

^a Ordinance 664 adopted on June 5, 2023 rezoned Eaves from R-3 to R-4/PD and Foster's Landing from R-3/PD to CM/PD.
Source: Foster City Community Development Department.

Eaves Apartments

Location and Size. In addition to the current preliminary application for ADUs discussed above under Proposed Projects, the Eaves also has potential for redevelopment to create additional units, with or without removing existing units. The Eaves is located at the southeast corner of Foster City Boulevard and Marlin Avenue.

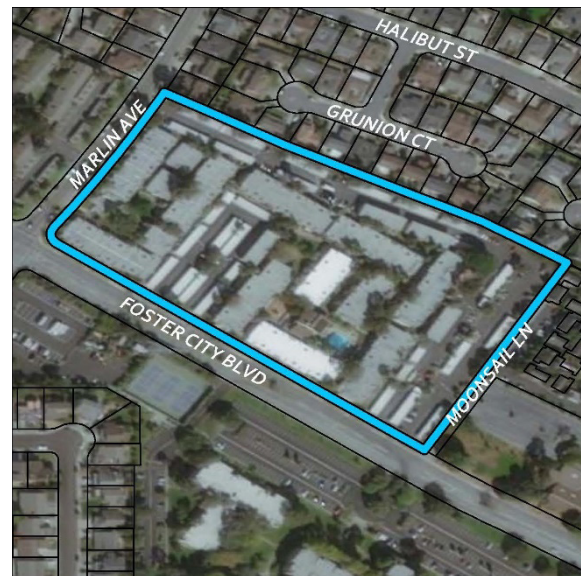
Zoning and Density. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The site is zoned R-3 but proposed to be rezoned to R-4/PD upon adoption of the Housing Element, which allows up to 35 units per acre. The Eaves includes 288 units on 11 acres for an existing density of 26 units per acre.

Non-Vacant Status. The parking for the property is concentrated mostly in two large parking areas, which could be replaced with new building(s) with units above parking. One large parking area is located near the center of the site with access from Foster City Boulevard. The other large parking area is located at the southeastern end of the site with access from Foster City Boulevard. The site could also be redeveloped where either carports or a combination of carports and some of the existing units are removed and replaced with units above parking. An example of this type of redevelopment is the Lantern Cove and Schooner Bay proposals.

The site is on a major arterial, close to shopping and transit. It is not encumbered with PG&E easements or other unusual constraints. The size of the Eaves site provides the opportunity to retain some or all of the existing buildings and relocate existing tenants within the property if necessary. The non-vacant status of the site does not constitute an impediment to additional residential development because: 1) it does not have to be discontinued for the additional development to occur; 2) unlike a commercial property, there aren't multi-year leases that need to expire or be purchased for additional development to occur; and 3) the rental housing market conditions on the Peninsula remain strong.

The City's inclusionary requirements will ensure that any new housing development includes 20 percent affordable units restricted in perpetuity. In addition to the City's inclusionary requirements, if any units are removed and replaced, replacement units must comply with Government Code Section 66300(d) and proposed new Municipal Code Chapter 17.55 which requires that any units occupied by lower income households must be replaced with units restricted for lower income households.

Realistic Capacity. ~~Based on the factors discussed above, a realistic capacity~~ The General Plan and zoning density for this site would be 35 units per acre, which would yield a potential for 100 additional units, ~~as included in Table 11,~~ in addition to the previously discussed ADU proposal. A more conservative realistic



EAVES APARTMENTS SITE

capacity of 90% of the General Plan capacity is included in the Sites Inventory, yielding 59 additional units.

Public Comments. Public comments on the Eaves site in the Housing Sites Map Feedback were overwhelmingly in favor of including it as a housing site with 34 “thumbs up” and six “thumbs down”. Inclusion of the Eaves site is consistent with general comments favoring sites on public transit routes, on four-lane arterials/evacuation routes, and including underutilized existing older apartment sites.



The Eaves Apartments

Foster's Landing Apartments

Location and Size. Foster's Landing is located between Foster City Boulevard on the northeast and Shell Boulevard on the southeast, Bounty Drive to the southeast, and South Road to the northwest. The 29.1-acre site contains 490 apartments for a density of 16.84 units per acre, built in 1987. The site is bordered by streets, sharing no borders with other residential properties. The apartment buildings are two and three stories with the two-story buildings along the Bounty Drive and Shell Boulevard frontages and taller buildings in the interior of the site. Parking is provided in a combination of garages, carports, and uncovered stalls.

Zoning and Density. The General Plan Land Use Designation for the site ~~is was~~ Condominium Residential, which allows densities of 15-35 units per acre. The zoning for the site ~~is was~~ R-3/PD. Concurrent with adoption of the Housing Element, the The proposed zoning was changed to is CM/PD and the ~~proposed~~ General Plan designation was changed to is Civic Center Mixed Use, ~~to be adopted concurrently with adoption of the Housing Element. A General Plan Amendment is proposed concurrently with the adoption of the Housing Element to allow a gross density of 20-60 units per acre within the The~~ Civic Center Mixed Use designation and CM/PD zoning allow a gross density of 20-60 units per acre.

Non-Vacant Status. Approximately one-third of the site is encumbered with a PG&E easement that runs parallel to Foster City Boulevard. The PG&E easement is used for parking, recreation facilities and landscaping, as it does not permit structures to be located within the easement area. Foster's Landing also has a long-term agreement with the adjacent Peninsula Jewish Community Center (PJCC) for the PJCC's use of approximately 1.3 acres for a parking area in the PG&E easement at the north corner of the site adjacent to South Road and Foster City Boulevard.

Three large areas of carports on the northeast side of the site provide opportunities to add additional units over parking with or without removing existing residential buildings. In addition, the garages provide opportunities for ADUs. The limitation on the number of ADUs is 25% of the existing units, or 122 units. Higher density buildings on the site would be compatible with the higher densities at the nearby developments in the Civic Center Mixed Use area including the Foster Square development, with densities of 82.5 units per acre at Alma Point, 92.9 units per acre at Atria, and 40 units per acre at the Lennar Foster Square condominiums.

The size of the Foster’s Landing site provides the opportunity to retain some or all of the existing buildings and relocate existing tenants within the property if necessary. In an email communication from the applicant on May 15, 2023 they indicate that the annual average turnover rate at Foster’s Landing is 40 percent, which provides ample opportunity for any existing residents of the apartments targeted for densification to relocate. The non-vacant status of the site does not constitute an impediment to additional residential development because: 1) it does not have to be discontinued for the additional development to occur; 2) unlike a commercial property, there aren’t multi-year leases that need to expire or be purchased for additional development to occur; and 3) the rental housing market conditions on the Peninsula remain strong.

The City’s inclusionary requirements will ensure that any new housing development includes 20% affordable units restricted in perpetuity. In addition to the City’s inclusionary requirements, if any units are removed and replaced, replacement units must comply with Government Code Section 66300(d) and proposed new Municipal Code Chapter 17.55 which requires that any units occupied by lower income households must be replaced with units restricted for lower income households.

Realistic Capacity. The large size of the site, street frontages on four sides, and lack of adjacent residential uses provide significant flexibility to place buildings outside of the PG&E easement and utilize the easement for recreation, parking, and landscaping. A conservative realistic capacity of 80 percent of the allowed General Plan density, resulting in a An average density of ~~45-48~~ units per acre is in keeping with the other development in the Civic Center Mixed Use area, yielding ~~819-907~~ additional units, as included in Table ~~1115~~.

Table 151: Capacity of Other Non-Vacant Residential Sites

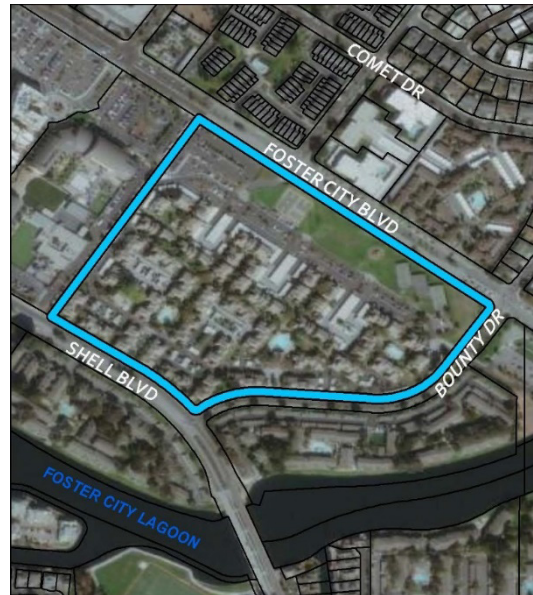
Site Name	APN	Address	Acres	Proposed Zoning	Affordability Category	Additional Capacity
Eaves	094-141-010	700 Marlin Avenue	11.0	R-4/PD	Lower	10059
Foster’s Landing	094-980-070	700 Bounty Drive	29.1	CM/PD	Lower	819907

Source: Foster City Community Development Department.

APPENDIX D: HOUSING RESOURCES AND SITES

Application Status. The property owner, Essex Property Trust, has provided a letter dated April 6, 2022, expressing their interest in developing additional units at Foster's Landing, citing similar efforts at many of their other properties in Southern California [\(see Appendix F, p. F-65\)](#). Essex has also reviewed with staff preliminary plans for a proposal to remove ~~a few~~ 60 units-buildings in the northwest corner of the site and replace them with a larger podium style building with units above parking with approximately 360 units for a net gain of approximately 300 units.

Public Comments. Public comments on the Foster's Landing site in the Housing Sites Map Feedback were overwhelmingly in favor of including it as a housing site with 54 "thumbs up" and 12 "thumbs down". Specific comments were that it would be nice to have mixed use and that existing tenants should be protected from displacement. Inclusion of the Foster's Landing site is consistent with general comments favoring sites on public transit routes, on four-lane arterials/evacuation routes, not adjacent to single-family development, and including underutilized existing older apartment sites.



Foster's Landing Site



Foster's Landing

4.8 COMMERCIAL SITE TO BE REZONED

The City has included one non-vacant commercial site in the Sites Inventory.

1010 Metro Center Boulevard – OSH Building

Location and Size. The building at 1010 Metro Center Boulevard was formerly occupied by Orchard Supply Hardware and is now vacant. The site is 6.345 acres with frontage on both Metro Center Boulevard and Foster City Boulevard. The main entrance on Metro Center Boulevard is opposite the SR 92 eastbound on- and off-ramps. The site is bordered on the southeast by the four-story Century Plaza office building and on the southwest by the one-story KinderCare building at 1006 Metro Center Boulevard. Also nearby at the rear of the property is the eight-story Parkside Towers building.

Zoning and Density. The property is zoned C-2/PD and is part of the Metro Center General Development Plan. The General Plan Land Use designation is Town Center. The Town Center designation allows densities of 15 to 60 units per acre, pursuant to a General Plan Amendment adopted in December 2022.

Non-Vacant Status. Approximately 2 acres of the 6.345-acre site is encumbered with a PG&E easement along Foster City Boulevard that precludes buildings but can be used for parking, recreation, and landscaping. The site is also encumbered with access and parking easements.

Although the property is non-vacant with an existing building and improvements on the site, there is no current lease that would impede redevelopment of the site. Given that there are no existing uses on the site makes it very likely that the site will be redeveloped with a mix of commercial and residential uses. The owner has been unable to secure a commercial tenant for several years. The site is one of the best located commercial or housing sites in the City with direct freeway access as well as convenient access to services, transit, parks and civic amenities. Development of the site will not impact existing residential neighborhoods.

Realistic Capacity. Given the large area of the property encumbered with easements, a realistic capacity for a mixed-use development is 35 units per acre applied to the entire site but with the development concentrated in the buildable portion of the site. This is the same as a density of 51 units per acre (85% of General Plan density) applied to the 4.345-acre buildable area. A building of 4 to 8 stories would be similar to the height of other buildings adjacent to this site. Similar scale mixed-use residential buildings have been constructed nearby at the Atria (6 stories), Alma Point (4 stories), The Plaza (5 stories), The Triton (6 stories), and 100 Grand (6 stories). At 35 units per acre, a realistic capacity is 222 units.

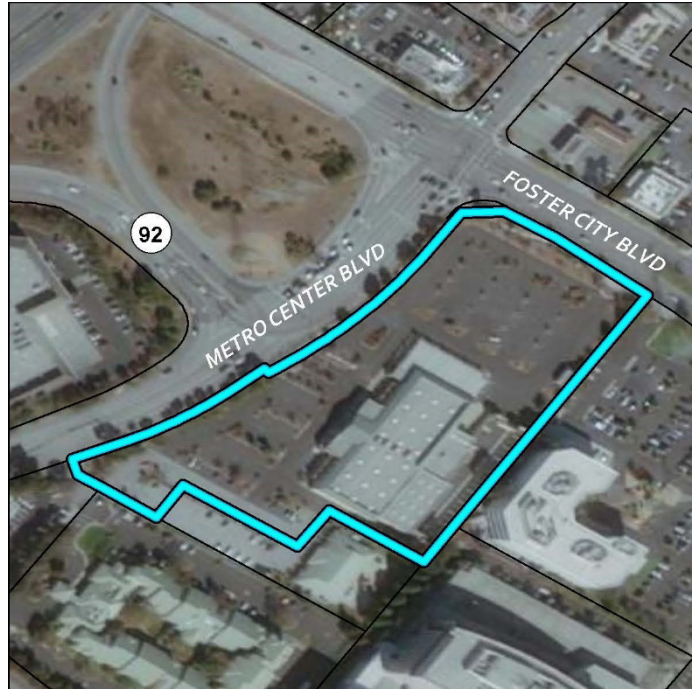
The site is included in the Sites Inventory as a mixed-use site. The property will be rezoned concurrent with adoption of the Housing Element (pursuant to Housing Program H-D-1-b) to allow either mixed commercial-residential use or commercial use. Because the owner has the option of developing with commercial use only, the realistic capacity has been adjusted to 50% of the estimated realistic capacity, or 111 units instead of 222 units, included in Table ~~4-21~~16.

Application Status. The property owner has provided a letter dated April 8, 2022, expressing interest in redevelopment of the site, indicating he is analyzing residential development scenarios and that the property could “accommodate a first-in-class multi-family rental or other residential type of community

APPENDIX D: HOUSING RESOURCES AND SITES

that would add to the housing options in Foster City and complement the surrounding mix of neighborhood uses” ([see Appendix F, P. F-211](#)).

Public Comments. Public comments on the 1010 Metro Center Boulevard site in the Housing Sites Map Feedback were overwhelmingly in favor of including it as a housing site with 22 “thumbs up” and 11 “thumbs down”. Specific comments were the property should be mixed use due to its location near Highway 92. Inclusion of the 1010 Metro Center Boulevard site is consistent with general comments favoring sites on public transit routes, on four-lane arterials/evacuation routes, and not adjacent to single-family development.



1010 Metro Center Boulevard



1010 Metro Center Boulevard

4.9 NON-RESIDENTIAL SITE TO REZONE TO RESIDENTIAL

The City has included one non-vacant non-residential site in the Sites Inventory.

1601 Beach Park Boulevard

Location and Size. The City has included the non-vacant non-residential former Lutheran Church site at 1601 Beach Park Boulevard in the Sites Inventory. The site is 1.35 acres with frontage on Beach Park Boulevard, Gull Avenue, and Sea Island Lane.

Zoning and Density. A General Plan Amendment from Public/Semi-Public to Two-Family Residential and a rezoning from PF Public Facilities to R-2 Two-Family Residential is included in Program H-D-1-b, ~~to be~~ approved concurrently with adoption of this Housing Element in May-June 2023 (see Appendix H).

Realistic Capacity. A realistic capacity under the R-2 zoning for the 1.32-acre site is 16 units, included in Table ~~1216~~. The proposed project would be subject to the City's inclusionary housing regulations in Chapter 17.90, requiring 20% affordable housing. Developments of for-sale units require 20% moderate-income units.

Table 1216: Capacity of Other Non-Vacant Sites

Site Name	APN	Address	Acres	General Plan Designation	Existing Zoning	Affordability Category	Additional Capacity
OSH	094-281-010	1010 Metro Center Blvd.	6.345	Town Center	C-2/PD	Lower	111
1601 Beach Park Blvd.	094-211-550	1601 Beach Park Blvd.	1.35	Public/Semi-Public	PF	Moderate & Above-Moderate	16

Source: Foster City Community Development Department.

Application Status. A preliminary application was submitted in 2019 for 32 townhouse style condominiums on 1.35 acres at 1601 Beach Park Boulevard. An application for a demolition permit to remove the old church building was submitted in December 2022 but was incomplete as of May 5, 2023. The property owner proposed a Condominium Residential General Plan designation and R-4 zoning rather than the Two-Family Residential General Plan designation and R-2 zoning that was adopted. The property owner submitted several emails and letters (see Appendix F, pages F-129, F-140, F-149, F-151, F-154, F-190, and F-213).

Public Comments. Survey feedback on potential residential use of this site was generally favorable with 32 "thumbs up" and 15 "thumbs down" votes, although many of the adjacent neighbors were opposed to the proposed townhouse development.



1601 Beach Park Boulevard Existing Building



1601 Beach Park Boulevard Site

4.10 SITES INVENTORY LIST

The Sites Inventory List with realistic capacities including the sites discussed above is provided in Table ~~1317~~. The location of these sites is shown on Figure 2.

Table ~~1317~~: Sites Inventory

Site Name	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity ^{ab}
Pipeline Projects						
Laguna Vista Condominiums					48	48
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
Proposed Projects						
Lantern Cove ^a	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs	7		7	7	1	22
Single Family Accessory Dwelling Units						
ADUs	7		7	7	3	24
Previous Housing Element (RHNA₅) Sites						
Franciscan Apartments	2221		14	14	3332	8381
Sand Cove Apartments	3829		2219	2219	5745	139112
The Lagoons Apartments	3233		2022	2022	4951	124128
Beach Cove Apartments	6546		3829	3829	9869	239173
Shadow Cove Apartments	3123		1814	1814	4634	11385
Harbor Cove Apartments	25		15	15	36	91
Other Residential Sites						
Eaves Apartments	2716		1610	1610	4123	10059
Foster's Landing Apartments	221236		131154	131154	336363	819907
Commercial Site to Allow Mixed Use						
1010 Metro Center Boulevard (OSH)	30		18	18	45	111
Non-Residential Site to Rezone to Residential						
1601 Beach Park Boulevard				3	13	16
Total	592560		389392	315322	1,6581,611	2,9542,885
RHNA	520		299	300	777	1,896
Total with EL, VL, L = Lower	952			322	1,611	2,885
RHNA	819			300	777	1,896
Remaining Need (Surplus) (Deficit)	133 72 90			1522	881934	1,058989
Percent of Surplus (Buffer) Percentage	16% 14% 30%			5% 7%	113% 107%	56% 52%

^a Numbers of units per project application including City's inclusionary requirements per Chapter 17.90 and if in AHO, 17.92.

^b Realistic Capacity based on analysis provided in Appendix D.

Source: Foster City Community Development Department.

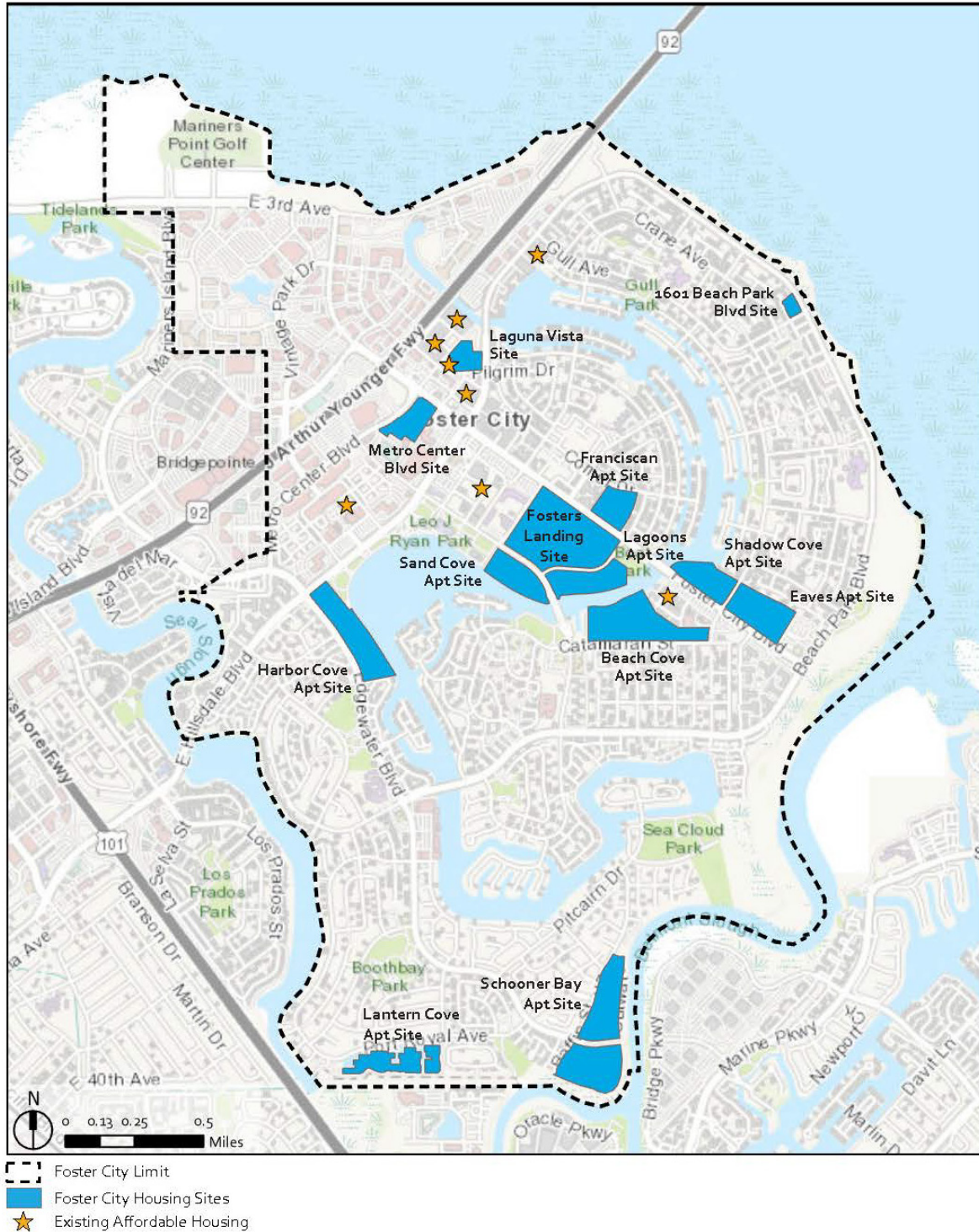


Figure 2: Sites Inventory Map

Source: Foster City Community Development Department.

4.11 PROGRESS IN MEETING THE RHNA

Many of the sites in the Sites Inventory are either under construction, have submitted applications, or are actively preparing plans for review. The status of these sites is summarized in Table ~~14-18~~ with additional comments provided below.

Table ~~14-18~~: Progress in Meeting the RHNA – Status of Pipeline/Proposed/Preliminary Projects

Site Name	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity	Project Status as of April <u>August</u> 2023
Laguna Vista Condominiums					48	48	Under Construction
Workforce Apartments		5	12	5		22	Under Construction
ADUs Under Construction		2	1	1		4	Three Four ADUs are Under Construction <u>Completed</u>
Lantern Cove	14	14	25		303	356	Formal Application Under Review
Schooner Bay	26	26	45		549	646	Preliminary Application Reviewed; Comments Provided by IDEC in May 2022
Eaves Apartments MF ADUs	7		7	7	1	22	Comments Provided by IDEC in April 2022; <u>Building permits under review for 2 ADUs</u>
Sand Cove Apartments	38-29		22-19	22-19	57-45	139-112	Multi-department on-site meeting with the applicant in October 2022
Beach Cove Apartments	65-46		38-29	38-29	98-69	239-173	
Shadow Cove Apartments	31-23		18-14	18-14	46-34	113-85	
Harbor Cove Apartments	25		15	15	36	91	Comments Provided by IDEC in May 2021; Virtual Preliminary Meeting with the Applicant in May 2022, applicant request for additional follow-up in May 2023
Foster’s Landing Apartments	221-236		131-154	131-154	336-363	819-907	Preliminary Review of the Redevelopment Plans (Phase I) in August 2022
1601 Beach Park Boulevard	—		—	3	13	16	Demolition Permit Applied by the Applicant in December 2022
Total	—		—	—	—	2,751 <u>52,482</u>	

Source: Foster City Community Development Department.

Laguna Vista Condominiums – The project includes 70 townhouse-style condominium units known as Laguna Vista. Out of 70 townhomes, 22 units were completed by June 30, 2022, leaving 48 units to count toward the RHNA 6 cycle. As of ~~April 24~~August 11, 2023, 48 units are complete and were granted occupancy. The remaining 22 units are expected to be completed by the end of 2023.

22 Workforce Housing Apartment – All the 22 workforce housing units are complete as of July 2022 and ~~19+8~~ are occupied by tenants as of August 23, 2023.

ADUs Under Construction – ~~Out of All~~ four ADUs that were in progress under construction in 2024 as of June 30, 2022 have been completed. Since June 30, 2022, additional ADUs have been permitted. Between January-August 2023, six ADU applications were submitted. , two (2) ADUs are under construction at 382 Biscayne Avenue and 150 Flying Cloud Isle, an encroachment permit for using a crane to install a prefabricated ADU at 723 Widgeon Street has been issued, and the ADU at 1825 Beach Park Boulevard is completed.

Lantern Cove – The applicant submitted a formal application in May 2022. Since then, the applicant has been in regular contact with the city staff. Upon certification of the EIR for the Housing and Safety Elements Update (May 22, 2023), City staff met with the applicant on June 7, 2023 to discuss next steps for the application. A letter advising the applicant of incomplete items was issued on June 14, 2023. City staff has initiated the process to engage a consultant to prepare the environmental document for the proposed project. and is waiting for the Housing Element to be adopted and associated EIR to be completed to move forward with the application.

Eaves Multi-family ADUs – The applicant submitted permit applications for two freestanding ADUs that will occupy a lawn area. The applicant indicated they are continuing to work on plans for conversion ADUs.

Schooner Bay – The applicant submitted a Preliminary Review Application in May 2022. The same month, the application was reviewed by Interdepartmental Evaluation Committee including representatives from the Police, Fire, Parks and Recreation, Public Works and Community Development Departments . The committee provided comprehensive comments to the applicant for revising the plans to meet City standards before the formal application is submitted. The applicant has been in regular contact with the city staff and ~~waiting for the Housing Element to be adopted and associated EIR to be completed~~has indicated they are ready to move forward with his application: now that the City's EIR for the 2023-2031 Housing Element is completed so that the environmental review of their application can tier off of the City's EIR. Equity Residential has indicated they intend to begin construction in 2026, 24 months after beginning construction at Lantern Cove.

Beach Cove, Shadow Cove and Sand Cove – the Applicant organized an on-site walk through these three (3) apartment complexes with representatives from Fire, Planning and Building divisions to discuss redevelopment potential of the sites.

Harbor Cove Apartments – The applicant had a virtual meeting with the Planning Division to discuss the redevelopment potential and timeline for adoption of the Housing Element. In May 2023 the applicant indicated they plan to move forward with the ADU application and are in the process of engaging an architect to prepare plans for the additional development of other units on the site.

APPENDIX D: HOUSING RESOURCES AND SITES

Foster's Landing Apartments- The applicant presented preliminary plans for review to the Planning Division to remove 60 units and replace them with approximately 360 units to result in approximately 300 net new units. The applicant is has been waiting for the Housing Element to be adopted and associated EIR to be completed to move forward with their application.

1601 Beach Park Boulevard – The applicant has applied for a demolition permit in December 2022 for the existing building on the site.

4.12 ADDITIONAL HOUSING POTENTIAL

There is potential for additional housing development during the 2023-2031 Planning Period beyond the sites identified in the Sites Inventory. Several options were considered during the preparation of the Housing Element but not included in the Sites Inventory for a variety of reasons, including but not limited to not being zoned for housing, lack of substantial evidence that the site is likely to develop or redevelop during the Planning Period, lack of owner interest, environmental constraints, community opposition, and other issues. Housing potential - or the basis for concluding there is not housing potential - on sites not included in the Sites Inventory is described below.

Senate Bill 9 Units

Senate Bill (SB) 9, effective on January 1, 2022, requires cities and counties to provide for the ministerial approval of a housing development containing two residential units (duplex) of at least 800 square feet in floor area and a parcel map dividing one existing lot into two parts (lot split) of at least 1,200 square feet within a single-family residential zone. Foster City adopted "Interim Guidance Rules and Regulations for SB 9 Projects" With the adoption of Resolution No. 2022-17 on February 22, 2022. As of December 1, 2022, no SB 9 applications have been filed.

Given the average lot size in Foster City of 5,000 to 6,000 square feet, many single-family lots are not conducive for a lot split. Foster City has approximately 3,420 R-1 lots and 1,120 R-1/PD lots (total: 4,540 lots), that would be subject to SB 9. Of the 4,540 single-family lots, approximately 378 lots are 8,000 square feet and above. While SB 9 increases the potential number of residential units in single-family neighborhoods, market conditions and other factors are likely to limit the impacts of SB 9.

Recent changes that were made to the State ADU law suggest that only a small percentage of owners may choose to use SB 9. For reference, in the last five years, a similar number of parcels in the City were eligible to build two units in addition to the primary dwelling unit (a full sized ADU of 1,200 square feet or 50% of the primary dwelling, whichever is less and a JADU that is no more than 500 square feet). However, the City has issued 2 to 4 ADU permits per year in the last three years, and all of those were for one ADU per lot.

No SB 9 units were included in the Sites Inventory because of the uncertainty that property owners will submit applications for this type of housing development.

Religious and Nonprofit Owned Properties

Several religious or nonprofit-owned properties have portions of their sites that are undeveloped or underdeveloped. Section 65913.6 of the California Government Code provides reduced parking

requirements for the development of housing on sites owned by religious institutions. Religious or nonprofit-owned properties that may have housing potential include but are not limited to:

- The Island United Church at 1130 Balclutha Drive has an approximately 0.4-acre portion of their 1-acre site that is undeveloped. The site is in the central portion of the City near transit, shopping, and other amenities. Staff tried several times to make contact with the decision makers at the congregation but was not successful.
- The Peninsula Jewish Community Center (PJCC) has an area near the center of their site that was originally planned for a performing arts center. It is currently being used as outdoor space for the Ronald C. Wornick Jewish Day School. Staff had a discussion with the Executive Director who indicated that the PJCC had no immediate plans to develop the site but might be interested in development with housing in the future.

No religious or nonprofit-owned properties were included in the Sites Inventory due to the lack of plans that are likely to develop within the eight-year planning period. Housing Program H-D-5-b is included to pursue opportunities for provision of housing on these sites.

School Properties

AB 2295 adopted in 2022 and effective January 1, 2024, deems a housing development project an allowable use on any real property owned by a local educational agency. The housing development is required to comply with local objective standards that do not preclude the housing development from achieving specified height and density. Housing development on schools in Foster City operated by the San Mateo-Foster City School District is not part of the District's current plans.

Commercial Properties

AB 2011 and SB 6 passed in 2022 allow for ministerial, by-right approval of affordable housing developments on commercial lands in some circumstances. For AB 2011, among other requirements the proposed housing must be in a zone where office, retail, or parking are a principally permitted use, be one hundred percent affordable to lower-income households, not within 500 feet of a freeway, and meet locally adopted objective standards. For SB 6, among other requirements the proposed housing project must commit to both prevailing wages for workers and to workforce requirements. The property owner at 1291-1295 East Hillsdale Boulevard has expressed interest in converting the office building on the site into mixed use. The City Council discussed changing the land use designation in this area of East Hillsdale Boulevard to allow mixed use and concluded they prefer to consider a specific proposal instead of first changing the allowed uses.

An application was submitted to convert unused retail space at The Triton Apartments into ADUs. These ten units were included in earlier drafts of the Housing Element. After review, and including consultation with HCD, it was concluded that the unused retail space does not qualify as space that must be approved ministerially for conversion to ADUs. If the property owner wishes to pursue conversion of the retail space, they will need to submit an application to amend the entitlements for the property.

Early in the Housing Element process staff contacted the owner of 5A Rent-a-Space who in previous years had proposed a change to residential use. The owner stated he has no interest in converting to residential

use. The findings and evidence required to support inclusion of a non-vacant commercial site was considered not likely to be successful.

Staff contacted Hudson Pacific Properties, owners of The Marketplace at Metro Center, who indicated they have no interest in converting to mixed use. The findings and evidence required to support inclusion of a non-vacant site with existing commercial leases was considered not likely to be successful.

Edgewater Place Shopping Center was the subject of a mixed-use proposal several years ago. The findings and evidence required to support inclusion of a non-vacant site with existing commercial leases was considered not likely to be successful. Survey feedback on potential residential use of this site was mixed with 27 “thumbs up” and 28 “thumbs down” votes. Specific comments favored retaining commercial uses.

Mariners Point Golf Center

This site has been mentioned as a potential housing site. Some of the drawbacks are that it would remove/reduce a popular recreational amenity and it is isolated from other residential areas of the City. Public feedback on potential residential use of the site was mixed at the beginning of the Housing Element process but seems to have become predominantly opposed.

Marina Site

The owner’s representative for this site submitted an email requesting inclusion as a housing site. The property is outside the levee flood protection and is subject to other environmental challenges due to its location on Belmont Slough and San Francisco Bay. The City’s General Plan designation of Waterfront Commercial clearly states the designation allows only for commercial development that is directly related to and enhances the public use of the waterfront without damaging environmental effects.

Caltrans Properties

The City asked Caltrans if any of their properties in the City could be available for housing. Caltrans representatives responded that one of their sites is being held for environmental mitigations and they do not have any intentions of consolidating their other sites.

Chess Drive Office Site

As pointed out by Gilead Sciences in their letter dated March 21, 2022, this site is subject to a Development Agreement that provides Gilead with vested rights to develop the property with nonresidential uses.

5 FINANCIAL AND ADMINISTRATIVE HOUSING RESOURCES

In addition to physical resources such as housing sites, the City also has financial and administrative resources that can be utilized to assist the development of housing as well as address other housing needs. This section will discuss the financial and administrative resources available to the City to address housing needs.

5.1 FINANCIAL RESOURCES

City Financial Resources

Successor Agency Affordable Housing Fund

From the creation of the Community Development Agency in 1981 to the dissolution of redevelopment agencies by the State in 2012, the City's major source of funds for affordable housing was the Community Development Agency's housing set-aside fund. At the time the Agency was dissolved, the State "swept" \$12.1 million on the Agency's funds that were not already obligated. During that tenure of the Agency, 383 units of affordable housing were created, including both rental and ownership units (including First-Time Homebuyer Loans).

In 2012, the City Council exercised its right to become the Successor Housing Agency to the former Community Development Agency. All non-cash housing assets and obligations, including the affordable housing units formerly owned and operated by the Agency, and loans receivable from the Metro Center Senior Housing Project and individual borrowers under the former First Time Homebuyer Loan Program, were transferred to the Successor Agency. Continuing affordable housing obligations of the Successor Agency, including affordable housing obligations related to Marlin Cove and Miramar and monitoring affordable housing covenants in various developments, are funded from the tax increment received by the Successor Agency.

The budget for the Successor Agency includes continued expenditures related to operating and maintaining the six City-owned affordable housing units, property management services, landscaping, and other maintenance costs, as well as initiatives that were formerly funded by the Agency that support and enhance the availability of affordable housing in Foster City, such as the HIP Housing Homeshare Program and HEART (Housing Endowment and Regional Trust) dues. Revenues going into the fund include rental income and loan repayments.

City Affordable Housing Fund

The City created a City Affordable Housing Fund in 2012 with initial funding from the one-time "boomerang" of \$3.3 million that was the City/EMID share of the one-time "sweep" of Community Development Agency funds. The City dedicated these funds to the development of the 100% affordable Alma Point Senior Apartments.

In 2016, the City Council adopted Ordinance 606, establishing Chapter 17.88, Affordable Housing Commercial Linkage Fee. This fee provides a mechanism for commercial development to pay a fee to offset the impacts of the development on the need for affordable housing. The first revenue of \$360,580 into this fund occurred in FY 2020-2021.

In March 2022, the City adopted Ordinance 644, establishing Chapter 17.90, Below Market Rate Inclusionary Housing Program, which allows payment of a Below Market Rate Housing In-Lieu fees for developments of five (5) to nine (9) units. Fractional fees are also allowed for all development for requirements of less than 0.50 below market rate units. These fees will also be placed into the City Affordable Housing Fund.

Federal, State, and County Financial Resources

Low-Income Housing Tax Credits (LIHTC)

The California Tax Credit Allocation Committee (TCAC) allocates federal and state tax credits to the developers of affordable housing for households at 30% to 60% of median income. This is a competitive process. Metro Senior Apartments, Miramar Apartments, and Alma Point Senior Apartments utilized tax credits.

Community Development Block Grant (CDBG)

CDBG is a federal program providing funds to jurisdictions that meet certain population thresholds. The jurisdiction can use the funds for a wide variety of purposes such as social services, capital projects, and affordable housing developments. Foster City does not meet the 50,000-population requirement to be an “entitlement city” and receive its own allocation of CDBG funds. The City has participated with San Mateo County via a Cooperation Agreement since 1975. Participation as part of the “Urban County” increases the amount of funds that come to the County for housing programs and makes the City eligible for grant opportunities or other programs that utilize these funds. The City has utilized these funds through the Rehabilitation Loan Program (now discontinued) and funding through other organizations, such as Rebuilding Together Peninsula. The Alma Point affordable housing project by MidPen Housing was able to use HOME funds, in part because the City had a Cooperation Agreement.

Permanent Local Housing Allocation (PLHA)

PLHA funds are awarded similar to the CDBG program. The funds can be used for a variety of projects and programs that assist in addressing housing needs. The City is able to participate through the County. In 2021, Foster City was awarded a grant of \$643,636 from San Mateo County to provide tenant relocation assistance and rental subsidies to tenants being displaced due to expiration of affordable housing covenants at Foster’s Landing Apartments.

Section 8 Housing Choice Vouchers.

The Housing Choice voucher program is a federal program of the Department of Housing and Urban Development (HUD) administered by the San Mateo County Housing Authority. The voucher provides rental subsidies to low-income households to pay the difference between 30% of their income and the federally approved payment standard. The program allows households to find their own housing. Foster City adopted Chapter 5.72 in 2013 requiring landlords of a structure with more than ten units to accept Section 8 and other types of rental vouchers. Effective January 1, 2020, California source of income protections went into effect requiring all landlords in California to accept Section 8 and VASH (Veteran) vouchers and other forms of rental assistance.

Veterans Affairs Supportive Housing (VASH) Vouchers

The VASH voucher program combines HUD’s Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs.

Other State Resources

Many other housing funding programs are administered by the California Housing and Community Development Department (HCD). Housing developers and housing organizations are also eligible to apply for many of these programs.

Housing Endowment and Regional Trust (HEART)

HEART is a 501(c)(3) that was founded in 2003 as a public/private partnership among the cities in San Mateo County, the County, and the business, nonprofit, education, and labor communities to create more affordable housing in San Mateo County. To date, HEART has invested over \$19 million to fund over 1,300 affordable homes. HEART's programs include First-Time Homebuyer down payment assistance loans, loans to nonprofit developers to build or renovate affordable apartments near transit, and ADU plans and handbook.

HIP Housing

HIP Housing, under agreement with the City, provides a Home Sharing program that matches people who have space in their home to share, with people who are searching for an affordable place to live. HIP also provides a Self Sufficiency Program that provides housing scholarships and intensive trauma-informed case management to low-income parents and emancipated foster youth. HIP Housing Affordable Ventures (HHAV) also manages the six City-owned units in the Existing Unit Purchase Program as well as the 22-unit City-owned Workforce Apartments.

5.2 ADMINISTRATIVE RESOURCES**Foster City**

The Community Development Department's three divisions each play a key role in supporting the provision of housing. The Planning/Code Enforcement Division ensures that new developments meet City standards as provided in the General Plan, Municipal Code, and other City policies. The City recently created the position of Housing Coordinator and filled it as of January 2023. The staff also monitors the developments with below market rate units subject to Affordable Housing Regulatory Agreements, including review of annual reports and advising on issues as they arise. This includes the six City-owned units in the Existing Unit Purchase program and the new 22-unit Workforce Apartments project. The Planning/Code Enforcement Division staff also oversee implementation of other programs of the Housing Element. The Code Enforcement program is responsible for maintaining the appearance of the community in accordance with the requirements of the Municipal Code.

The Building Division is responsible for ensuring that all construction project permitting within the City comply with the California Building Code, the Foster City Municipal Code and all other applicable codes and regulations.

San Mateo County

The San Mateo County department of Housing includes the Housing & Community Development (HCD) and the Housing Authority of the County of San Mateo (HACSM). The HACSM administers the HUD

Section 8 Housing Choice Voucher Program. The HCD team administers the County's Affordable Housing Fund and other housing programs.

The San Mateo County Human Services Agency coordinates programs to address homelessness in San Mateo County.

Partnerships

Foster City works with many local partners to provide and support housing opportunities. Some of these include:

- **Bridge Housing:** Owns and operates Metro Senior Apartments; City staff serves on the Board of Directors for Metro Senior Apartments.
- **CALL Primrose Center:** Provides food assistance to low-income individuals, families, and seniors.
- **LifeMoves:** Homeless services provider.
- **MidPen Housing:** Owns and operates Alma Point Senior Apartments.
- **Rebuilding Together Peninsula:** Home repairs for low-income homeowners.
- **Samaritan House:** Homeless services provider.

6 OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Elements are required by the State of California to include an Energy Conservation section that provides "an analysis of opportunities for energy conservation with respect to residential development" (Government Code Section 65583(a)(8)).

Energy conservation is needed in response to high energy costs that have continued to increase the cost of housing for the past several decades as well as concerns regarding climate change and the need to reduce greenhouse gas (GHG) emissions. Lowered monthly utility costs resulting from energy conservation also has the added benefit of contributing to the long-term affordability of housing. The sections below describe the ways Foster City requires and encourages energy conservation in housing.

6.1 STATE CODES AND GUIDELINES

The State of California is a nationwide leader in sustainable building practices. Written into the State Building Code are several sets of requirements and guidelines to facilitate the production of more environmentally friendly buildings. These requirements are updated every three years. The most recent version, the 2019 California Building Standards Code took effect on January 1, 2020. Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings) contains building standards that provide for energy efficiency. and focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards, residential and nonresidential ventilation requirements, and nonresidential lighting requirements.

The California Building Code also includes green building regulations, referred to as CALGreen that requires minimum conservation standards. CALGreen includes some mandatory measures and some voluntary measures which can be adopted locally.

The City has included provisions for enhanced green building standards in development agreements for specific projects, such as LEED Silver or equivalent standards for Gilead Sciences, Pilgrim Triton Master Plan, and Chess/Hatch Offices.

6.2 FOSTER CITY CLIMATE ACTION PLAN

Foster City adopted a Climate Action Plan (CAP) in 2016 and is in the process of updating it in 2022-2023. The CAP includes targets, strategies, and measures to reduce GHG emissions. The City earned Beason Awards from the Institute for Local Government in 2017 and 2019 for its GHG reduction programs. Programs specifically related to residential buildings include elimination of some permit fees and expedited processing for solar permits.

6.3 LOCAL AND REGIONAL PROGRAMS

The Bay Area Regional Energy Network (BAYREN) is a coalition of the Bay Area's nine counties working to promote resource efficiency at the regional level, focusing on energy, water, and greenhouse gas reduction. BAYREN provides rebates and financing for a variety of energy upgrades.

PG&E offers financial and energy-related assistance programs for its low-income customers, including:

- **Relief for Energy Assistance through Community Help (REACH).** The REACH program helps low-income qualified customers who experience uncontrollable or unforeseen financial hardships.
- **Low Income Home Energy Assistance Program (LIHEAP).** This federally funded program provides financial assistance to help offset eligible household's energy costs, including heating, cooling, and home weatherization expenses.
- **CARE/FERA Discount Programs.** CARE and FEA help eligible customers pay their energy bills. A monthly discount is applied on electricity and/or gas for eligible households.
- **Medical Baseline Allowance.** Customers who are eligible for Medical Baseline receive an additional allotment of electricity and/or gas per month. This helps to ensure that more energy to support qualifying medical devices is available at a lower rate.
- **Vulnerable Customer Program.** The Vulnerable Customer Program was designed to help address the needs of our customers whose life or health would be at risk should their electric or gas service be disconnected. Customers who self-certify that they have a serious illness or condition that could become life threatening if their electric or gas service is disconnected for nonpayment will receive an in-person visit from a PG&E representative before disconnection.

APPENDIX E | REVIEW OF PREVIOUS HOUSING ELEMENT

Foster City Previous Housing Element Evaluation

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-A Reinforce the City's Commitment to Meeting Housing Needs: Establish and monitor goals, policies, and programs to address the City's housing needs, encourage public participation in all housing policy matters and promote equal housing opportunities.				
H-A-1: City Leadership. Provide an active leadership role in helping to attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner and monitoring progress annually to review housing goals and target achievements.				
H-A-1-a: Annual Tracking of Housing Activity	The City will provide a statistical summary of residential building activity tied to various types of housing, household need, income and Housing Element program targets. <i>Target: Annually as part of General Plan Implementation Report and consistent with the annual monitoring requirements for the Housing Element</i> <i>Responsible Agency: Community Development Department</i>	Annual; included in General Plan Annual Report; all Annual Reports were reviewed by the Planning Commission and City Council and submitted by deadline of April 1 each year	Successful: Retain	Update with new RHNA
H-A-1-b: Construction of New Units	The Association of Bay Area Governments, through the San Mateo County sub-region, has calculated Foster City's regional housing share at 430 units for the 2015-2023 period. The City will continue to review residential proposals as they are received. <i>Target: Potential for up to 1,752 housing units between 2015-2023, including sites identified in Housing Program H-D-2-a, Tier 1 Housing Opportunity Sites</i> <i>Responsible Agency: City Council; Planning Commission; Community Development Department and Community Development Agency</i>	2015 – 2023; As indicated in Table 6-1 811 new housing units were completed as of 6/30/22, including 84 very low-income (57% of RHNA), 38 low-income (44% of RHNA), 18 moderate (24% of RHNA), and 671 above-moderate units.	Not needed because this program reiterated RHNA requirements covered elsewhere	Remove
H-A-1-c: Future Housing Element Update	The City will update its Housing Element, consistent with State Law requirements. <i>Target: Next update by January 2023</i> <i>Responsible Agency: Community Development Department</i>	By January 2023	Successful: Update	Update with new date
H-A-2: Public Participation. Encourage and support public participation in the formulation and review of the City's housing policy, including encouraging neighborhood-level planning and working with community groups and the building and real estate industry to advocate programs which will increase affordable housing supply and opportunities.				

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-A-3: Cooperation with Other Agencies. Continue participation in County-wide housing assistance programs and coordinate with other public and private agencies in the use of available programs to provide lower-cost housing in Foster City.				
H-A-3-a: Community Outreach	The City will improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing programs by: (1) providing packets of housing information at City Hall and the library, with water bill inserts and through the mail to those who inquire; (2) contacting neighborhood groups and associations; (3) providing special presentations to community groups, service organizations, and senior citizens periodically; and (4) providing public information through articles in the local newspaper, on the City's web site and with cable TV public service announcements. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Agency</i>	Ongoing. Continued to provide housing information on website, printed materials, and through social media. Successfully ran Foster City Community Dialogue series, parts one and two, including pop-up tents at commercial centers and coffee shops, issuing surveys, primarily pre-pandemic. Participated in 21 Elements community workshops and listening sessions in Fall of 2021. Launched housing section of engagefostercity.org in October 2021.	Successful: Retain and expand. Combine Outreach to Community Service Clubs and Organizations with program to Facilitate Non-Profit Rehabilitation-Maintenance Assistance.	Update and move to under new Policy H-A-2, Community Engagement, to reflect City's expanded outreach programs: H-A-2-a Community Outreach to build on previous success and expand to reach underserved and/or underrepresented
H-A-3-b: Technical Assistance to Non-Profits	The City will provide technical assistance to non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs. The City will facilitate provision of affordable housing by providing technical assistance in a liaison role with non-profit housing groups and managers of affordable housing units in the city. <i>Target: Annual and ongoing outreach and when a unique development opportunity arises</i> <i>Responsible Agency: Community Development Department and Community Development Agency</i>	Annual and Ongoing. The City worked with Mid-Peninsula Housing to develop and implement the Alma Point Senior Apartments. Hired HIP Housing Affordable Ventures to manage new 22-unit City-owned affordable housing. The City works with BMR property managers on an ongoing basis to respond to inquiries and issues.	Successful: Retain and expand to incorporate update of existing BMR Administrative Guidelines.	Update as H-A-3-a and incorporate update of BMR Administrative Guidelines

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-A-3-c: Water and Sewer Agency Coordination	Annually review water and sewer procedures and priority for water and sewer service allowances for developments with units affordable to lower-income households. <i>Target: Upon Housing Element adoption; review annually</i> <i>Responsible Agency: Community Development Department and Public Works Department</i>	Annual and Ongoing. Priority policy included in 2020 UWMP.	Successful: Retain/update and coordinate with UWMP update in 2025	Add new policy re: Adequate Water Supply and Sewer Capacity. Update legal requirements for delivery of Housing Element to water/sewer provider; add program to work with EMID on water conservation requirements.
H-A-3-d: Outreach to Community Service Clubs and Organizations	The City will contact community service clubs and organizations to determine their interest in establishing a volunteer labor-assistance housing improvement program for homeowners physically or financially unable to maintain their properties. <i>Target: By 2015</i> <i>Responsible Agency: Community Development Department</i>	2015. One-two cases were referred and assisted by service clubs.	Not successful/Remove but retain H-A-2-b for referrals with targets included and H-B-2-b for rehab rebate program for very low-income owners.	Remove
H-A-4: Review Potential Environmental Impacts of New Housing. When a new housing development is proposed, perform a review of potential environmental impacts to ensure that the impacts on existing and prospective residents are considered.				
H-A-4-a: Air Quality Impact	When site-specific development is proposed and/or a Rezoning application is processed, potential air quality impacts from project traffic shall be studied, and mitigation measures to ensure compliance with the Bay Area Air Quality Management District standards in effect at the time shall be recommended if necessary. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. An Addendum to a Final EIR was prepared for Pilgrim Triton Phase C to study potential environmental impacts.	Successful: Retain	Retained as H-B-5-a.
H-A-4-b: Geotechnical Studies	Prior to any residential or retail construction on the project sites, geotechnical studies would be required by the City unless a site-specific study is already on file with the City. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. Geotechnical studies are required as part of project environmental review and prior to building permit.	Successful: Retain	Retained as H-B-5-b.

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-A-4-c: Uniform Building Code and Title 24	Buildings shall conform to the requirements of the latest adopted edition of the California Building Standards Code to reduce potential seismic-related hazards. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. Building permits are reviewed for conformance with adopted codes.	Successful: Retain	Retain as H-B-5-c, renamed as Seismic Hazards.
H-A-4-d: Site Consolidation	When a site-specific development is proposed for a site that was previously used for commercial or industrial uses, a Phase I and II Site Investigation shall be conducted to identify the extent of contamination and the clean-up measures necessary to meet the requirements of the Department of Toxic Substances Control and the Regional Water Quality Control Board. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. Site specific studies were required as part of the review of Pilgrim Triton Phase C prior to conversion to residential use.	Successful: Retain	Retain as H-B-5-d, renamed as Environmental Site Assessment
H-A-4-e: NPDES Requirements	All National Pollutant Discharge Elimination System (NPDES) requirements will be met or required as mitigation measures when Rezoning applications are processed for the subject sites. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. NPDES requirements are met through standard conditions of approval.	Successful: Retain	Retain as H-B-5-e.
H-A-4-f: Noise Studies	Noise studies shall be undertaken for each site when a site-specific development is proposed and/or a Rezoning application is processed. These studies will identify needed mitigation measures to reduce noise levels to an acceptable level for residential uses of the sites as identified in the Noise Element of the Foster City General Plan. <i>Target: Ongoing</i>	Ongoing. A noise study was prepared for Pilgrim Triton Phase C to mitigate potential noise impacts.	Successful: Retain	Retain as H-B-5-f.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
<i>Responsible Agency: Community Development Department.</i>				
H-A-4-g: Traffic Evaluation	Traffic evaluations shall be completed when site-specific development is proposed and/or a Rezoning application is processed. Each site-specific evaluation will consider intersection and freeway impacts, parking, transit, and pedestrian/bicycle safety. If necessary, mitigation measures to ensure compliance with the Level of Service standards identified in the City of Foster City General Plan shall be incorporated in the project. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. An Addendum to a Final EIR was prepared for Pilgrim Triton Phase C to study potential environmental impacts, including traffic.	Successful: Retain/update to include CEQA language regarding VMT.	Retain as H-B-5-g and add requirement to evaluate VMT.
H-B Protect Existing Housing, Community Character, and Resources: Maintain the high quality of existing housing and community character and assure energy efficiency in new and existing housing.				
H-B-1: Encourage Maintenance of Existing Housing. Encourage maintenance of the existing housing stock by enforcing zoning and property maintenance regulations, housing, and other codes for all types of residential units.				
H-B-1-a: Continue Code Enforcement	Continue the existing Zoning and Building Code Enforcement and Property Maintenance programs. In addition, continue the mandatory fire code inspection program. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department; Fire Department</i>	Ongoing. Between 2018-2021, the Department has handled between 752-1044 code enforcement cases per year, including 191-317 property maintenance and 13-58 building without permit.	Successful: Retain	Retain as H-B-1-a.
H-B-2: Encourage Rehabilitation of Existing Housing. Encourage rehabilitation, to the extent possible and when necessary, for low- and moderate-income homeowners and rental property owners with lower income tenants.				
H-B-2-a: Rehabilitation Loans	The City will encourage rehabilitation loan and disaster assistance programs to the extent possible given program funding criteria and local need. <i>Target: 20 new loans by 2023</i> <i>Responsible Agency: San Mateo County Housing Authority, San Mateo County Department of Housing and Community</i>	2023. No loans issued.	Not successful. County no longer has this program - remove OR retain and find new funding source and administration capability	Retain as H-B-2-a to provide or partner with a regional program to provide loans to lower income homeowners.

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<i>Development and the Community Development Agency</i>			
H-B-2-b: Facilitate Non-Profit Rehabilitation and Maintenance Assistance	<p>The City will, if a source of funding can be found, initiate a program to provide up to \$1,000 in funding for very low-income households who cannot otherwise afford the repairs. Eligible repairs include weatherization of doors and windows, broken windows and doors, installation of smoke detectors, water-heater replacement, electrical/mechanical work, plumbing repairs and cleaning gutters. To help the disabled and elderly maintain or rehabilitate their homes the City will identify possible non-profit organizations (such as Rebuilding Together, churches, service clubs, or Girl or Boy Scouts) that can provide assistance and will provide information on the City's website and handouts at City Hall.</p> <p><i>Target: 2016 and ongoing thereafter</i> <i>Responsible Agency: Community Development Department</i></p>	<p>2016 and Ongoing. No source of funding was found and therefore no program established. Rebuilding Together did perform repairs for 9 low-income ownership households since 2015. The City contributes funding indirectly through a CDBG Cooperation Agreement with San Mateo County.</p>	Not successful. Retain/update with funding.	Retained as H-B-2-b and Increase funding amount to \$5,000.
H-B-3: Encourage Energy Conservation in Housing. Encourage adoption of energy conservation measures; promote energy conservation programs and City staff training that provide assistance for energy conservation improvements.				
H-B-3-a: Energy Conservation Assistance	<p>Consider adopting measures for new residential development and rehabilitation projects to incorporate sustainable construction and green building practices as part of a Climate Action Plan or other program.</p> <p><i>Target: 2015</i> <i>Responsible Agency: Community Development Department</i></p>	<p>2015; Solar Rebate Program adopted in 2016 to provide \$1,000 rebate for solar PV systems. 89 rebates provided between 2016-2022. Adopted new CalGreen codes.</p>	<p>Successful but funding source no longer available. Incorporate assistance for energy conservation into H-B-2-a Lower-Income Homeowner Rehabilitation Loans.</p>	<p>Reference waiver of permit fees for solar; include target in new H-B-3-a Encourage Energy Conservation and other incentives included in new/revised H-B-3-b and H-B-3-c. Add H-B-3-d referencing update of Climate Action Plan in progress.</p>
H-B-3-b: Increased Energy Conservation	<p>The City will continue to enforce CALGreen Energy requirements, consider fee waivers and fast-track incentives for energy conservation improvements, and will review its development ordinances to determine if</p>	<p>Ongoing; The City has waived building permit fees for photovoltaic solar panels and has issued between 43 and 104 solar</p>	Successful: retain/update.	<p>Modify/expand to include expedited permitting, partner with regional agencies, and implementation of Climate Action Plan update in progress.</p>

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	zoning, building, subdivision, and others discourage the use of energy conservation measures (placement of solar panels, energy conserving architectural designs, building orientation, etc.). <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	PV permits per year since 2016. The City issued 14 EV charging permits in 2020, 21 in 2021 and 24 in 2022.		
H-B-4: Housing Design. Assure excellence in project design consistent with existing community character (architecture, site planning, and amenities).				
H-B-4-a: Architectural Review	Continue the City's Architectural Review requirements contained in Chapter 17.58 of the Foster City Municipal Code to ensure that development preserves the architectural character and scale of the neighborhoods and community and is well designed. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. Multi-family objective design standards are being developed, to be completed in 2023.	Successful; update to refer to Objective Design Standards.	Modified H-B-4-a to reference updating of Architectural and Solar Guidelines for Single Family Homes; Added H-D-6-e to reference completion of Multi-Family Objective Design Standards.
H-C Protect the Supply and Affordability of Rental Housing				
H-C-1: Regulation of Conversions. Regulate the conversion of apartments to condominiums, community apartments and stock cooperatives to preserve the existing stock of rental apartments.				
H-C-1-a: Condominium Conversion Regulation	Continue implementation of the condominium conversion ordinance linking any conversions to the development of additional rental housing within the city. The ordinance provides for lifetime leases for seniors and handicapped tenants. Continue the requirement for deed restrictions on resale (unless financing is impossible), or 1% of gross sales must be contributed to the City, and comparable rental housing must be available in the Housing Market Area. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. No condominium conversions were proposed.	Retain	Retained

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-C-1-b: Amend Existing Conversion Regulation	Amend the existing conversion regulations to change the percentage of converted units required to be set aside for qualified low- and moderate-income owners from ten to up to twenty percent. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	2016; Amendment not completed;	No action taken; retain.	Retained
H-C-2: Protection of the Rental Housing Stock. Promote the retention of rental units and encourage rental subsidy programs that can be applied to existing housing.				
H-C-2-a: Phased Redevelopment of Existing Apartments	If a large apartment development is redeveloped, the project shall be phased so that displacement of residents is minimized to the extent feasible. The application for redevelopment shall include a plan to minimize displacement of existing residents. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing; for the under-slab plumbing replacement at the 88-unit Tradewinds Apartments in 2022, a Resident Relocation Plan was required as part of the building permit and included relocation assistance that went beyond State law requirements. Tenants were relocated from a 44-unit building with assistance in the form of 135 days' notice, two months free rent, last month's water/sewer/trash bill, \$750 moving expense, deposits returned upon move-out, right of first refusal to return, relocation specialist assistance, offering space at sister properties, Community Meeting to answer questions (and make	Retain/expand to cover temporary displacements for repairs; add reference to State replacement unit requirements.	Retained and expanded in H-C-3-a; Replacement unit requirements addressed in H-C-2-c; added H-B-3-b Anti-Displacement Strategy.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
		revisions to the plan in response), and residents of the second 44-unit building were offered space in the first 44-unit building upon its completion.		
H-C-3: Moderate Rent: Increases Find ways and means to moderate the percentage, amount, and frequency of residential rent increases in the city.				
H-C-3-a: Moderate Rent Increases	Continue working with the Peninsula Conflict Resolution Center and the Tri-County Apartment Association as vehicles to moderate rent increases and minimize displacements in the city and to resolve rental disputes between renters and property owners. <i>Target: Ongoing</i> <i>Responsible Agency: City Council, Community Development Department</i>	Ongoing	Retain	
H-C-4: Rent Disputes. Provide for increased use and support of tenant/landlord educational and mediation opportunities.				
H-C-4-a: Rental Dispute Resolution	Continue to encourage residents' use of the Peninsula Conflict Resolution Center as a vehicle to resolve rental disputes between renters and property owners. <i>Target: Ongoing</i> <i>Responsible Agency: City Council, Community Development Department</i>	Ongoing	Retain	
H-C-5: Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as Section 8, Housing Voucher programs, and other available rental programs.				
H-C-5-a: Rental Housing Assistance	Encourage the use of federal, State and Local rental housing programs. Continue to publicize programs and work with the San Mateo County Housing Authority to implement the Section 8 Rental Assistance Program and, as appropriate, assist similar non-profit housing sponsor rental assistance programs. <i>Target: Emergency Assistance: 15 extremely</i>	Ongoing. Information is included on the City's website, in handouts in affordable housing packets, and referrals to other providers, such as HIP Housing. Staff distributed COVID-19	Successful; retain.	Retained as H-C-4-a Rental Housing Assistance Information to promote other rental assistance programs.

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<i>low- and very low-income households provided assistance per year (assumes continued funding of program)</i> <i>Responsible Agencies: San Mateo County Housing Authority and non-profit housing sponsors</i>	related resources including rental assistance, food, shelter, eviction moratorium, PCRC, Project Sentinel, etc.		
H-C-5-b: City Rental Housing Assistance Program	If a source of funding can be secured, the City of Foster City will develop a local housing rental assistance program and will work with the owners of existing rental projects in the city to provide as many subsidized rental units as possible. As a goal, the City will seek to provide up to 5% of the available units for rental subsidy. <i>Target: An additional 10 extremely low-income, 10 very low-income and 20 low-income households/units provided rental subsidy by 2022</i> <i>Responsible Agencies: Community Development Department</i>	2022; "In 2020, the City worked with Essex Properties on an agreement to set aside approximately \$800,000 in rental assistance for the tenants at Foster's Landing to extend the affordability of the units for another year. This was made possible by a 50/50 split between Essex and the City, to cover the difference between the tenant paid rent and market rate rent for the below market rate tenants at Foster's Landing affected by the expiration of the affordable housing covenant to prevent homelessness. City Council approved the Post BMR Expiration Rent Agreement on September 18, 2020 and in 2021, the City in partnership with Essex Properties, provided approximately	City does not have the resources to sustain this type of program; remove.	Retained as H-C-4-a Rental Housing Assistance Information to promote other rental assistance programs.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
		<p>\$454,626.94 in rental subsidies.</p> <p>On January 14, 2021, the City submitted an application for the San Mateo County Grant of Permanent Local Housing Allocation (PLHA) Funds. The \$643,636 grant will be used to assist low-income tenants facing displacement find housing based on their specific needs and financial circumstances. The City was awarded the grant and intends to use the grant to provide the BMR residents of Foster's Landing with relocation and case management services and rental assistance.</p> <p>On September 1, 2021, the City and the County of San Mateo Department of Housing executed an Agreement to provide funds for the City's Emergency Relocation Assistance and Rent Subsidies Program. The City plans to implement the program for the years 2022-2024.</p>		

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-D Consider Public and Private Redevelopment Opportunities to Increase the Supply of Housing				
H-D-1: Housing Opportunity Areas. Given the diminishing availability of developable land, the City will identify housing opportunity areas and sites where a special effort will be made to provide affordable housing consistent with other General Plan policies.				
H-D-1-a: Defining Housing Areas	<p>Housing Opportunity Areas should have the following characteristics:</p> <ul style="list-style-type: none"> a. The site has the potential to deliver sales or rental units at low or below market rate prices or rents. b. The site has the potential to meet special housing needs for local workers, single parents, seniors, small families or large families. c. The City has opportunities, through ownership or special development review, to facilitate provision of housing units to meet its housing objectives. <p><i>Target: Ongoing</i> <i>Responsible Agencies: Multiple</i></p>	Ongoing; criteria was used to evaluate proposed Pilgrim Triton Phase C change from office to residential.	Successful; retain and combine with H-D-2 to establish criteria for evaluating housing sites; add criteria for AFFH & emergency evacuation.	Included in new H-D-1-a Selection of Housing Opportunity Areas.
H-D-2: Selection of Housing Opportunity Areas. The City will use the following criteria in selecting Housing Opportunity sites or areas: Include AFFH				
<ul style="list-style-type: none"> a) Potential for adequate and safe internal and external vehicular and pedestrian circulation. b) Convenient access to existing public transportation or the potential for such access as public transportation systems are expanded. c) Convenient access to typical neighborhood services and facilities typically required by residents. d) Convenient access to typical neighborhood recreation facilities, or designed to provide adequate recreation facilities on site. e) Cost effective mitigation of physical site constraints (including geologic hazards, flooding, drainage, soils constraints, wetland limitations, etc.) f) Cost effective provision by the City/EMID of typical residential services and adequate utilities to the site g) Ability to meet internal residential noise standards. h) Adequate size to provide required parking; parking requirements should be flexible based on the expected needs of the project's prospective residents. <ul style="list-style-type: none"> i) The development of a specific project on the site will not result in significant adverse individual or cumulative impacts on other properties in the neighborhood or area, unless the City/District adopts a Statement of Overriding Considerations as defined by the California Environmental Quality Act. 				
H-D-2-a: Tier 1 Housing Opportunity Sites	The City will work with the developers of Tier 1 Housing Opportunity Sites to assure that the City's Regional Housing Needs Allocation (RHNA) can be met at these designated "Tier 1" housing opportunity sites. The Housing Element concludes that these sites are sufficient to meet all of the City's Regional Housing Needs Allocation (RHNA) for the	2022. Completed approvals and permitting of Foster Square and of Pilgrim Triton opportunity sites.	Successful; complete/update for new RHNA.	Revise as H-D-1-b to list general plan and zoning actions needed for RHNA 6 sites.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>2015-2023 planning period, including the need for very-low, low, moderate, and above-moderate-income housing. Tier 1 Housing Opportunity Sites include:</p> <p>Pilgrim Triton (Remaining Phases):</p> <ul style="list-style-type: none"> a) Triton Pointe b) The Waverly c) Phase 3 <p>Foster Square Harbor Cove Beach Cove Franciscan Sand Cove Shadow Cove</p> <p><i>Target: All approvals within one year of each application</i></p> <p><i>Responsible Agency: City Council; Planning Commission; Community Development Department</i></p>			
H-D-2-b: Affordable Housing Overlay	<p>Adopt and implement an Affordable Housing Overlay (AHO) Combining District to encourage the production of additional housing units, including affordable units. The AHO will require a minimum density of 31.25 units per acre (36% increase over the base density of 23 units/acre) "by right," subject to demonstrating compliance with criteria to ensure compatibility with adjacent uses.</p> <p><i>Target: by 2015</i></p> <p><i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	2015. AHO combining district adopted in 2022 in a different form than originally envisioned – requires some extremely low-income units in exchange for overall 15% inclusionary requirement instead of 20%.	Successful; update to implement AHO.	Included H-E-2-b to implement AHO requirements including extremely low-income units.
H-D-2-c: Rezone Sites with AHO District	<p>Rezone selected housing sites with the AHO to encourage redevelopment of existing, older apartments with additional housing in a manner appropriate to their neighborhood and surrounding development.</p> <p><i>Target: 2015</i></p>	2015. AHO rezoning of sites completed in 2022.	Successful; remove.	Included H-E-2-b to implement AHO requirements including extremely low-income units.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>			
H-D-2-d: Develop Criteria for the Review of AHO District developments	<p>Develop criteria to be used by the Planning Commission in the review of developments pursuant to the AHO that ensures:</p> <ul style="list-style-type: none"> a) Site plans, landscaping and structures are developed with a character that is consistent with the quality of the City's neighborhoods. b) Building scale, setbacks and massing and other features are utilized to minimize the impacts on adjacent development. c) In mixed affordability developments, affordable units are dispersed and indistinguishable from market rate units. <p><i>Target: 2015</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	<p>2015. Multi-family Objective Design Standards being prepared 2021-2023.</p>	<p>Complete (in 2023)/modify to reference multi-family objective design standards.</p>	<p>Added H-D-6-3 Multi-Family Objective Design Standards.</p>
H-D-3: Encourage Housing as Part of New Development Projects. As opportunities for the redevelopment of property occur, whether financed with public funds or not, evaluate whether the subject site and project could and/or should include multifamily housing units as a part of the overall project, including apartments, condominiums, townhouses, or a mix of housing types.				
H-D-3-a: Potential Re-use of Commercial Sites	<p>The City will reevaluate the land use designations for the City's neighborhood shopping centers or other commercial sites if, at a future date, any of these commercial activities become not viable. If mixed use developments including residential uses are considered, criteria for determining the appropriate housing types include:</p> <ul style="list-style-type: none"> a) The predominate types and densities of housing on the same block front or on adjacent blocks to the proposed project. b) The type of street (major, collector, etc.) which would provide access to the site and levels of service on the street in the morning and afternoon peak hours. 	<p>SMFC School District purchased Charter Square Shopping Center and developed a new elementary school. The City initiated studies in 2021 to facilitate long-range planning for the golf course.</p>	<p>Included 1010 Metro Center Blvd. commercial site in the Sites Inventory, updated language in H-D-1-b to include general plan amendment and rezoning as part of HE update.</p>	<p>Modify as H-D-2-a to incorporate a mid-cycle review of commercial sites.</p>

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<ul style="list-style-type: none"> c) Availability of public services and facilities. d) The ability of the project to provide landscaping for parking areas, facade modulation and orientation of buildings which would ensure privacy for, and minimize impacts on, any adjacent single-family homes, and reduce the perception of density in a multi-family project. <p><i>Target: As appropriate</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>			
H-D-3-b: Increase Supply of Rental Units	<p>Work to increase the supply of rental units in the city by re-planning and rezoning failed, failing or underutilized commercial properties to include rental units.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: City Council, Planning Commission, Community Development Department</i></p>	Ongoing, following completion of Housing Element or when a unique development opportunity arises.	Redundant; combine with H-D-3-a.	Combined with H-D-2-a,
H-D-4: Mixed Use Development. Encourage mixed residential/commercial uses on those parcels where a mix of land uses is feasible and appropriate.				
H-D-4-a: Mixed Use Housing	<p>Encourage mixed residential-commercial uses in areas consistent with the Land Use Plan through the following and other means, if appropriate:</p> <ul style="list-style-type: none"> a) increased densities b) reduced unit size c) incentives for ground-floor retail d. shared parking d) reduced parking ratios e) require the identification of specific parts of the master plan for housing. <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	Ongoing. Mixed use development was included in Foster Square and Pilgrim Triton, including increased densities, reduced unit sizes, and reduced parking ratios	Successful; retain.	Included in H-D-1-b program to amend C-2 and others to establish allowed densities in mixed use zoning districts.

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-D-5: Planned Development Process. Encourage the use of the planned development process to achieve a diversity of housing types and tenure and to provide greater choice for residents and workers in Foster City.				
H-D-6: Second Units. The City will continue to allow secondary dwelling units ("granny flats") in R-1 zones, subject to specific development standards and requirements.				
H-D-6-a: Second Units	Continue implementation of the City's Second Unit Ordinance in single-family (R-1) zones. <i>Target: 6 units by 2023</i> <i>Responsible Agency: Community Development Department</i>	Updated ordinance in 2020; The City permitted 11 ADUs between 2015 and March 2022.	Successful; retain/update the target to 3/year.	Included additional programs to incentivize ADUs/JADUs in H-D-4-a through H-D-4-h.
H-D-7: School Sites. Assist and support the public school district and private schools with the incorporation of residential uses for faculty and staff along with educational facilities to increase the supply of affordable housing.				
H-D-8: Secure Funding for Housing Programs. Identify and/or develop a source of funding for affordable housing programs, including one-time development assistance and on-going programs.				
H-D-8-a: Housing Impact Fee	Conduct the necessary nexus study to enable the City to consider adoption of housing impact fees on new development, to provide funding for affordable housing programs. <i>Target: By 2015</i> <i>Responsible Agency: Community Development Department, City Council</i>	2015. Successful adoption of commercial linkage fee, first revenue inflow in 2020.	Successful; update to reference ongoing fee collection.	Included H-A-4-a to continue to implement commercial linkage fee.
H-D-8-b: Local, State, and Federal Funding for Affordable Housing	Monitor the availability of other sources of local, state, or federal funding that could be used to provide funding for affordable housing programs. <i>Target: Annual and ongoing</i> <i>Responsible Agency: Community Development Department</i>	Annual and Ongoing. City worked with RPPG and Assemblymember Mullin on AB 1029. City obtained PLHA grant for Foster's Landing BMR tenant assistance.	Successful; retain.	Included H-A-4-b regarding Local, State and Federal Funding for Affordable Housing and H-A-4-c Expand Sources of Funds for the City Affordable Housing Fund.
H-D-9: Reduce Regulatory Constraints. Support the reduction of governmental and regulatory constraints to the production of housing, especially affordable housing.				
H-D-9-a: Government Constraints	The City will review the entire development process and remove any government and regulatory constraints to the production of affordable housing, including a review of ways to allow more types of projects to be approved at the staff level. <i>Target: 2016</i> <i>Responsible Agency: Community Development</i>	2016. Streamlined ADU process was adopted in 2020.	Successful but additional changes should be explored; retain.	Retained as H-D-6-a and also Included in H-D-1-b a change to planned development process to have residential general development plans approved by resolution instead of ordinance; Included H-D-3-a to Update

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<i>Department and Public Works Department, Planning Commission, City Council (this would be zoning requirements, fees, and review procedures for example)</i>			Planned Development Process; Provide specific targets.
H-D-9-b: Pre-Permit Review Process	<p>The City will continue to hold pre-application reviews of affordable housing projects with all City departments, to reduce permitting time and cost for affordable housing projects. These pre-application conferences will be held with all City departments to review the proposal and set clear objectives early in the process.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, Public Works, and Building Inspection Division</i></p>	<p>Ongoing; the City provides a pre-application review by the Interdepartmental Evaluation Committee, providing quick (1 week turnaround) and early feedback to applicants.</p>	Successful; retain.	Changed to evaluate entire development process and PD process in H-D-6-a and H-D-1-b.
H-D-9-c: Minimum Density Requirements	<p>Consider enacting minimum density requirements in multiple family zones to prevent use of land zoned for multiple-family use for lower density housing, to make more efficient use of the limited opportunity to provide additional housing. Amend City codes if necessary.</p> <p><i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	<p>2016; included in zoning amendments proposed for adoption in January 2023.</p>	Successful; include in list of zoning amendments to facilitate housing.	Included in H-D-1-b.
H-D-9-d: Zoning Incentives	<p>Evaluate zoning incentives that encourage the development of diverse housing types, including smaller, more affordable units and two- and three-bedroom units suitable for families and children. Amend City codes, including Chapter 17.56 and others, if necessary.</p> <p><i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	<p>2016. 100 Grand and The Triton included waivers to minimum square footage requirements. Rescinding Chapter 17.56, Floor Areas, in zoning amendments proposed for adoption in January 2023.</p>	Retain	Changed to H-D-6-b Minimize Zoning Constraints.

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-D-g-e: Re-evaluate Parking Requirements	Conduct a study of whether, how, and when to modify parking requirements to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements. Amend City codes if necessary. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	2016; parking requirements were reduced for specific developments such as 100 Grand and Triton Apts.	Successful, but changing minimum parking standards would provide more certainty; retain.	Retained as H-D-6-c to amend parking standards; Included reduced parking for special needs.
H-D-g-f: Development Fee Waivers	Encourage waivers of development fees where feasible as a means of promoting the development of housing affordable to very low- and low-income households. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, City Council</i>	Ongoing; adopted waivers for development impact fees on 6/20/22	Successful; retain.	Retained as H-D-6-d and included specifics about waiver amounts.
H-D-g-g: Non-conforming Uses	Reduce or eliminate disincentives to having an existing non-residential site zoned for housing; Allow non-conforming uses to continue indefinitely on sites zoned for housing; also allow them to be expanded or rebuilt if destroyed through the continued use of development agreements or amendment of Chapter 17.70, Nonconformity Uses, of the Foster City Municipal Code. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	2016; provisions were included in Chess and Pilgrim Triton Development Agreements	Successful; remove.	
H-E Address Affordable Housing Needs: Meet the City's "fair share" of very-low, low- and moderate-income housing need and the needs of special groups, including the elderly, handicapped, small and large families, extremely low-income households and persons, single parents and local workers.				
H-E-1: Create More and Retain Existing Affordable Housing. Utilize a variety of methods to increase and retain the supply of affordable housing.				
H-E-1-a: Funding for Affordable Housing	Conduct the necessary nexus study to enable the City to consider adoption of housing impact fees on new development to provide funding for affordable housing programs. <i>Target: 2015</i> <i>Responsible Agency: Community Development Department</i>	Completed with adoption of Commercial Linkage Fee in 2016 and fee update in 2022.	Successful; update.	H-A-4-a included to implement commercial linkage fee including periodic review and update every 5-7 years.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-E-1-b: Existing Unit Purchase Program	<ul style="list-style-type: none"> Continue to maintain the existing units owned by the City as rentals for large very low- and low-income families. If funds are available, purchase existing older single-family, condominium, townhouse or duplex units to provide affordable rental housing. Strive not only to avoid a concentration of affordable units in any one location or area, but to disperse affordable units throughout the community to complement and enhance the diversity that is already found in the city and that is an important element of its success. Target units that need rehabilitation and thereby improve the neighborhood in which they are located. <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing; City owns six units that are rented to lower income families	Successful; Retain / Update to address need for supporting housing.	H-E-1-a modifies the program to prioritize units for supportive housing . Added H-E-1-b to purchase additional units if funds are available.
H-E-1-c: First-Time Homebuyer Program	<p>Continue to monitor the existing First Time Homebuyer loans for compliance with their requirements, including owner-occupancy. Deposit any payoffs into the City's Affordable Housing Fund.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing; loans are gradually being paid off; 2 of original 34 loans remain active	Successful; retain.	H-E-1-c is retained.
H-E-1-d: Homeowner Rehabilitation Loan Program	<p>Increase use of Community Development Block Grant rehabilitation loans administered by the County, through improved promotion and publicity to residents; target the elderly.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, San Mateo County Department of Housing</i></p>	Ongoing; County discontinued the program	Not successful; remove or combine with H-B-2-a.	Combined into H-B-2-a Lower-Income Homeowner Rehabilitation Loans for City to provide or partner with a regional program.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-E-2: Private Development of Affordable Housing—Inclusionary Requirement.				
H-E-2: Encourage the Provision of Affordable Housing by the Private Sector	<p>a) Require that 20% of the units, excluding bonus units, in residential projects be affordable (an inclusionary requirement).</p> <p>b) Require construction or subsidy of new affordable housing as a condition for approval of any commercial development which affects the demand for housing in the city.</p> <p>c) Provide incentives to encourage the provision of affordable housing as provided in Policy H-E-3.</p> <p><i>Target: Ongoing</i> <i>Responsible agencies: Community Development Department</i></p>	<p>Ongoing. Inclusionary ordinance (Chapter 17.90) adopted in 2022.</p> <p>Inclusionary units have been provided in all new housing developments in the RHNA 5 cycle.</p>	Successful; retain/update.	H-E-2-a Inclusionary 20% requirement and H-E-2-b Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income is updated with new AHO requirement to include extremely low-income units.
<p>H-E-3: Incentives for Affordable Housing. The City shall consider offering development incentives to developers of multifamily housing projects which meet the City's housing needs, in exchange for an agreement that a minimum of twenty percent (20%) of the total number of units constructed (or another percent, depending upon the project) shall be affordable to very low as defined by State Health and Safety Code Section 50105, low- and moderate-income persons and families as defined by Section 50093 of the State of California Health and Safety Code for a minimum period of 45 years. Incentives to be considered include the following:</p> <p>a) Financial contributions for the construction of utilities, public road improvements and other traffic improvements, soils remediation, and plan preparation and development.</p> <p>b) Rent subsidies for the affordable units, if funding is available.</p> <p>c) Density bonuses, as allowed by State law and Chapter 17.86.</p> <p>d) Pre-scheduled, fast-track permit processing.</p> <p>e) Design flexibility.</p> <p>f) Reduced or waived fees, if funding is available.</p> <p>g) Reduced parking requirements and/or use of shared parking.</p> <p>h) Assistance and support in securing public financing, such as bonds or tax credits.</p>				
H-E-3-a: Density Bonus for Affordable Housing Projects Consistent with State Bonus Density Law	<p>The City will offer density bonuses consistent with the State Density Bonus Law and Chapter 17.86.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	<p>Ongoing. 100 Grand the Triton utilized reduced parking ratios provided by Density Bonus Law.</p>	Successful; retain.	H-E-3-a retained.
H-E-3-b: Financing and Subsidy Programs	<p>Encourage project sponsors to apply for available federal, state and locally subsidized new affordable construction programs,</p>	<p>Annual, and when a unique development opportunity arises. City</p>	Successful; retain.	H-E-3-b retained.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	including subsidies for extremely low-income, very low-income, and low-income housing, by providing technical assistance on available programs and supporting data, structuring development agreements and other requirements to match program funding criteria, as appropriate and possible, and leveraging other financing when possible. The City will also lobby Federal and State elected officials for housing legislation that includes appropriations for low- and moderate-income housing programs. Examples of programs include Mortgage Revenue Bonds, Mortgage Credit Certificates and Redevelopment Agency Tax Increment Financing. <i>Target: Annual and ongoing and when a unique development opportunity arises</i> <i>Responsible Agency: Community Development Department</i>	staff makes project sponsors aware of HEART loans and County funds.		
H-E-3-c: Cooperative Ventures	Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the provision of BMR housing. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. The City has been an active partner with Mid-Peninsula Housing in the development of Alma Point and with SummerHill on the development of the Workforce Apartments.	Successful; retain.	H-E-3-c retained.
H-E-4: Resale Controls on Owner-Occupied BMR Units. Require resale controls on owner occupied BMR units to ensure that affordable units provided through public assistance or public action are retained for 45 years or more as affordable housing stock.				
H-E-4-a: Maintain Existing Owner-Occupant BMR Units	Administer the agreements for the existing ownership BMR units to ensure the continued affordability of these units for the terms of their agreements. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing; owner-occupied BMR units in Emerald Bay are reviewed annually for compliance with regulatory agreement	Successful; retain.	Retained as H-E-4-a.

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-E-5: Rent and Income Restrictions on Rental BMR Units. Require rent and income restrictions on rental BMR units to ensure that affordable units provided through public assistance or public action are retained for 45 years or more as affordable housing stock.				
H-E-5-a: Maintain Existing Rental BMR Units	Administer the agreements for rental BMR units, including the review of required reports and responding to questions and complaints, to ensure the continued affordability of these units for the terms of their agreements. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing, City staff reviews annual reports for 446 rental units in 10 properties and responds to questions and complaints	Successful; retain.	Retained as H-C-2-a and added to explore ways to improve efficiency of the process.
H-E-5-b: New Agreements for Affordability of Existing Rental Units	If a source of funding can be identified, work with owners of existing rental units to include or extend affordability agreements. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. The City worked with Essex Properties to provide several programs to assist BMR tenants at Foster's Landing.	Successful; retain / update.	Retained as H-C-2-b Continue to Monitor Expiration of Affordability Covenants.
H-E-5-c: Adopt Notice Requirements for At Risk Units	Adopt an ordinance requiring a one-year notice to tenants of existing affordable rental units that affordability restrictions are due to expire. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	Notice requirements were strengthened by State law.	Remove	Removed
H-E-5-d: Minimize Impacts of Expiration of Affordability Covenants	Work with landlords, tenants, and other agencies prior to the expiration of affordability covenants to minimize the impacts of the expiration of affordability covenants through the extension of affordability covenants, use of rental vouchers, preference at other affordable housing sites, or other means. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	2018. The City successfully worked with Foster's Landing to incentivize tenant relocation and extended affordability of expiring BMR units.	Successful; Retain and modify to work with landlords at least 5 years prior to expiration.	Added to H-C-2-b Continue to Monitor Expiration of Affordability Covenants.
H-E-5-e: Affordable Housing Preference for Displaced Residents	Consider an amendment of the affordable housing preferences adopted by City Resolution 2000- 123 to include tenants displaced by termination of affordability	2018. Preferences for BMR units were amended in 2020 to put tenants at	Completed/remove.	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	restrictions. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	risk of displacement in the top tier.		
H-E-6: House Sharing. Encourage and facilitate house sharing in appropriate locations where it would provide housing for low- and moderate-income residents and not significantly impact the neighborhood (parking, access, etc.).				
H-E-6-a: Homeshare Program	Continue to work with HIP Housing to expand the existing outreach program for the Homeshare Program for both rental and ownership housing, including outreach to extremely low- and very low-income persons. <i>Target: 15 new matches per year</i> <i>Responsible Agency: Community Development Department, HIP Housing</i>	Annual; Since FY 2007-08 through 2021, HIP has placed 129 people from Foster City into shared housing arrangements; provided information and counseling to 547 Foster City residents or workers, and helped 11 families complete the self-sufficiency program.	Successful; retain as ongoing.	H-E-6-a retained.
H-E-7: Housing for New Employees and their Families. Given the amount of commercial and retail development expected through build-out of the city, encourage an adequate supply and variety of rental and ownership housing that meets the needs of new employees and their families.				
H-E-8: BMR Eligibility Priorities. To meet a portion of the City's local housing need, consistent with Association of Bay Area Governments (ABAG) Housing Need Determinations, and as a traffic mitigation measure, the City will, to the extent consistent with applicable policy, offer a portion of the BMR units in a project for City employees and people working in the City of Foster City.				
H-E-8-a: BMR Eligibility Guideline	Implement BMR selection guidelines based on the BMR Eligibility Priorities in Policies H-E-6 and H-E-8, including City Resolution 2000- 123 that give priority to people who live and work in the community, teachers and local government and public safety employees. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. Staff continues to audit Property Status Reports to ensure eligibility guidelines are followed.	Successful; retain.	H-E-8-a retained.
H-E-9: Room Additions. The City will continue to allow room additions to smaller homes that are compatible with the neighborhood, subject to the requirements of the Architectural and Solar Guidelines. These room additions provide affordable housing opportunities by allowing families to meet their needs more economically than by moving and purchasing a new home.				

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-F Address Special Housing Needs				
H-F-1: Equal Housing Opportunity. The City will ensure provision of housing opportunities for all people and will take appropriate actions when necessary, to ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, or other arbitrary factors.				
H-F-1-a: Non-Discrimination	To ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, marital status, disability, or other arbitrary factors, Foster City will ensure that state and federal laws are adhered to regarding fair housing. The City, through its Community Development Department, will refer discrimination complaints to the appropriate legal service, county, or state agency. The City will assist local nonprofit organizations, as appropriate, to provide public information and education services in a variety of locations, including but not limited to the City's website, City Hall, public library, Recreation Center and Senior Center. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. Staff continues to audit Property Status Reports for non-discriminatory practices as well as investigates allegations of discrimination.	Successful; retain.	H-G-1-a retained.
H-F-1-b: Anti-Discrimination Zoning and Ordinance Definitions	Provide information to landlords advising them of the City's Anti-Discrimination Ordinance for existing tenants to prohibit discrimination based on the source of a person's income or the use of rental subsidies, including Section 8 and other rental programs that provide extremely low-, very low-, and low-income housing assistance. <i>Target: 2015</i> <i>Responsible Agency: Community Development Department</i>	2015 / Ongoing. Staff continues to provide the City's Anti-Discrimination Ordinance to landlords and tenants.	Successful; retain.	Expanded as H-G-2-a Anti-Discrimination Regulations to Include programs to provide fair housing information and education and added H-G-2-b Fair Housing Training for Landlords and Tenants; H-G-2-c Information Specific to Fair Housing; and H-G-2-e Rental Registry.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-F-2: Special Needs. Encourage a mix of housing units throughout the city including those for lower income seniors, families with children, single parents, young families, victims of domestic violence, and the disabled.				
H-F-2-a: Facilities and Services for Special Needs	<p>Support housing that incorporates facilities and services to meet the health care, transit or social service needs of households with special needs, including seniors, extremely low-income households and persons, and persons with disabilities.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>	<p>Ongoing; the City contributed funding for the 66-unit Alma Point Senior Apartments completed in 2016 which includes 65 very low-income and extremely low-income units, 5 units for persons with specified health care needs, and 2 units for homeless. The City approved the 131-unit/24 bed Atria Assisted Living facility completed in 2016. The City included 4 accessible units in the 22-unit Workforce Apartments completed in 2022. Senior market rate condominiums (200 units) at Foster Square were completed. In addition, there are 4 licensed Adult Residential care homes and 6 licensed Assisted Living care homes in the City.</p>	Successful; retain.	Retained as H-F-1-a; also added H-E-1-a to provide a preference in the City-owned Existing Unit Purchase Program units for supportive housing.
H-F-2-b: Assistance and Housing for Victims of Domestic Abuse	<p>Assist victims of domestic violence by coordinating with and providing referrals to existing service agencies providing legal assistance, hotline, and emergency housing and prevention services to victims of domestic violence. Continue to coordinate with existing service providers, determine any other actions the City can take to assist persons in Foster</p>	<p>Ongoing; Police Department provides coordination with other service providers.</p>	Successful; retain.	Retained as H-F-1-b.

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	City. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department and Police Department</i>			
H-F-2-c: Density Bonuses for Handicapped Access	The City may allow a one-for-one density bonus, up to 25% of the number of units otherwise allowed, for developers who provide actual handicapped access features and fixtures. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing; not used.	Not successful; remove.	Removed
H-F-2-d: Adaptable / Accessible Units for the Disabled	The City will ensure that new housing multi-family includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. <i>Target: 2% of the units built</i> <i>Responsible Agency: Community Development Department</i>	Ongoing; Accessible and adaptable units are required in new developments. Four accessible units in the Workforce Apartments were affirmatively marketed to people/groups with disabilities. Between 2015 and 2022 161 accessible and 234 adaptable units were constructed.	Successful; retain.	Update H-F-1-c to include requirement for affirmative marketing.
H-F-2-e: Reasonable Accommodation	Utilize the adopted Chapter 17.84, containing a review process to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation with respect to relief from the various land use, zoning, or building laws, rules, policies, practices and/or	Ongoing; no requests were submitted.	Retain	Retained as H-F-1-d with language added to provide information on the City's website.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>procedures of the City.</p> <p><i>Target: Ongoing (implement when requests are made)</i></p> <p><i>Responsible Agency: Community Development Department</i></p>			
H-F-2-f: Home Sharing Program	<p>Support the HIP Housing Home Sharing Program as part of a collection of policies programs and practices for addressing special housing needs, including seniors, those living with disabilities, those at risk of homelessness and female head of households.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department, City Council</i></p>	<p>Ongoing; Since FY 2007-08 through 2021, HIP has placed 129 people from Foster City into shared housing arrangements; provided information and counseling to 547 Foster City residents or workers, and helped 11 families complete the self-sufficiency program.</p>	<p>Successful; retain but consolidate with H-E-6-a.</p>	<p>Included H-F-1-e Home Sharing for Special Needs Population in addition to H-E-6-a Home Sharing Program.</p>
H-F-2-g: Support Services for Special Needs	<p>Work with service providers to facilitate the provision of support services to enable people to receive services in their homes, including persons at risk of homelessness, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, and victims of domestic violence.</p> <p><i>Target: 2016 and ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>	<p>2016 and Ongoing; The City Parks and Recreation Department provides activities and resources for seniors; the City supports the Foster City Village, a nonprofit providing mobility, practical assistance, access to services, social connections and educational opportunities. The City supports Ombudsman Services of San Mateo County.</p>	<p>Retain</p>	<p>Retained as H-F-1-f; Included target to host roundtable with service providers.</p>

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-F-2-h: Expansion of BMR Eligibility for Disabled Persons	Consider expansion of the BMR Eligibility Priorities adopted by City Resolution 2000-123 to include persons with disabilities. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, City Council</i>	2016; no action taken	Merge with H-F-1-c.	Updated H-F-1-c to require affirmative marketing for accessible units.
<p>H-F-3: Housing for the Homeless. The City of Foster City recognizes the need for and desirability of emergency shelter housing for the homeless and has adopted Chapter 17.82 to allow emergency shelters as a permitted use in areas zoned Neighborhood Business (C-1), Central Business (C-2), and at churches/synagogues in the Public Facilities (PF) Zoning District based on the following considerations:</p> <ul style="list-style-type: none"> a) The City will encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the “normalization process” for clients residing in such facilities. b) The City of Foster City shall encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Peninsula Conflict Resolution Center or other mediation service. c) It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents. <p>Development standards for emergency shelters for the homeless included in Chapter 17.82 will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, architectural review and management standards that apply to residential or commercial development in the same zone, except for the specific written and objective standards as contained in Chapter 17.82.</p>				
H-F-3-a: Emergency Housing Assistance	To the extent that funds are available, participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services. <i>Target: Annual participation, if feasible</i> <i>Responsible Agency: City Council</i>	Annual; funding was provided to CALL Primrose, HIP Housing, Samaritan House, and LifeMoves	Successful; retain.	Retained as H-F-2-a.
H-F-3-b: Emergency Shelter Uses	To the extent funds are available, the City will contribute non-profit agencies involved in providing housing for the homeless in San Mateo County. The City will also review proposals for emergency shelter uses based on the policies in the General Plan and other City development standards and requirements. <i>Target: Ongoing</i>	Ongoing; funding was provided to CALL Primrose, HIP Housing, Samaritan House, and LifeMoves	Successful; retain.	Retained as H-F-2-b.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<i>Responsible Agency: Community Development Department</i>			
H-F-3-c: Multi-Jurisdictional Emergency Shelter	<p>Pursuant to State law requirements, and as the opportunity arises, the City will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.</p> <p><i>Target: Based on the opportunity and feasibility of a multi-jurisdictional emergency shelter</i></p> <p><i>Responsible Agency: Community Development Department, City Council</i></p>	Ongoing; no multi-jurisdictional shelter proposed	Retain	Retained as H-F-2-c.
H-F-3-d: Emergency Shelter Zoning	<p>The City will allow emergency shelters as provided in Chapter 17.82 that allows a year-round emergency shelter as a permitted use in Neighborhood Business (C-1), Central Business (C-2), and at churches/synagogues in the Public Facilities (PF) Zoning District. In addition, the City has established written and objective standards, as allowed in State law, for the following:</p> <ul style="list-style-type: none"> a) Maximum number of beds. b) Off-street parking based upon demonstrated need. c) Size and location of on-site waiting and intake areas. d) Provision of on-site management. e) Proximity to other shelters. f) Length of stay. g) Lighting. h) Security during hours when the shelter is open. <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>	Ongoing; updates to Chapter 17.82 proposed for adoption in January 2023. No emergency shelters were proposed.	Retain	Retained as H-F-2-d..

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-F-4: Transitional and Supportive Housing. The City of Foster City recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses in of the same type in the same zone.				
H-F-4-a: Transitional and Supportive Housing Zoning	<p>Enforce the existing zoning regulations that allow transitional and supportive Housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing; updates to zoning regulations proposed for adoption in January 2023. Permits were issued for a transitional care home.	Successful; retain.	Retained as H-F-3-a; added H-F-3-b Supportive Housing.

APPENDIX F | PUBLIC PARTICIPATION

TABLE OF CONTENTS

PUBLIC ENGAGEMENT SUMMARY	1
COMMUNITY DIALOGUE SERIES	3
21 ELEMENTS / LET’S TALK HOUSING	4
CITY-WIDE COMMUNITY WORKSHOPS	5
AFFH COMMUNITY ENGAGEMENT INPUT	7
HOUSING PREFERENCES AND PRIORITIES SURVEY	7
HOUSING SITES MAP FEEDBACK	35
PUBLIC MEETING COMMENTS	42
ADDITIONAL PUBLIC COMMENTS	46
Housing Element Public Comments Received 11/19/2021 – 4/25/2022	46
Housing Element Public Comments Received 5/5/2022 – 6/3/2022	85
Housing Element Public Comments Received 6/10/2022 – 2/14/2023	133
Housing Element Public Comments Received 2/23/23 – 5/4/2023	189
Housing Element Public Comments Received 5/5/23 – 5/22/2023	214
Housing Element Public Comments Received 8/14/2023	222

LIST OF TABLES

Table F-1: Housing Sites Map Feedback.....35

Table F-2: Housing Sites Map Comments.....37

PUBLIC ENGAGEMENT SUMMARY

Foster City believes that community input is a critical aspect of developing a Housing Element that promotes a community-based vision for housing and responds to community needs and preferences. While the Housing Element provides an opportunity to have a community conversation about how to address local housing challenges, develop policies, and find solutions, in Foster City we ensure that the community engagement process is ongoing throughout the 8-year RHNA cycle.

In addition to conversations focused on Foster City, the 21 Elements working group provided additional opportunities for community input. 21 Elements is a multi-year, multi-phase collaboration between all San Mateo County jurisdictions, along with partner agencies and stakeholder organizations, that aims to support jurisdictions in developing, adopting, and implementing local housing policies and programs. Let's Talk Housing is a collaborative effort between all 21 jurisdictions in San Mateo County focused on increasing awareness of and participation in the Housing Element update process. The 21 Elements working group organized an additional series of introductory meetings about the Housing Element update attended by more than 1,000 community members countywide, an All About RHNA webinar, four Stakeholder Listening Sessions that convened more than 30 groups, and a four-part Creating an Affordable Future webinar series to help educate community members about local housing issues.

The City held a number of public meetings to discuss various aspects of the Housing Element Update. These meetings were advertised in a variety of ways, including the Housing Element email ListServ, posted notices, newspaper notices, FCTV, Leo Ryan Park marquee, social media, City website, and City e-news. Public meetings related to the Housing Element Update included the following:

- January 9, 2023 | City Council Public Hearing for Zoning Amendments
- December 1, 2022 | Planning Commission Public Hearing for Zoning Amendments
- November 15, 2022 | Joint Study Session
- May 17, 2022 | Joint Study Session
- April 21, 2022 | Joint Study Session
- March 2, 2022 | Joint Study Session
- February 17, 2022 | Planning Commission Meeting (EIR Scoping)
- February 7, 2022 | City Council Meeting (Award EIR contract)
- December 13, 2021 | City Council (RFP for EIR)
- November 1, 2021 | City Council Meeting - Report on Community Workshops
- November 1, 2021 | 21 Elements Countywide Listening Session #3 (Builders/Developers)
- October 18, 2021 | 21 Elements Countywide Listening Session #2 (Housing Advocates)
- October-December 2021 | 21 Elements 4-part Let's Talk Housing Webinar
- September 28 and 30, 2021 | Community Workshops
- September 27, 2021 | 21 Elements Countywide Listening Session #1 (Fair Housing)
- July 15, 2021 | Planning Commission Study Session
- June 7, 2021 | City Council Meeting (RHNA appeal)
- April 22, 2021 | Countywide Community Meeting)
- April 14, 2021 | City Council and Planning Commission Joint Special Meeting

APPENDIX F: PUBLIC PARTICIPATION

- April 13, 2021 | Countywide Community Meeting
- March 24, 2021 | City Council and Planning Commission Special Meeting
- September 21, 2020 | City Council and Planning Commission Joint Special Meeting
- October 7, 2019 | City Council Meeting (RHNA and subregion)

In 2020, the City launched a Housing Element Update webpage with basic information and an invitation for people to sign up for a notification list to stay involved. In February 2022, the City launched an updated community engagement website for the Housing Element Update, including a combination of tools from Bang The Table and MapSocial, to provide opportunities for community engagement and feedback on the Housing Element Update. Both the Housing Element Update website and the Foster City main website provide translation options. The Housing Element Update website is available here: <https://engagefostercity.org/housing-element> and automatically redirects from the main City website's page for the Housing Element Update. The website includes links to:

- Housing Preferences and Priorities Survey (closes March 21, 2022)
- Interactive Map with opportunities to provide feedback on sites (closes March 21, 2022)
- Share your Foster City Housing Story
- Link to subscribe to project updates
- Background information on the Housing Element
- Links to related documents and related websites
- Links to agenda packets for previous meetings

During the Joint Study Session on March 2, 2022, staff demonstrated how to take part in the survey and use the interactive map.

The Draft Housing Element was posted on the City's website and distributed to stakeholders on May 4, 2022 for a 30-day review period. During this time, the draft Housing Element was advertised for public review and comment.

The Draft Housing Element submitted to HCD on July 5, 2022 was posted on the City's website.

Summary of How Public Input is Incorporated

Public input gathered through the public engagement efforts influenced the development of the Housing Element, including the selection of sites as well as the housing policies and programs. Key themes and strategies are summarized below.

Housing Sites:

- Focus on sites that do not impact single-family neighborhoods and parks/open spaces. *The Sites Inventory is predominantly apartment sites from the previous RHNA 5 Housing Element and similar sites including existing low-density apartment properties with potential to add housing units.*
- Preserve existing neighborhood commercial sites, such as Edgewater Shopping Center but look for other sites to convert, such as office buildings. *The 1010 Metro Center Boulevard commercial site was included in the Sites Inventory as a mixed use site, which has excellent access to major roadways and*

transit. Program H-D-2-a to evaluate potential re-use of commercial sites was retained with a mid-cycle evaluation of RHNA progress by December 2026.

- Focus on sites with access to major roads and highways due to the limited evacuation routes. *The majority of the sites in the Sites Inventory are located on major arterial roadways.*

Housing Policies and Programs:

- Housing cost is too high. Lack of affordability impacts health, economic equity, environmental and racial justice. *Programs were included/modified to add affordable units through inclusionary requirements (H-E-2-a Inclusionary 20% Requirement, H-E-2-b Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income, expanded incentives for ADUs in programs under H-D-4). Programs expanded support for low-income homeowners with H-B-2-a Lower Income Homeowner Rehabilitation Loans and H-B-2-b Facilitate Non-Profit Rehabilitation/Maintenance Assistance.*
- Increase affordable housing supply, protect renters and vulnerable households by providing stability, fill the gaps with subsidies.
- The use of existing apartment sites for new housing increases the risks of displacement for existing apartment residents. *Tenant protections were included in H-C-3-a Phased Redevelopment of Existing Multi-family Developments, H-C-3-b Anti-Displacement Strategy, and H-C-3-d Facilitate Tenant Protection Act of 2019.*
- Housing discrimination disproportionately impacts people with disabilities and people trying to use housing vouchers. *Program H-C-4-a Rental Housing Assistance Information was expanded. Several programs were included under H-G-2 Improved Access to Fair Housing Information.*
- There is a lack of housing options for people with special needs/disabilities, including supportive housing. *Program H-E-1-a Existing Unit Purchase Program Opportunities for Supportive Housing was included to facilitate use of City-owned units for supportive housing. Program H-E-2-b Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income will provide extremely low-income units. Several programs were included under H-F-1 Special Needs.*

COMMUNITY DIALOGUE SERIES

The Community Dialogue Series (CDS), a series of conversations that brings together community members that live and work in Foster City to discuss the challenges facing Foster City, held dialogues on land use, affordable workforce housing, transportation, traffic and commercial retail. Foster City community members were first invited to participate in the "CommUNITY Dialogue Series" community engagement program from May through December 2017. The four-session series brought people together to learn and share views and ideas about some of the key issues facing Foster City. The results of the four dialogue sessions were reported out to a joint meeting of the City Council and Planning Commission and incorporated into discussions around policies that could be developed to best address these issues.

Home is Foster City is a continuation of those conversations that took place from 2019 to early 2020, concluding with two pop-up events at Foster Square (2/2/2020) and Metro Center (3/3/2020).

The main takeaways identified during the CDS dialogues are listed below:

Topic(s)
Housing cost is too high
People value that Foster City is close to their work, and is community oriented
Need more playgrounds and open space
No more low income housing, it brings in the wrong people
Congested housing takes away green spaces for children

Source: Foster City Community Development Department.

21 ELEMENTS / LET'S TALK HOUSING

21 Elements organized a Let's Talk Housing series of countywide meetings about the Housing Element update and provided community members with an introduction of the Housing Element update and why it matters. These meetings were attended by more than 1,000 community members. Additionally, Let's Talk Housing held an All About RHNA webinar and a countywide four-part webinar series to help educate and inform San Mateo County residents and stakeholders on regional and local housing issues. The four-part series took place on Zoom in fall of 2021, focusing on the following topics and how they intersect with the Bay Area's housing challenges and opportunities:

- Why Affordability Matters
- Housing and Racial Equity
- Housing in a Climate of Change
- Putting it All Together for a Better Future

The series included speaker presentations, audience Q&A, breakout sessions for connection and debrief discussions. The sessions were advertised and offered in Spanish, Mandarin and Cantonese, though participation in non-English channels was limited.

In addition, Let's Talk Housing sponsored four "listening sessions" with city and county staff and key stakeholders, that convened more than 30 groups. These stakeholders represented organizations that focused on:

- Building market-rate or affordable housing
- Addressing fair housing issues
- Advocating for affordable housing
- Providing housing services

The main takeaways identified during the Let's Talk Housing dialogues are listed below:

Topic(s)
Housing affordability is a public health issue: Where we live impacts our health, economic equity, environmental and racial justice
The Three S's: Supply, Stability and Subsidy: Increase housing supply, protect renters and vulnerable households by providing stability, fill the gaps with subsidies
Implement strategies to promote climate-ready housing

Source: 21 Elements.

CITY-WIDE COMMUNITY WORKSHOPS

In order to engage directly with the community, the City held two (2) community workshops – one virtual workshop on September 28, 2021, and one in-person workshop at the Foster City Recreation Center Lagoon Room on September 30, 2021, to provide greater accessibility and flexibility for members of the community to participate. These community workshops were part of an ongoing engagement plan to seek the community's input in Foster City's 2023-2031 Housing Element Update process.

The following outreach tools/efforts were utilized to spread the word about the (2) Community Workshops:

- A Press Release inviting residents to join the Community Workshop and learn more about the future of housing in Foster City was published on September 9th, and was shared with local newspapers, promoted on social media and distributed to the Foster City Press Release listserv.
- Community Workshop Flyers were created and distributed through various channels as outlined below. See Attachment 2 for Workshop Flyer.
- Events were promoted in the Islander on September 15th and 22nd.
- Promotional graphics ran on the City's website homepage from September 13th through 30th, with the flyer featured in the top banner from the 21st through 30th.
- A social media outreach campaign started on September 9th and ran through the 30th. In all, there were 15 posts spread across Facebook, Instagram, Twitter and Nextdoor. Posts were boosted for additional promotion on Facebook from the 27th through 30th. Posts were also shared by the Police Department and Parks and Recreation social media accounts.
- The events were promoted three (3) times in the weekly City newsletter on September 9th, 16th and 23rd.
- The events were promoted through the Mayoral Minute video on September 23rd.
- The events were circulated twice to the City Council, Committees and Planning Commission listservs.
- The events were promoted on various Planning and Housing listservs.
- Workshop flyers were distributed by CERT volunteers at the popular drive-through Shred event on September 18th.
- The workshop flyer was posted on a billboard in City Hall front lobby.
- Workshop flyers were also distributed to residents at the front counter.
- Planners spread the word about the workshops in their day-to-day interactions with residents and customers leading up to the two (2) workshops.
- A PowerPoint on the Housing Element Update was played on loop on the TV display at the City Hall front lobby.
- There was a posting on the digital marquee from the September 17th through 30th.
- The events were promoted with the Foster City Chinese American Association, Filipino-American Association of Foster City, Baybasi, Foster City Association of Black Residents, the Foster City Parents' Club and the Chamber of Commerce.

APPENDIX F: PUBLIC PARTICIPATION

- The events were posted on the digital posting board at the Council Chambers and Recreation Center from the 17th through 30th.
- Some members of the City Council, Planning Commission and Foster City residents also spread the word through their social media accounts.
- A slide ran promoting the events on FCTV from September 16th through 30th.
- Multiple tabling events to spread the word about the two (2) community workshops were held including two (2) at Off The Grid, one (1) at the Farmers Market and one (1) at the Rubber Ducky Race event.
- Posting at public places - Library, Recreation Center, Sea Cloud Park, Safeway/Metro Center

The outreach yielded 97 registrants for the virtual workshop and 37 registrants for the in-person workshop. Of the 97 registrants, approximately 50+ attended the virtual workshop. The in-person workshop had approximately 30+ attendees. These approximate numbers exclude staff, consultants, elected and appointed officials.

The format for both workshops were the same. The Community Development Director provided an extensive background and overview of the Housing Element Update during the first half of the workshop. Attendees had an opportunity to learn about the Housing Element Update, the State mandate for the City to plan for approximately 1,896 new housing units, get informed on the next steps to analyze sites available for future housing, and participate in small breakout groups to discuss the future of housing in Foster City including discussing challenges and potential solutions.

Staff prepared a list of five (5) questions to guide the breakout group discussions. The questions are listed below:

- What are most important aspects Foster City should consider in planning for state-mandated approximately 1,896 homes?
- When you think of the needs for improvement in the existing housing stock in Foster City, what comes to mind?
- What type of housing would you prefer in Foster City when planning for state-mandated 1,896 homes?
- Where would be most appropriate places to accommodate state-mandated 1,896 homes in Foster City?
- What concerns do you have about housing in Foster City?

Each breakout group had a facilitator and a note taker. Following the breakout group discussion, the note taker from each group reported out on the discussion that took place within their respective groups. Refer to Attachment 3 that includes a compilation of the feedback received from residents from the two (2) community workshops in response to the questions listed above.

Following the two workshops, staff received positive feedback from some members of the community. Residents appreciated the opportunity to engage at the workshops. The San Mateo Daily Journal covered the virtual discussion in their October 4th newspaper edition. Posts were also published following the

events, thanking the attendees and sharing links to the virtual workshop video as well as the workshop PowerPoint that were posted on the City's website.

AFFH COMMUNITY ENGAGEMENT INPUT

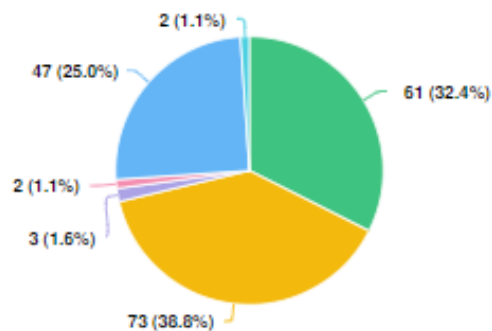
A resident survey was conducted by Root Policy Research for the jurisdictions in San Mateo County to support the AFFH analysis of Housing Elements. It explores residents' housing, affordability, and neighborhood challenges and experiences with displacement and housing discrimination. See Chapter 3, Affirmatively Furthering Fair Housing and Appendix B, Foster City Fair Housing Assessment, for a discussion of the survey findings.

City staff met with the Equity Advisory Group (EAG) facilitated by 21 Elements on May 2, 2022. The EAG expressed concerns about the potential for tenant displacement, how identified constraints are addressed, and how the City could take additional steps to promote one hundred percent affordable developments.

HOUSING PREFERENCES AND PRIORITIES SURVEY

The Foster City Housing Preferences and Priorities Survey, opened from February 23, 2022 until March 28, 2022 allowed the City to gain a better understanding of community values and priorities, which will be used as a foundation for future conversations about possible solutions and housing policies. Feedback from the survey helped the City identify trends on housing preferences, needs, and future housing opportunities in the City. 188 responses were collected. The results are shown below.

Q1 Please tell us about your connection to Foster City.

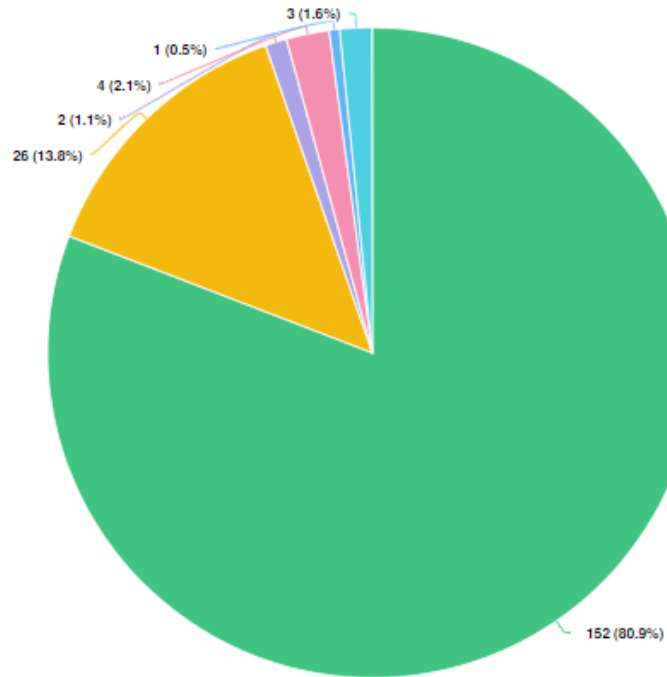


Question options

- I live and work in Foster City
- I live in Foster City but work elsewhere
- I work in Foster City but live elsewhere
- I do not work or live in Foster City
- I live in Foster City but I am retired/do not work
- Other (please specify)

APPENDIX F: PUBLIC PARTICIPATION

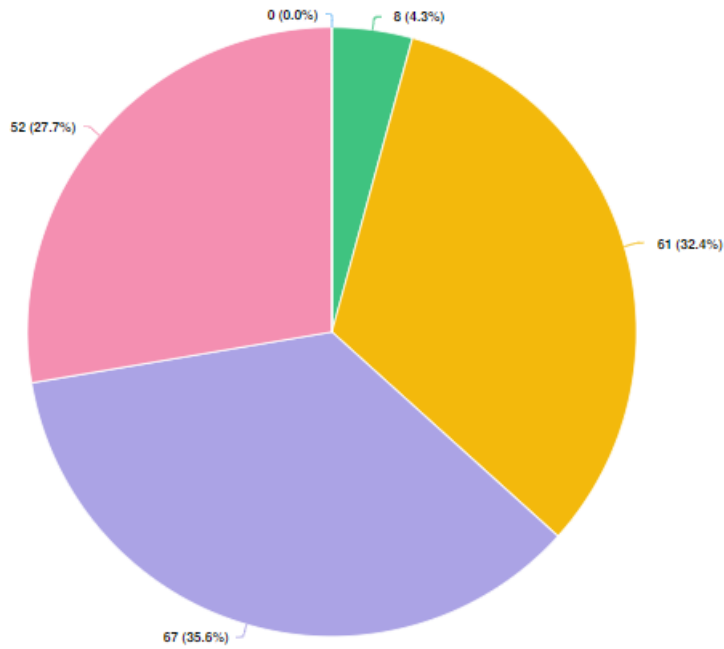
Q2 Are you:



Question options

- A homeowner in Foster City
- A renter in Foster City
- Looking to buy a home in Foster City
- Looking to rent a home in Foster City
- None of the above
- Other (please specify)

Q3 What is your age?

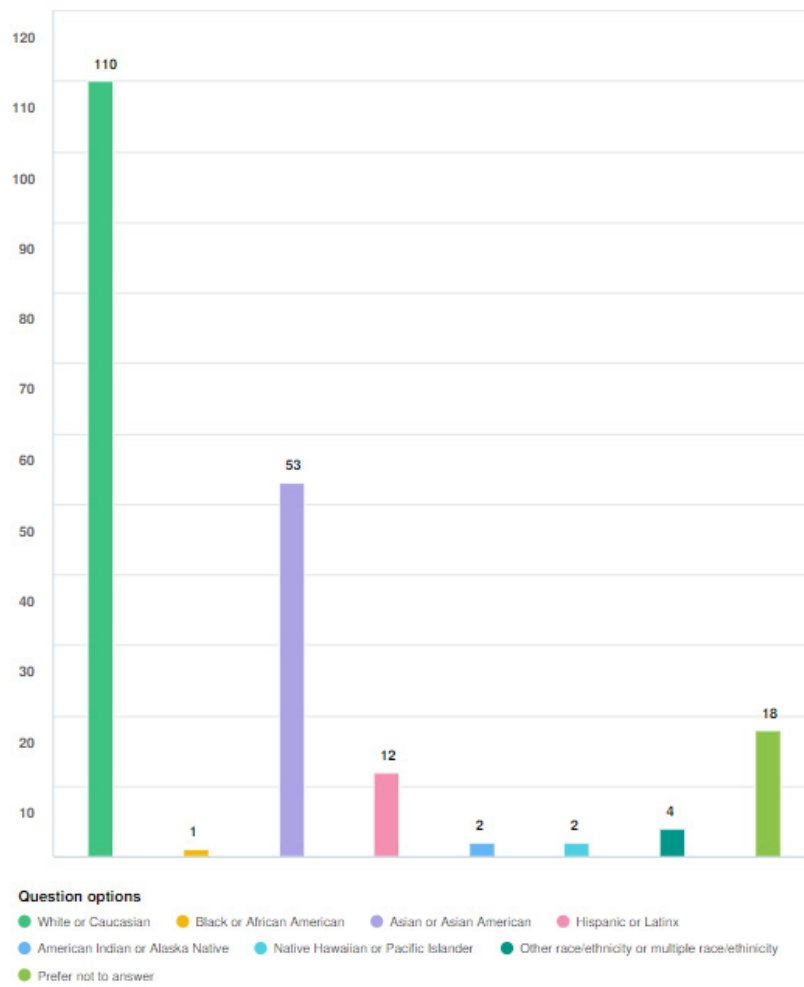


Question options

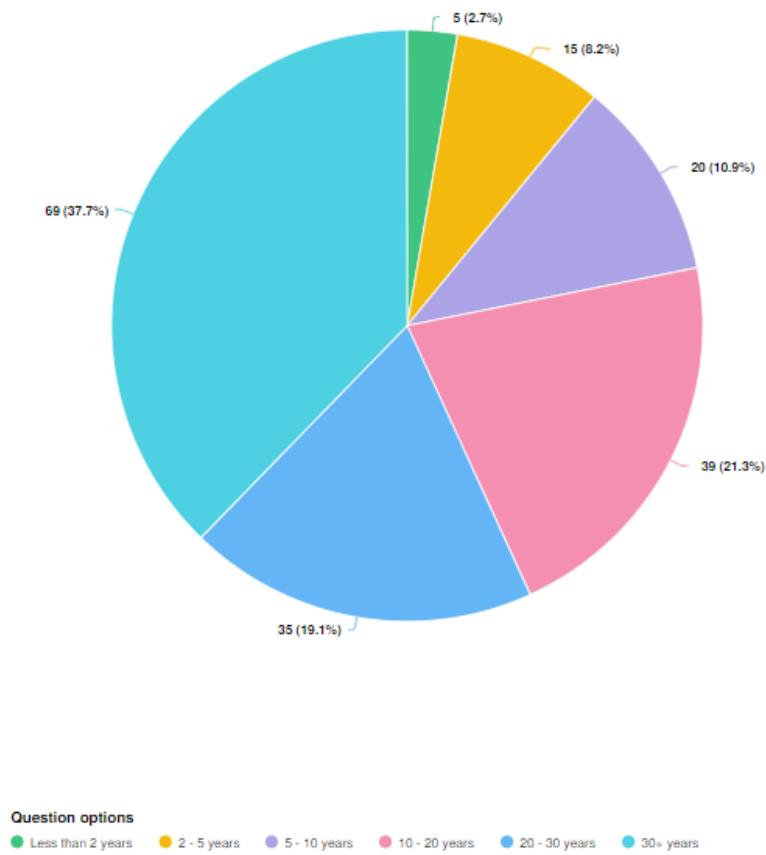
● 21 to 34 years old
 ● 35 to 49 years old
 ● 50 to 64 years old
 ● 65+ years old
 ● Under 21 years old

APPENDIX F: PUBLIC PARTICIPATION

Q4 How would you best describe yourself?

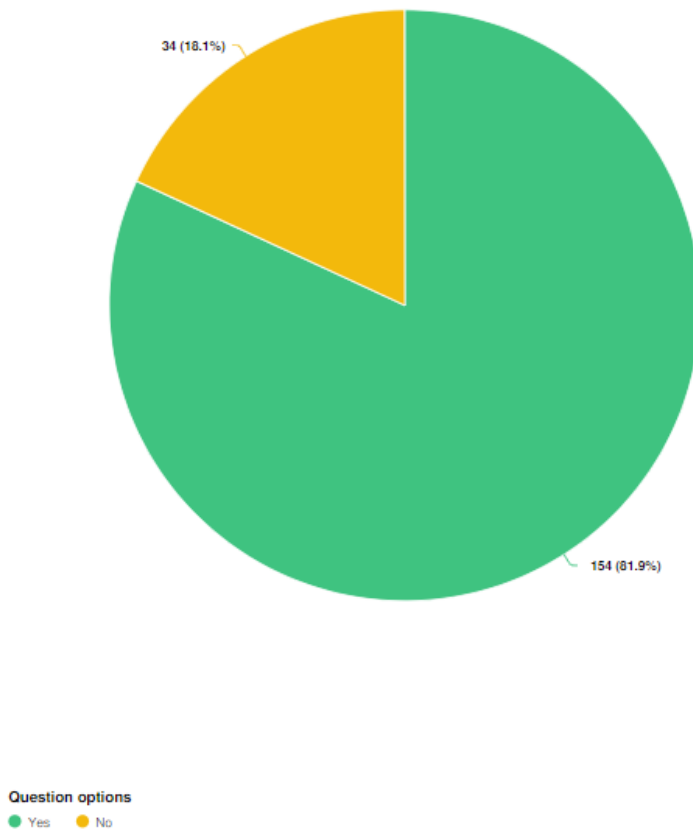


Q5 If you live in Foster City, how long have you lived in the City?

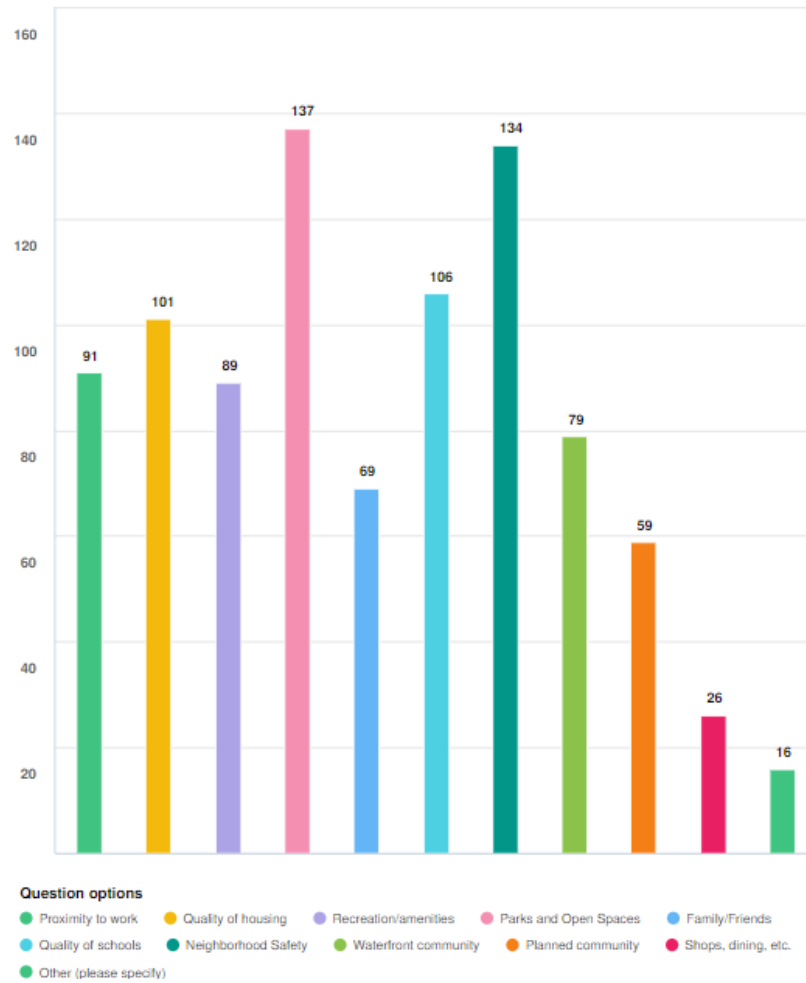


APPENDIX F: PUBLIC PARTICIPATION

Q6 Does the range of housing options currently available in Foster City meet your needs?

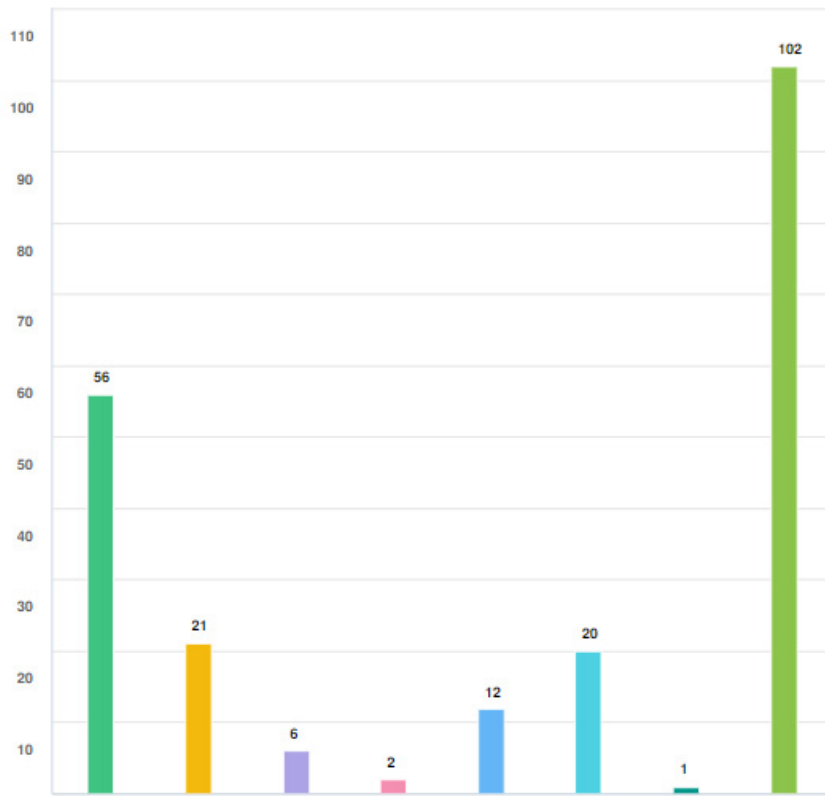


Q7 If you live in Foster City, why did you choose to live here? Select all that apply



APPENDIX F: PUBLIC PARTICIPATION

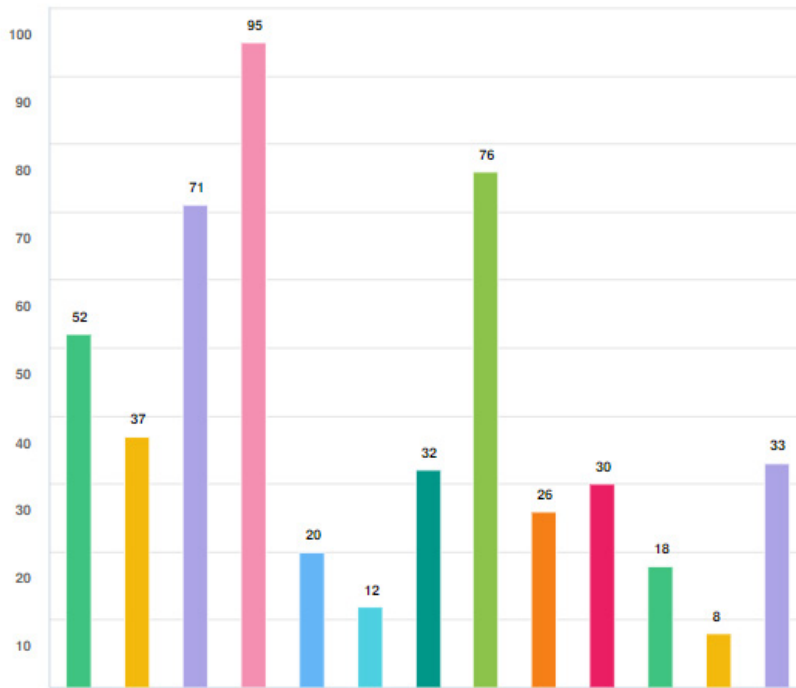
Q8 Please indicate which of the following housing challenges, if any, you experience as a Foster City resident? Select all that apply



Question options

- My housing costs (rent or mortgage, utilities, insurance, etc.) consume more than 30% of my income
- My housing costs (rent or mortgage, utilities, insurance, etc.) consume more than 50% of my income
- The housing unit I rent is in poor condition and needs repair & maintenance
- The housing unit I own is in poor condition but I cannot afford to repair or maintain it
- My housing unit is not designed for my needs (disability, difficulty with stairs, etc.)
- My housing unit is too small for my household
- I have experienced housing discrimination
- Other (please specify)

Q9 When you think of the existing housing stock in Foster City, what comes to your mind?
Check all that apply

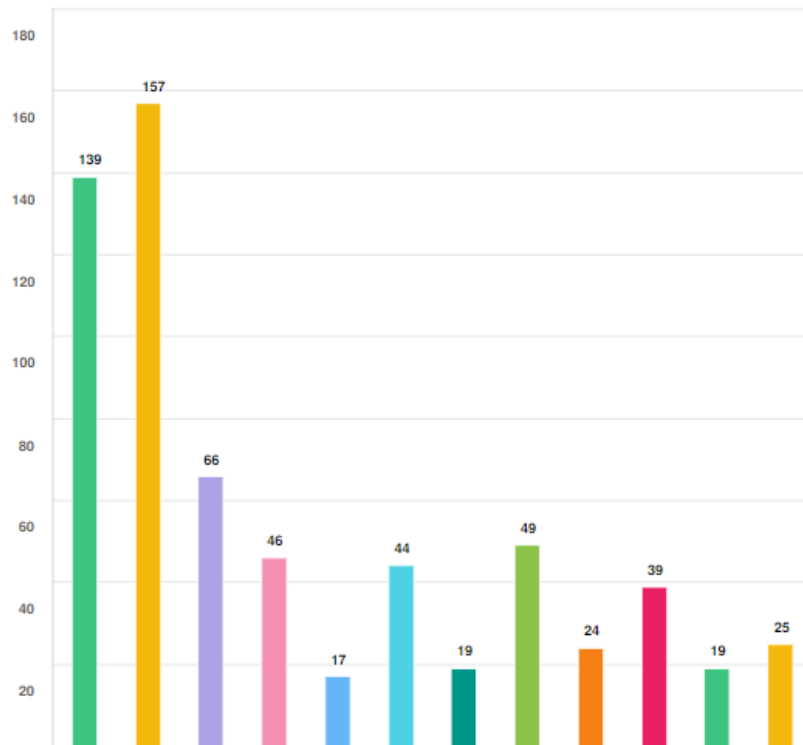


Question options

- Cost burdened *U.S. Department of Housing and Urban Development, HUD defines cost-burdened families as those "who pay more than 30 percent of their income for housing
- Overcrowding *The U.S. Census Bureau defines an overcrowded unit as one occupied by more than one person per room excluding bathrooms and kitchens
- Unaffordable rents ● Unaffordable home sales prices ● Lack of housing choices (townhomes, apartments, condos etc.)
- Lack of property maintenance ● Lack of options for senior housing ● Lack of public transit/commute options
- Employment/job centers located too far away
- Aging housing stock that are not in keeping with the newer styles of development
- Lack of supportive housing for special needs population e.g., developmental disabilities, elderly care
- Lack of accessible housing for people with disabilities ● Other (please specify)

APPENDIX F: PUBLIC PARTICIPATION

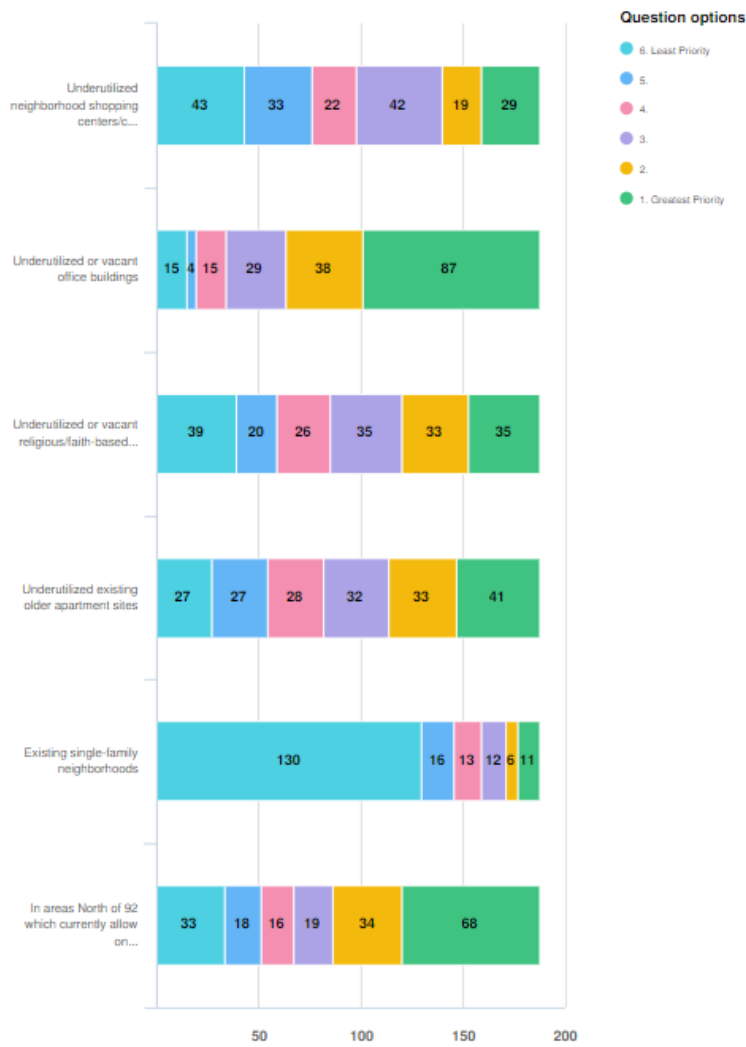
Q10 What are the most important aspects that Foster City should consider in planning for future housing in Foster City? Please select up to five



Question options

- Preserve the single-family neighborhoods ● Preserve existing parks, open spaces and recreational amenities
- Provide affordable rental and ownership housing ● Provide a mix of housing types (apartments, townhomes, condos etc.)
- Provide supportive housing for special needs ● Provide housing for seniors
- Provide housing for students and/or young adults ● Encourage mixed-use with (commercial/office/retail and residential)
- Encourage housing in redevelopment of neighborhood shopping centers (e.g. Edgewater Place, Beach Park Plaza, Market Place)
- Encourage redevelopment of existing apartments to provide more housing
- Encourage more Accessory Dwelling Units (second units) ● Other (please specify)

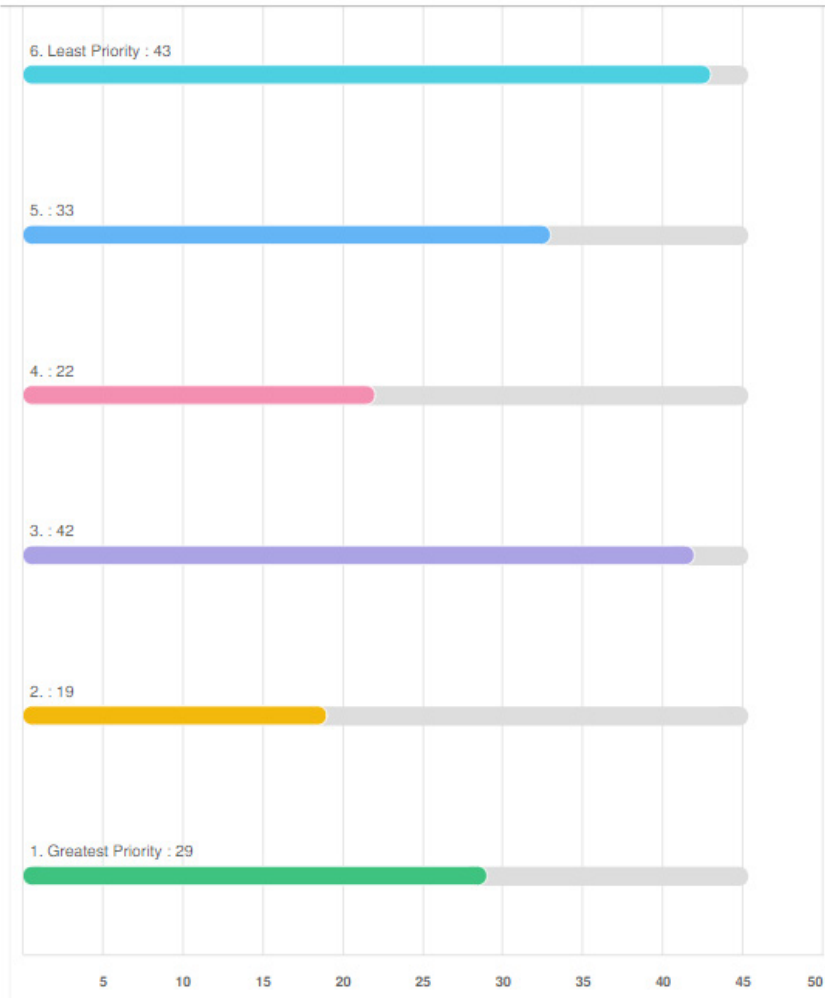
Q11 As part of the Housing Element Update, the City is required under State law to identify additional areas where future housing can be accommodated in Foster City. Please prioritize and rank the following areas where you think it would be most approp...

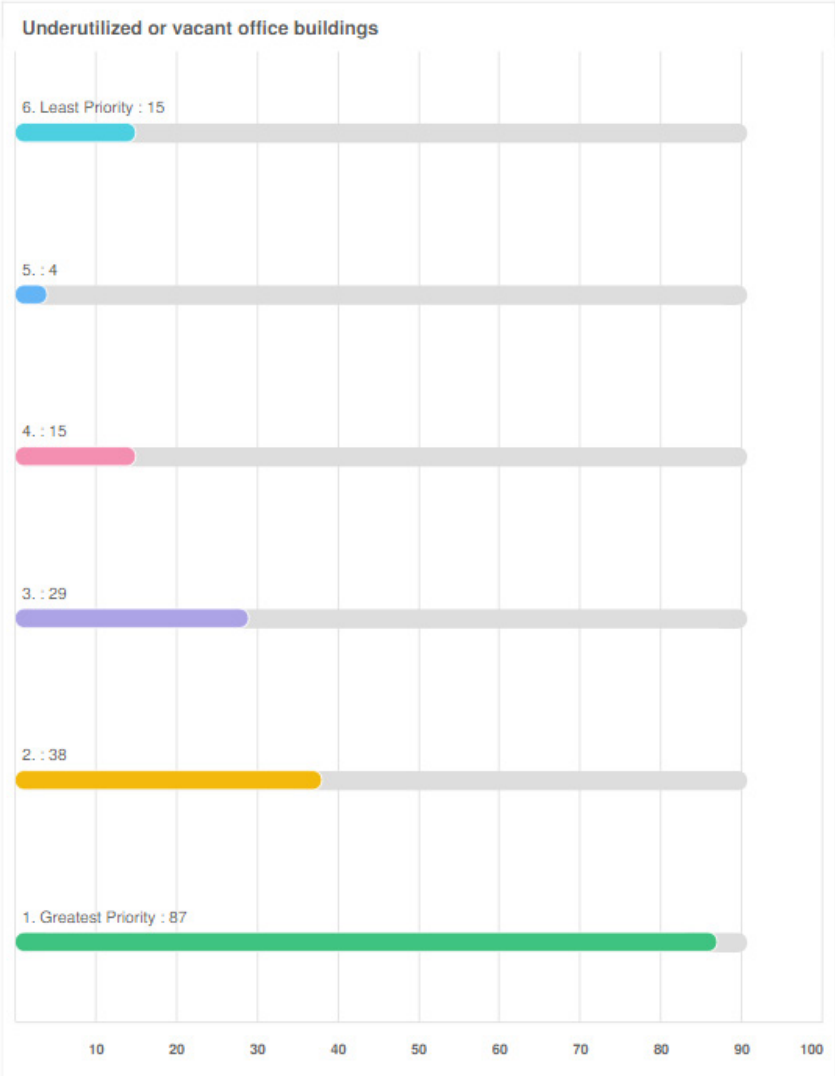


APPENDIX F: PUBLIC PARTICIPATION

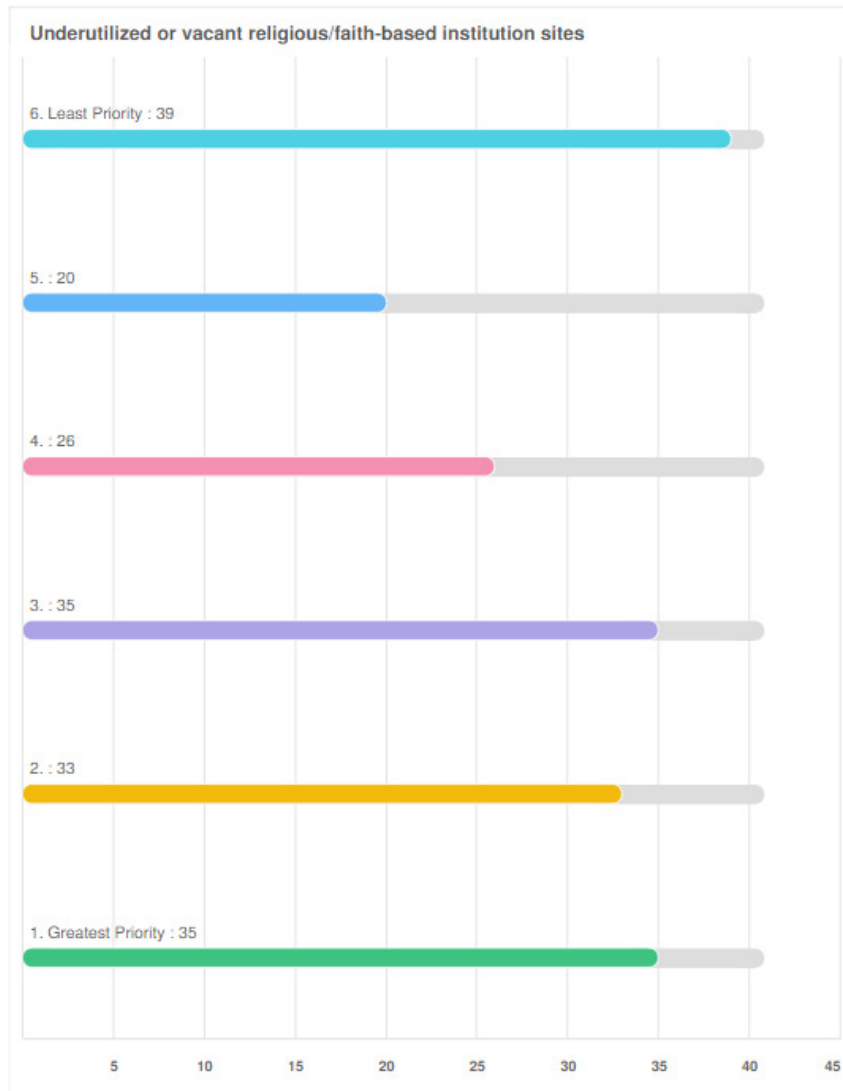
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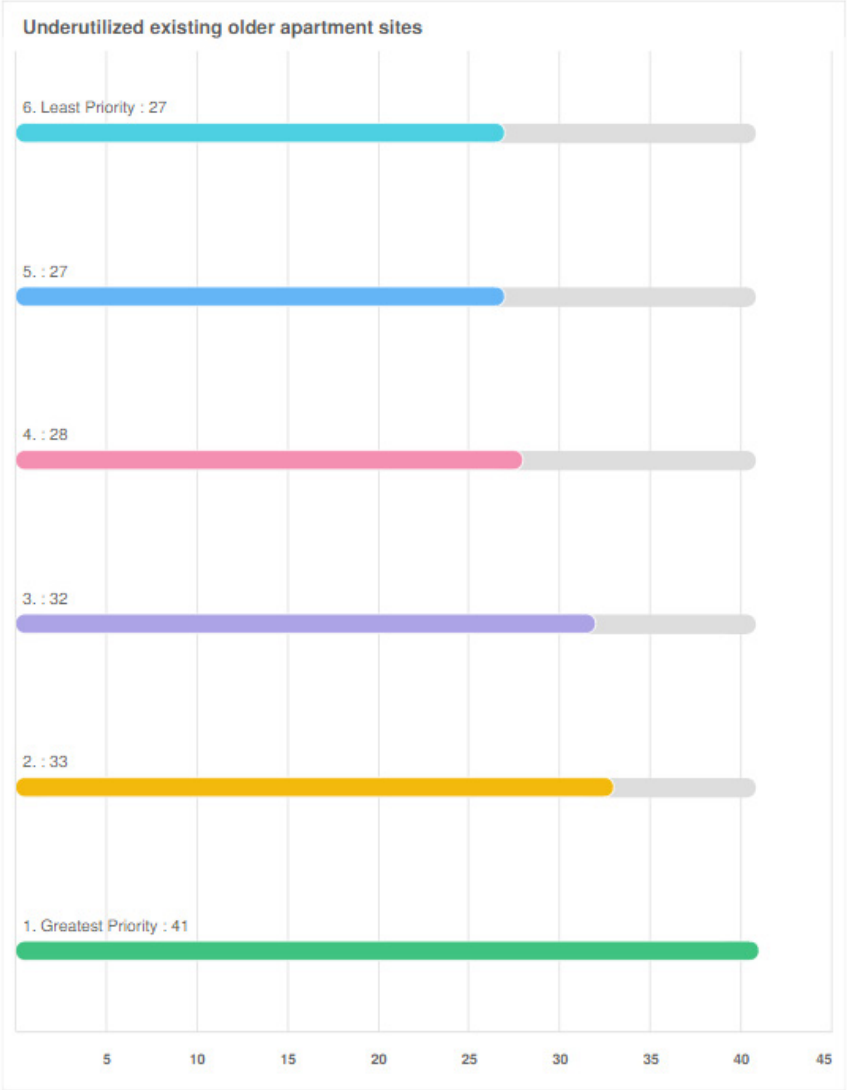
Underutilized neighborhood shopping centers/commercial retail areas



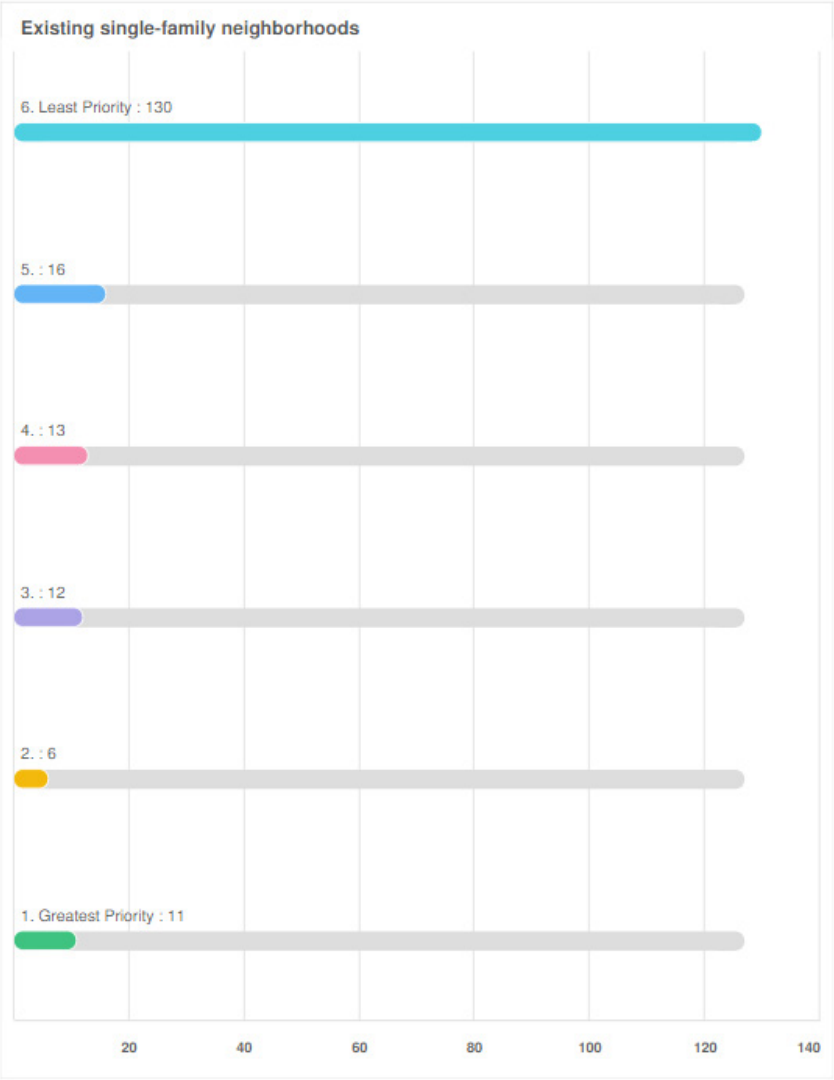


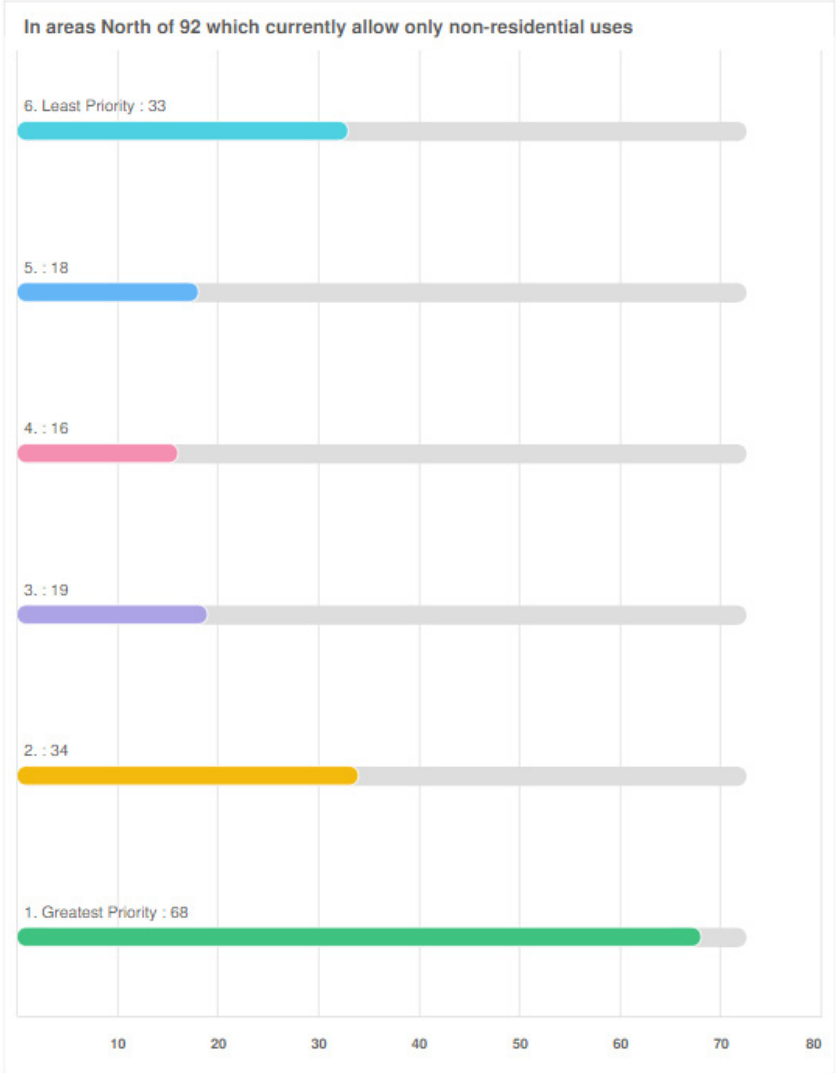
APPENDIX F: PUBLIC PARTICIPATION





APPENDIX F: PUBLIC PARTICIPATION





Q12 Please write below any ideas you may have and/or locations where additional housing could be located in the city which were not covered in the previous question.

No Space for New Housing – Too Much Pressure on Infrastructure (18)

- Foster City was a planned community. It was not designed to accommodate the number of housing units you are planning to add to the city. I think you should try to get that number lowered.

Office Spaces and Other Underutilized Buildings (11)

- Include school admin building even though it is owned by SMFCSD. Very underutilized.
- Since we have no real space on the land we have and our infrastructure cannot support multi unit housing, you should consider building on the water of the bay outside of the levy where you can create additional planned community with proper access to freeways, etc.
- Re-develop current apartments and multi-family homes into higher density, larger (taller) structures that can accommodate a higher density of people.
- Under or non-utilized State property, such as the Caltrans yard on Foster City Blvd, or the State land on Third Avenue
- Beach Park Gilead area could have been all houses
- Old Orchard Supply site (+4)
- The abandoned, dilapidated church property at Gull Ave. and Beach Park (closest to the levee). Attempts to rezone were once proposed, but that obscenity would have added far too many high-density units.
- That place where garden Center used to be is totally be converted into nice modern mixed housing.
- Gilead/Illumina/Biomed partnerships.
- waterfront property not currently being utilized for housing
- There are quite a few sizeable parking lots in the Metro Plaza area(Safeway) that are heavily underutilized - the Wells Fargo lot, the BoA lot, and several lots near the old Orchard store. These parking lots can be rezoned and converted to build housing. The office park in the Chess Street neighborhood can also be used to develop housing.
- Vacant area next to Seacloud Park (+1).

Near Freeway Access (8)

- Understanding the need for more affordable housing as mandated by the state, build new housing near Highway 101/92 entrance/exits and on 4 lane roads to handle the additional traffic. This is for safety reasons. The now closed OSH would be perfect, infrastructure already in place, a high rise building near Metro Tower and Visa buildings. (Q. Has anyone talked to Visa about building availability?)
- On 4 lane roads, near Highway entrance/exit. Close to our excellent Police and Fire departments, who would use the units. Near City Hall, think of a large Welcome to Foster City sign in front of the building. Much nicer than a Costco Gas Station! Also, a lot of open office space north of Hillsdale Blvd., close to 3rd Avenue. 4 lane roads, close to amenities, and access to Highways 101 and 92. Avoid

locations such as Lantern Cove, which are far from Highway 101, without appropriate infrastructure (on 2 lane roads) for the additional traffic, will affect all neighborhoods between there and Highway 101, Port Royal Ave., western part of Beach Park Blvd., Polaris Ave., behind Foster City School, Edgewater Park, Boothbay Park, residential neighborhoods with a lot of children, pedestrians and bicyclists. Safety is a real issue there, and a liability for the city.

Not in Single Family Neighborhoods (3)

Mixed-Use Shopping Areas (2)

- Please do not get rid of restaurants/shopping centers etc. Those of us who live here need those services. Foster City's dining scene is virtually nonexistent. Zoning should be modified if necessary to allow duplexes and structures where multiple families can live on lots currently zoned for single families.
- Please NOT at our few remaining shopping centers. Especially not Edgewater. Most of us moved to FC for open space, large lots, quiet streets, and waterfront homes and shops. If I wanted an urban life, I would have bought a house in the City, or downtown SM.
- Many of the older shopping center/commercial retail areas should be look at for mixed use developments. I would not want to decrease the amount of retail space, however I believe residential could be added through redevelopment of the sites. (+2)

Mixed Opinions About the Golf Course (3)

- Please do not use the existing golf course (Mariners Point) for any housing. Seniors like me need this local site which provides access to recreation, promotes physical and mental health.
- Redevelop the golf course with townhomes/condos and a new park.

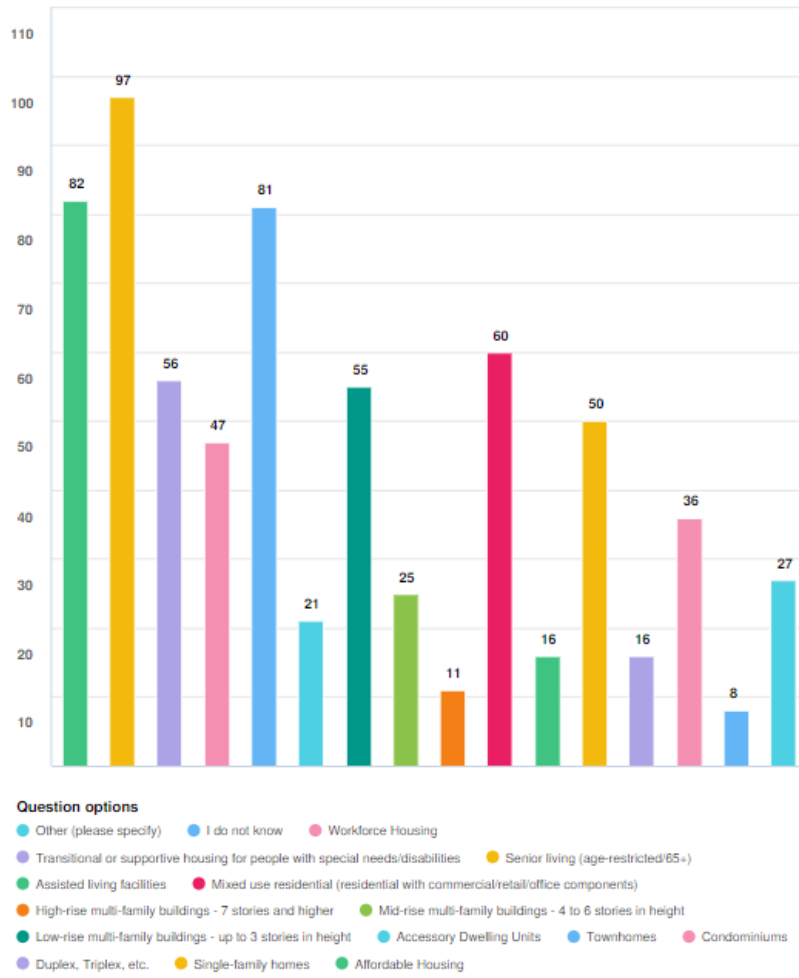
Other (1)

- Near public transportation
- Prices for new homes being built at laguna vista should be more inline with affordability.
- Should lower property tax and use the funds that we have already to help the existing residents. The ones who are suffering are the ones who work outside of Foster City because we need to afford the high costs of property tax, utility bills and groceries. We all have children and want them to thrive in
- Foster City may not have much space for building. Areas ripe for development are San Mateo, by 101. Discourage senior living because, the older folks have to move out. To keep the place economically vibrant, the focus should be towards younger and middle age folks. This place is not for low-income. So, it is not worth thinking about it. The economics would not work out for them.
- Foster City must comply with the law and should not invest its resources trying to find ways around the law. I have been dismayed to see the inaccurate and misleading information that has come to our doorstep.
- Rent is so high already in the Peninsula that it's hard to find affordable rental housing. Also, the cost to own is so competitive and high that despite being a high income earning household, we can't compete with the cost to buy a house and are still renting. We would love to stay in Foster City long

term but it gets more and more expensive each year. For the renters in FC, it would be great to get rent control in place. Our rent has gone up between 10-20% per year, and that's insane since companies don't increase salaries by even that much.

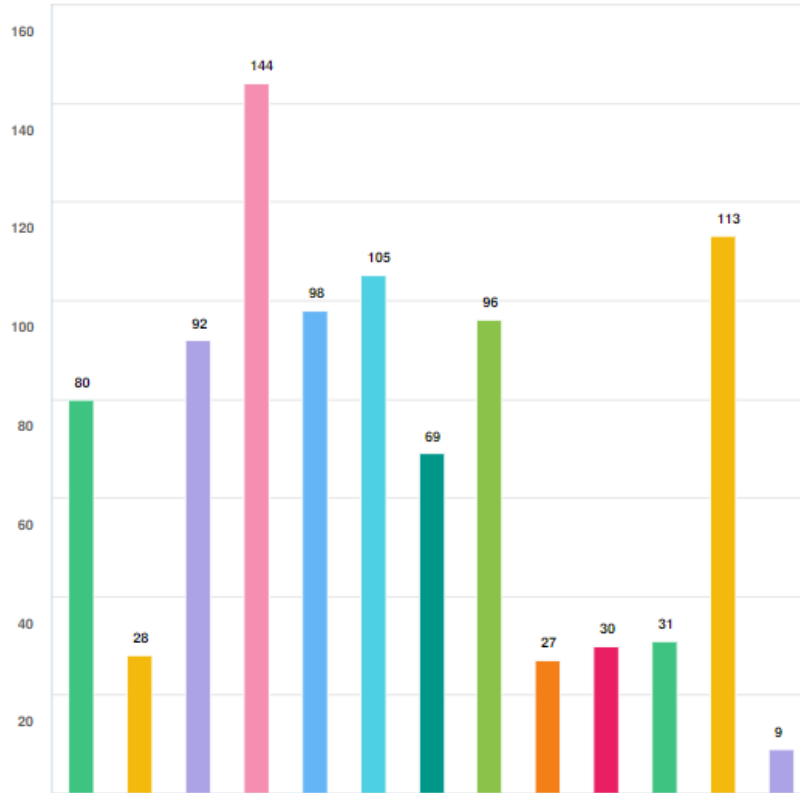
- If person unable to afford housing, encourage them to seek housing elsewhere. State can subsidize people to commute from more affordable areas. Subsidize rent to essential workers...teachers, police, fire
- FC should consider allowing the redevelopment of single-family homes and allow for building of more dense townhomes and apartments designed for walkability and mixed used. FC should consider reducing fill in more of the bay, foster city did.

Q13 What type of housing do we need in Foster City? Select at least five



APPENDIX F: PUBLIC PARTICIPATION

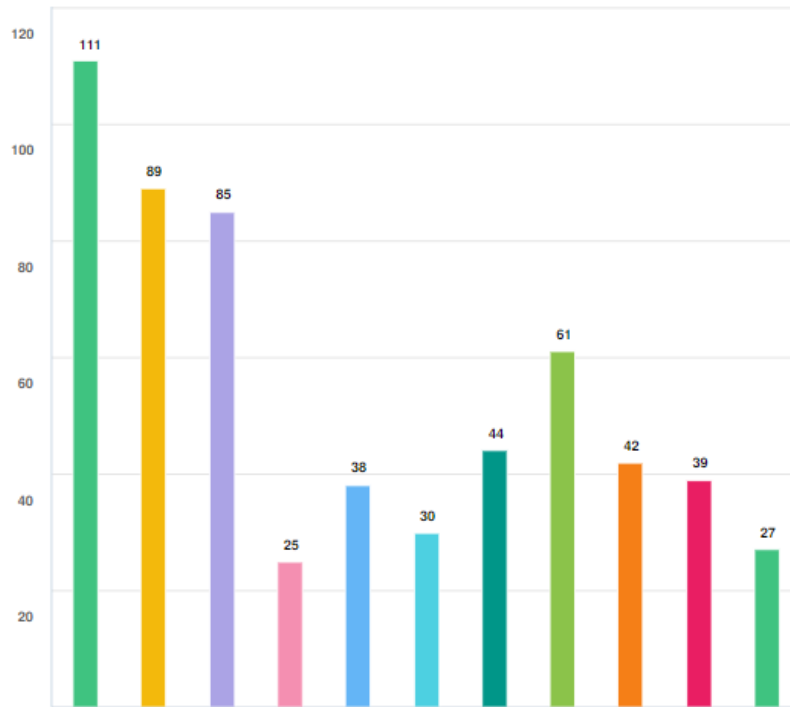
Q14 What aspect(s) of housing is/are most important to you? Select all that apply



Question options

- Other (please specify) Good Schools Availability of smaller units for single-person or smaller households
- Availability of larger units for larger households Multi-generational accommodation Private open space (yards, patios)
- Proximity to public transportation Proximity to parks, schools and other community amenities
- Proximity to grocery stores, neighborhood shopping centers Safety/Security Parking availability
- Private amenities for residents (pool, club house, sports courts etc.) Affordability

Q15 What types of housing-related programs and/or policies do you think that Foster City should focus on? Please select the top five



Question options

- Other (please specify) Rent Stabilization Program including a Rental Registry
- Provide incentives for housing developments that include low-income or affordable units Expand affordable housing inventory
- Promote fair housing services to address fraud, displacement, or discrimination
- Create pre-approved ADU (Accessory Dwelling Unit/Second Unit) plans
- Streamline approval processes for housing developments Improve accessibility in units for persons with disabilities
- Encourage or incentivize rehabilitation of existing housing
- Encourage city-wide shuttle or other first and last-mile transit options
- Encourage innovative design with emphasis on community/open spaces and amenities

Q16 Are there other strategies that you believe the City should consider? If yes, please provide examples or context of the strategy that should be considered to accommodate new housing in Foster City?

Summary of Responses

Push Back on State Requirements – No Space for New Housing (17)

- “A two-prong strategy should first include a moratorium on residential and commercial developments. City leaders need to communicate, engage, and incorporate indicators created by the culture of its constituents' requirements for quality of life. It is time to begin serving the public's need over placating the developers' greed. Secondly, City leaders must acknowledge that the principles of the housing elements are functionally outdated and more importantly lacks measures for public health and safety, and environmental protection. Lastly, if Foster City leaders are to be taken seriously about improving the quality of life for its citizens then it needs to promote engagement and activism with the culture of its people. Too many City sponsored events are staged events invested with backroom deals and overriding outside interests leaving its citizens feeling as they are second class citizens behind arrogant developers and antiquated legislators.”

Converting Office Buildings Into Affordable Housing (11)

- The city can purchase these and have more control over rent for low-income families.
- Encourage or incentivize large employer (e.g., Gilead, Visa, Illumina) housing programs incl employer-built developments (a la Google's Mtn View plans, Facebook's Menlo Park plans)
- Utilize potentially available office space. There seem to be a lot available north of Hillsdale Blvd. all the way to 3rd Ave. Infrastructure already in place, on 4 lane roads, close to Highway 101/92. A new high rise at the now closed OSH, one or more of the Visa buildings? San Mateo Centre (corner of Metro Center Blvd/Edgewater Blvd) for a high rise. Convert open office spaces north of 92 to 3rd Ave. FC is one of the least walkable cities in the peninsula. Housing planning should be geared towards high density, high-value urbanization, inspired on the urban policies of Northern Europe. These policies emphasize high-density, low-rise, small-accommodation buildings, centered around access to public transportation and alternative transportation methods. The Baymeadows community built around the new Hillsdale Caltrain station is a great example of what FC should aspire to become in the next 20 years.
- Encourage owners of vacant and underutilized office buildings to develop their property into something productive that will enhance the community. Start with Orchard Supply and other vacant buildings.

Other Ways to Utilize Space (7)

- Bring in complementary businesses instead – use vacant for light business, restaurants, shopping, health services, childcare etc. (+2)
- Family oriented spaces - playgrounds, educational aspects, childcare.
- Need another middle school, a high school (+3)
- Keep open spaces and single family homes. They are very important to any community.

Transportation (6)

- Extend to the wider bay area
- Walkability and biking to shopping centers, parks, other amenities
- Any addition of resident population would increase car traffic if that was the main way for residents to travel. A strong plan for public transport / first-last mile options and non-car mobility needs to be developed in parallel. Such transport options should connect to retail, work and transport hubs.

Preserving Open Space and Single-Family Character (5)

- Consider 1 or 2 large (tall) high density buildings to accommodate lower cost needs and then focus on maintaining single family housing and open areas
- Quality of life amenities need to be preserved, such as parks, golf course, grocery options, public water access.

Homeownership Opportunities/Affordability (4)

- First time home buyer down payment assistance or no down payment program for frontline workers/healthcare/teachers to live and work in the area they serve.
- City should prevent people from buying homes in FC for investment (people that don't plan on living here).

Infrastructure Needs to Be Addressed Alongside New Housing (4)

- Any additional new housing must be addressed with transportation and safety of this city. I know so many neighbors and friends in Foster City who selected this area because the schools are good; neighborhood is not as crowded and is safe. I know there is a lot of concerns about the implication of new housing and what it means to the safety of this region--this could impact housing price and reputation of this region.

Convert smaller/older rentals to larger (3)

- Replace older 2-story rental properties with 4 story rental units.
- The older apartment houses would be a good place to start. They have been here since the city's inception and are showing their age.

Other

- Verify eligibility for low cost housing. Ban short term rentals
- give preferences to those who work in Foster City
- Do not use golf course for housing
- Redevelop the golf course.
- Read the Foster City master plan and follow it.
- Streamlining ADU process would really help in all existing single-family areas, to allow larger families to live together or to provide rental income to current residents. Encouraging speedy approval of

mixed-use and housing redevelopment of existing shopping centers, particularly with affordable and accessible apartments, with transit incorporated would be huge for seniors and disabled

- To the extent that we are required to add new units, consider re-purposing under-utilized parking lots and other non-residentially-zoned areas for development.
- Do not redevelop existing shopping centers unless the retail space is accommodated as the lower level of a mid-rise building. As an example, do not remove Edgewater Place; make it midrise with all the retail maintained on the lower level. Too late for Port O'Call which was converted to only apartments.
- All affordable housing should be near transit as it defeats the purpose otherwise, i.e., the cost of owning a vehicle and paying for it and insurance and maintenance will offset any savings or advantage of affordable housing. An example is the low income housing that San Mateo is building near the new Cal Train Station. Also, more vehicles on Foster Cities roads causes more pollution, roadway repair and traffic. ANY HOUSING should be built so as not to impede leaving the city in case of earthquake, fires, or other emergencies. That is why I OPPOSE THE OVERLAY of LANTERN COVE. There is no alternative to Edgewater that can hold traffic in an emergency evacuation in the South and Southwest areas of the city. Nor would it allow for easy entrance and exit of emergency vehicles.
- With all the housing commercial space for shopping needs to stay. Updated to be attractive aka Edgewater Plaza -this use to be the place to meet up with friends - owner is driving out good family friendly businesses and it looks horrible just saw he can try to redevelop. Never ever replace Edgewater Plaza with housing.

Q17 Do you have any other comments or is there anything else the City should consider as part of its Housing Element Update?

Summary of Responses

Take Time to Analyze Impacts of new Housing on infrastructure and traffic (29)

- I'm extremely concerned with the infrastructure we have related with the incremental housing we are bringing in the city. Also related to the extremely limited entry/exit points of the city.
- Traffic and evacuation routes with more people

Convert Office Buildings (9)

Don't want single family homes demolished, maintain character (5)

- Concerned about the current push to demolish older apartment/condo buildings to be replaced by high-rise, high-density buildings directly adjacent to single family home neighborhoods.

Maintain parks and open space (6)

- Do not take away our parks!!
- Maintain the parks we have and open spaces. Welcome to put it to vote and let everyone know. Pretty soon we will have house boats because of running out of space.
- Do not use golf course for housing (+4)

Need retail (5)

- Current shopping centers under consideration (Beach Park, Edgewater Place) are successful and needed by their neighborhoods and the city; please keep them, or IF required, make them mixed-use (housing above) but KEEPING all the existing businesses/restaurants with LEAST impact to them and patrons.

Affordability (3)

- Consider capping rent increases each year to a reasonable percentage. At present, property owners have no limit to what they can charge for rent.
- Priority should be to maintain the existing quality of life in FC. There's been too much emphasis on low-income housing. We do have an affordability problem. Low/middle-income housing should be built near transportation hubs, not Foster City. The current new housing projects in FC are anything but affordable. \$1.5M-3M is not affordable. When does the couple who makes \$150-250k a year get any consideration??? They do not qualify for low, middle, upper middle income when it comes to addressing affordability, yet they cannot afford any of the new housing being built.

Need new housing for special needs groups and low-income families (2)

- Need low-income housing for disabled people (i.e., with autism.) Need public transportation for those who don't drive.

- No matter what or where you build, there will be opposition, but we need more housing badly. Please consider everyone's needs (including those who don't live here yet) and not just the loudest people

Other

- Force Shopping Center Landlords to keep up their property. i.e., parking lots etc.
- I am disappointed that your survey is so negative. You clearly have an agenda in this and it is not an unbiased survey.
- Emphasizing these small units results in high turnover and people moving to where they can get larger apartments and housing – recently FC friends moved to San Diego, Arizona, North Carolina and placed in Bay Area like San Mateo and South San Francisco. There is less of a neighborhood feel. Lumping these small unit developments together would reduce the impact on neighborhoods.
- Make it more difficult for investors and foreigners to purchase property in Foster City especially if it will be used as a rental property and not primary residence
- Provide plans for small, ATTACHED ADUs, since many properties have small yards.
- high rise apartments facing the Bay
- We should focus on the high property tax, helping the middle class and homeowners and not worry about building things that will bring crime. Lower income housing brings in crime
- pollution, and by decreasing loss of open habitat, any city will be able to achieve their GHG reduction goals. Yes, the Housing Element needs to be updated, but it won't be.
- For the Valley to be economically vibrant, younger folks need to be able to find affordable housing. Best is to build rental units – multi-story. Focus should not be towards seniors or low-income. Both have to move out. The economics will not support them. So, replace older 2-story rental units with 4-5 story units.
- Advocate for Bay Area cities to be able to trade/purchase/sell their housing allocations — cities with limited space (like FC) could purchase “offsets” from other cities that have surplus of available space (e.g., SSF?, RWC?)
- I have been a long-time resident of Foster City and Lantern Cove Apartments and would really like to not have to relocate my family if it gets re-developed. It will also be hard to find new housing that isn't astronomically expensive and in a highly competitive market if everyone suddenly has to move.
- New high-density housing will be built. That's a fact and there's no way we can fight that, no matter how much the great majority of us do not want it. But if you are going to build it, build it in areas where it's not going to screw over those of us who live in the neighborhoods trying to get to the freeways for our commutes. It seems like some proposals believe the fairy tales that people will take public transportation and thus the added cars to the morning/evening commute will not be bad. This is laughable. Public transportation access to FC is terrible and is never going to be an option. We all need to drive and adding units like the big Pilgrim development is screwing the commutes of thousands of us who live in neighborhoods 1-3.
- FC needs to re-evaluate its own image as a bastion of American-style sub-urbanism. Overemphasizing single-home ownership has resulted in un-walkable long avenues like FC Blvd. and

Hillsdale Blvd., 100% car-dependent neighborhoods like Islands, and failing retail plazas like Edgewater Shopping Center.

- We need another grocery store in Foster City, preferably a higher end store.

HOUSING SITES MAP FEEDBACK

The website for the Housing Element Update provided an interactive map where people could post a “Thumb Up” or “Thumb Down” vote for specific sites as well as post comments about sites. Table F-1 has arranged the vote by their sum, i.e., the number of “Thumb Up” minus the number of “Thumb Down” votes so that the sites with the most net positive votes are at the top. (Note: because the mapping software allowed votes to be tagged to any location, if the user did not zoom in first, it appears votes were misplaced and a few of the intended sites could not be identified. These are highlighted in yellow.)

Table F-1: Housing Sites Map Feedback

Site	Thumb Up	Thumb Down	Sum (Thumb Up - Thumb Down)
Gilead: 1153-1195 Chess Dr.	65	9	56
Sand Cove Apartments -901-973 Shell Blvd	54	1	53
3233-3247 E 3rd Ave - Caltrans	54	12	42
Foster's Landing Apartments: 736 Bounty Dr	49	12	37
Schooner Bay - Cutwater Ln	78	44	34
Beachcomber Apartments/Beach Park Plaza: 1432-1468 Beach Park Blvd	60	31	29
San Francisco Bay Trl (vacant church)	33	4	29
Eaves Apartments	34	6	28
Mariners Point Golf Center	31	5	26
Shadow Cove Apartments	30	4	26
former El Torito: 388 Vintage Park Dr	24	1	23
5A Rent-A-Space: 1221 E Hillsdale Blvd	23	2	21
Lantern Cove - 244 Rock Harbor Ln	53	32	21
Island United Church: 1111 Balclutha Dr	20	0	20
Beach Cove Apartments: 703 Catamaran St	23	3	20
Marketplace Shopping Center -W Parkway Ln/E. Hillsdale Blvd.	32	12	20
Bowditch Middle School/Teacher Housing	19	1	18
Sea Island Townhomes: 1601 Beach Park Blvd	32	15	17
Edgewater Place Shopping Center: 973-987 Edgewater Blvd	29	12	17
Visa: Metro Center Blvd	18	1	17
Spinnaker Cove tennis court parking	18	2	16
LDS church - Shell Blvd.	16	1	15
VISA Hotel Site: 972-988 Metro Center Blvd	16	1	15
Korean Young Nak Presbyterian	18	3	15
The Lagoons Apartments: 611 Bounty Dr	17	2	15
Foster City Pediatric Medical Group: 1295 E Hillsdale Blvd	17	3	14

APPENDIX F: PUBLIC PARTICIPATION

Site	Thumb Up	Thumb Down	Sum (Thumb Up - Thumb Down)
823 Magellan Ln	16	1	15
746 Ranger Cir	15	2	13
Moonsail Ln	15	2	13
Foster City Medical Pavilion: 1241 E Hillsdale Blvd	15	3	12
OSH: 1010 Metro Center Blvd	22	11	11
Foster City Quick and Cool: 1111 Triton Drive	11	0	11
KinderCare: 1006 Metro Center Blvd	10	0	10
Water's Edge Apts: 1200 E Hillsdale Blvd	13	3	10
Commerce Park Dental Car: 1289 E Hillsdale Blvd	10	0	10
Laguna Vista Condos	10	0	10
Life Stages Insurance and Financial Services: 989 E Hillsdale Blvd	14	5	9
1261 E Hillsdale Blvd	8	0	8
Hillbarn Theatre: 1285 E Hillsdale Blvd	12	5	7
Chess Drive Office Park: 333 Hatch Dr	7	0	7
751-799 Widgeon St	4	0	4
915 Flying Fish St	4	0	4
Tradewinds Apartments: 1110 Polynesia Dr	10	7	3
39 E Court Ln	2	0	2
611 Bahama Ln	3	1	2
825-833 Arcturus Cir	4	3	1
CA-92 W, San Mateo	1	0	1
Sea Cloud Park	23	22	1
410 Bodega St	1	1	0
Foster Square: 709 Eppleton Ln	1	1	0
Franciscan Apartments: 888 Foster City Blvd	8	8	0
Edgewater Place Shopping Center-Lucky Pharmacy	27	28	-1
919 E Hillsdale Blvd	12	14	-2
Harbor Cove Apartments: 746-789 Edgewater Blvd	10	12	-2
Existing apt buildings on Altair Ave	1	4	-3
Water's Edge Apartments: 1208-1228 E Hillsdale Blvd	7	12	-5
1998 Beach Park Blvd	6	12	-6
Shell Cove parking lot: 606 Aquarius Ln	20	60	-40

Source: Foster City Community Development Department.

Individual comments provided on specific sites are provided in Table F-2, organized into "Housing Pros" and "Housing Cons" for each site. (Note: because the mapping software allowed comments to be tagged to any location, if the user did not zoom in first, it appears some comments were misplaced.)

Table F-2: Housing Sites Map Comments

Site	Housing Pros	Housing Cons
Gilead: 1153-1195 Chess Dr	<ul style="list-style-type: none"> This has been a travesty and blighted property in town. Unacceptable Behavior by a Corporate Citizen. They have sat on it for years driving small businesses out of Foster City. The gym used to be there, shooting star video was there. Now nothing. How many people were forced into retirement here. So sad. It better be mixed used and Gilead better have a PLAN. Unions like housing: How about the union work with us to house some key union workers? 	
Sand Cove Apartments: 901-973 Shell Blvd	<ul style="list-style-type: none"> Fix the waterfront. Encourage them to upgrade to mixed use. Incentivize water front use. Should try to work with them to add a community use to water front. Mixed use. Anything to engage our waterfront in Foster City. Port of Call was a loss and we want to encourage more of that use. It is what makes FC special. 	
Caltrans: 3233-3247 E 3rd Ave	<ul style="list-style-type: none"> Why not here? 	
Foster's Landing Apartments: 736 Bounty Dr	<ul style="list-style-type: none"> Vacant land for development Would be nice to have mixed use. Protect the low income tenants from displacement. 	
Schooner Bay: Cutwater Ln	<ul style="list-style-type: none"> yes if they will commit to doing it then do it but if they won't commit that is an issue. get a commitment to an 8 year timeline. 	<ul style="list-style-type: none"> First this is open space, parklike. That is precious in FC. Respect it as park if you respect others. Respect the original Master Plan, this space is supposed to be used to connect to Redwood Shores and with the Redwood Life project in the works FC should be working to complete that vision. There is some concern that Schooner Bay and Lantern Cove are too far from retail to easily support more housing. Some light mixed retail (e.g. a 7-11) could help alleviate that, especially if a bridge (vehicular or pedestrian) was made to the Redwood LIFE Campus to serve the workers there. ++ First this is open space, parklike. That is precious in FC. Respect it as park if you respect others. Respect the original Master Plan, this space is supposed to be used to connect to Redwood Shores and with the Redwood Life project in the works FC should be working to complete that vision.

APPENDIX F: PUBLIC PARTICIPATION

Site	Housing Pros	Housing Cons
Beachcomber Apartments/ Beach Park Plaza: 1432-1468 Beach Park Blvd	<ul style="list-style-type: none"> Redevelopment Wall goes up, housing goes up. The Sea Wall necessitates higher housing here. Give people a view of the bay! Protect the existing Tenants Height limit. Good candidate for redevelopment, but without increasing the height limit on Beach Park there's not much gain in housing. 	<ul style="list-style-type: none"> You will never get revitalized businesses when any landlord believes that they can turn it into all housing. Mixed use perhaps but protect our few remaining restaurants.
San Francisco Bay Trl (vacant church): 1130 Balclutha	<ul style="list-style-type: none"> City has discussed this in past. If not environmentally possible something should be done with it to make it usable space by the community. Repurpose for housing 	
Eaves Apartments		
Mariners Point Golf Center	<ul style="list-style-type: none"> How much is this worth 1 Billion? 2 Billion? Such opportunity. here. The city should not sell the land. Long term land lease with revenue generation. World class kiteboarding. All buildings designed to use, route and work with the wind. The golf course is run by a family that runs all the local 'public' golf courses. They have HUGE mansions in Hillsborough. This is a waste. It should be a towering jewel by the bay for Foster City. Not a sad water hungry elitist paradise. 	<ul style="list-style-type: none"> Try 3233-3247 E 3rd Ave or 2431-2499 E 3rd Ave instead. Not golf.
Shadow Cove Apartments		
former El Torito: 388 Vintage Park Dr		<ul style="list-style-type: none"> Save our Restaurants. Don't subsidize biotech land speculators. Build housing with restaurant.
5A Rent-A-Space: 1221 E Hillsdale Blvd		<ul style="list-style-type: none"> Nothing should be built on the water that isn't mixed use. If rebuilt it must embrace the water with mixed use, finished spaces. No empty 1st floors like at the Triton. Build as much density as you want to pay for the 1st floor mixed use that needs to be finished and occupied before the residential gets occupancy
Lantern Cove: 244 Rock Harbor Ln	<ul style="list-style-type: none"> There are 4 million square feet of offices being built at Redwood Life. This is the best and most safe place to get to Caltrain in all of Foster City by bike. Will their water features help pay the water needed for development? It should be more. Would be nice to provide the community in the area some community benefit to get local buy in. 	<ul style="list-style-type: none"> Not near major roadways or other businesses in the city, and the access road is only two-lane for a long stretch and lined with houses. Sufficiently dense already. Adding more housing to this area will increase traffic on Port Royal and make Biscayne even busier. There are already cars that treat Biscayne like a drag strip.

Site	Housing Pros	Housing Cons
Island United Church/Korean Young Nak Presbyterian: 1130 Balclutha Dr	<ul style="list-style-type: none"> These are poorly cared for and ugly. Poor use of space with the parking. Density here. Empty Lot, walking distance to services and transit, work with Church to make something here and give the church a permanent source of funding and perhaps clergy housing. 	
Beach Cove Apartments: 703 Catamaran St	<ul style="list-style-type: none"> Redevelopment 	
Marketplace Shopping Center: W Parkway Ln/E. Hillsdale Blvd	<ul style="list-style-type: none"> Vacant/underutilized office buildings. Repurpose for housing Metro Center needs to be encouraged to re-envision the area. It is absurd to have this much lagoon front parking. There is opportunity to dream big here. Perhaps listen to former council candidate Mark Farren on it. 	
Bowditch Middle School/Teacher Housing	<ul style="list-style-type: none"> As long as it is being rebuilt how about making it MUCH bigger and having some teacher housing? We need teachers in our community. 	
Sea Island Townhomes: 1601 Beach Park Blvd	<ul style="list-style-type: none"> This proposal is low density <15du/a. the existing use is supposed to be public benefit. the density should be at minimum equal to other sites in town and have a public benefit such as what former mayor Catherine said about a pre-school 	
Edgewater Place Shopping Center: 973-987 Edgewater Blvd	<ul style="list-style-type: none"> Failing Center. Needs to be rebuilt. Keep the small business but it needs to be a crown jewel of foster city. A boardwalk on the water. Housing above. The owner needs to improve it. So sad this space. Build it in sections to minimize impact to businesses. 	<ul style="list-style-type: none"> Don't destroy successful and well used local businesses for housing. We rejected previous development ideas. Keep businesses here Recently remodeled. Unreasonable to think they will tear it all down to build housing. Perhaps parking under housing, lots of parking lots! Low capacity, long distance from resources, high opportunity cost in shutting out the possibility of linking FC with Redwood Shores. There are better options elsewhere. Preserve the last commercial waterfront. For a preview of what Edgewater Shopping Center could be like, just look at the space where Port O'Call shopping center use to be. Dense housing within a sidewalk's distance to Hillsdale. Public access to the lagoon edge only by going through the residences. Businesses here and all around Foster City need to be supported by non-residents to be

APPENDIX F: PUBLIC PARTICIPATION

Site	Housing Pros	Housing Cons
		successful. Edgewater Place has a much nicer setting that where the Fish Market is, and they do well.
Visa: Metro Center Blvd	<ul style="list-style-type: none"> Could FC do something to entice Visa to better use this parking? San Mateo has the buildings next to it to become all housing. 	
Spinnaker Cove tennis court parking LDS church: Shell Blvd.	<ul style="list-style-type: none"> Why not approach this parking lot about better use? 	
VISA Hotel Site: 972-988 Metro Center Blvd	<ul style="list-style-type: none"> If it doesn't become hotel get started with plan B. Nothing seems to be happening. If Hotel is failure then streamline a plan B FAST 	
The Lagoons Apartments: 611 Bounty Dr		
Foster City Pediatric Medical Group: 1295 E Hillsdale Blvd		<ul style="list-style-type: none"> Tenant has already said they have no intention of ending use on a long term lease. This makes it not suitable for housing per state law.
823 Magellan Ln	<ul style="list-style-type: none"> Parking < People. Approach the church perhaps work with them to use this parking better? 	
746 Ranger Cir	<ul style="list-style-type: none"> Work with School District to densify school and build some teacher housing. Use this exit for cars in and out. 	
Moonsail Ln	<ul style="list-style-type: none"> So much parking. Is it used? could church use revenue? Perhaps housing to help them make ends meet? 	
Foster City Medical Pavilion: 1241 E Hillsdale Blvd	<ul style="list-style-type: none"> Repurpose or development. Underutilized office buildings. 	
OSH: 1010 Metro Center Blvd		<ul style="list-style-type: none"> It is my understanding this owner is uninterested in housing and want to do grocery high end exp with the large amount of parking under the power lines. natural use and location. If anything it must be mixed use.
Foster City Quick and Cool: 1111 Triton Dr.	<ul style="list-style-type: none"> Has a for lease sign; isn't it empty? 	
KinderCare: 1006 Metro Center Blvd		<ul style="list-style-type: none"> Daycare must be protected. We need more daycare in FC. Desperate.
Water's Edge Apts: 1200 E Hillsdale Blvd		<ul style="list-style-type: none"> This complex is updated recently, it is unreasonable to expect them to rebuild over the next 8 years.
Commerce Park Dental Care: 1289 E Hillsdale Blvd		
Laguna Vista Condos		
Life Stages Insurance and Financial Services: 989 E Hillsdale Blvd	<ul style="list-style-type: none"> Metro Center a Sea of Parking with a Lagoon View 	<ul style="list-style-type: none"> These buildings have tenants, have recent remodels, and to do housing would require a full gut. Bedrooms need

Site	Housing Pros	Housing Cons
1261 E Hillsdale Blvd		windows and commercial buildings are not well suited.
Hillbarn Theatre: 1285 E Hillsdale Blvd	<ul style="list-style-type: none"> Use vs benefit: Perhaps time to consider housing here? 	
Chess Drive Office Park: 333 Hatch Dr	<ul style="list-style-type: none"> Repurpose for housing 	
751-799 Widgeon St	<ul style="list-style-type: none"> Near Gull Park. Also perfect for "missing middle housing" so middle-class families can raise their children here, even if they can't afford a \$2 million home. 	
915 Flying Fish St	<ul style="list-style-type: none"> Quiet street that is walking distance to Gull Park and a playground. This is the perfect place for townhomes and plexes, so that children can walk to amenities. 	
Tradewinds Apartments: 1110 Polynesia Dr		
39 E Court Ln	<ul style="list-style-type: none"> Outstanding location. Central location surrounded by retail, recreation, transit, jobs. Great candidate for mixed use retail. My hunch is that the few tenants can be incentivized to relocate to one of the several office buildings that are less than a block away. One of my favorite locations for housing. 	
611 Bahama Ln	<ul style="list-style-type: none"> Good place for kids to live and walk to the fields. 	
825-833 Arcturus Cir	<ul style="list-style-type: none"> Townhomes here would be a lot more affordable than detached homes and would let more children walk to the park. 	
CA-92 W, San Mateo		
Sea Cloud Park	<ul style="list-style-type: none"> Better use? Could we have housing here? 	
410 Bodega St	<ul style="list-style-type: none"> Near great playground. Great place for townhomes and plexes so children can walk to the park. 	
Foster Square: 709 Eppleton Ln		
Franciscan Apartments: 888 Foster City Blvd		<ul style="list-style-type: none"> FC uses Neighborhood 1 for all housing development. FC has a duty to AFFH. Putting everything in one neighborhood is a failure at that.
Edgewater Place Shopping Center-Lucky Pharmacy		<ul style="list-style-type: none"> don't destroy successful and well used local businesses for housing. We rejected previous development ideas. Keep businesses here
919 E Hillsdale Blvd		
Harbor Cove Apartments: 746-789 Edgewater Blvd		
Existing apt buildings on Altair Ave	<ul style="list-style-type: none"> Redevelopment 	
Water's Edge Apartments: 1208-1228 E Hillsdale Blvd		

Site	Housing Pros	Housing Cons
1998 Beach Park Blvd		
Shell Cove parking lot: 606 Aquarius Ln	<ul style="list-style-type: none"> Boat parking < People living. Seems like a waste to have this parking here. Good place for more people. 	

Source: Foster City Community Development Department.

PUBLIC MEETING COMMENTS

The first community workshops on September 28, 2021 (virtual) and September 30, 2021 (in-person) utilized breakout rooms and small in-person group discussions to gather community feedback. During breakout rooms discussions, participants were encouraged to give feedback on Foster City's key housing needs and challenges. Participants answered five questions after receiving a presentation about the Housing Element update. The feedback received during these discussion groups is listed below.

1. What are most important aspects Foster City should consider in planning for state-mandated approximately 1,896 homes?

- Green Spaces:** Some residents expressed that it was important to them to consider green space when deciding where to allocate housing. Climate change, quality of life, spaces for children at parks, and protecting wetlands are all reasons that Foster City residents prioritize preserving parks. Some mentioned building along the edge of Foster City or building "up" was preferred over building over green spaces.
- Building Near the Coast:** Building near the coast, near the levee, is an important thing Foster City residents want to consider, especially if people build on the golf course. The City may run into issues where you can only build so high. Building near coast can also interfere with the existing wind conditions.
- Infrastructure:** Residents expressed how Foster City has a limited amount of space, and not as much buildable land compared to the neighboring cities. Some feel the existing infrastructure cannot support the increase of population in Foster City. As we add more homes, it will be important to fulfill the water needs of new developments, and consider the impact on schools, traffic, safety, utilities, sewage facilities, parks, shared recreational areas like libraries, traffic, emergency services, and roads. Residents want "smart growth" and sustainability. Some mentioned wanting to slow down and wait to see impacts of ongoing development before planning more and assess whether the development accomplished intended goals.
- Safety:** Some residents are also concerned about a levee breach, evacuation routes, the impact of new development on emergency services, and congestion in traffic for evacuation routes.
- Transportation and Traffic:** Traffic access to the city is also important to consider. There are only two ways to get in and out of the city, and Foster City is land-locked with the bay making transportation in emergencies challenging. There is not sufficient public transportation, and residents expressed a desire for more transit capacity to match new housing, including diverse mobility options and prioritizing new housing near transit. Reliable, fast, and safe buses are desired. Specific areas of traffic congestion and unsafe driving practices such as rolling stops that were

mentioned include the golf course, and the redevelopment at Lantern Cove— Edgewater and Port Royal.

- **Space Availability:** Some said they moved to Foster City because they wanted more space per person. Foster City is an island with limited space, and some feel the City is “build out” with limited room for growth beyond into the open spaces and parks.
 - **Culture:** Residents want to rehabilitate existing land and grow, but without changing the core values of what makes Foster City special. Residents mentioned that green space, existing amenities, family values, suburban culture, beautiful housing designs, and a master planned community feel is what makes Foster City feel like home. However, others mentioned it is important to be specific when using terms like character, and Foster City should think about who they want to welcome to the community within 5-10 years (targeting existing residents, people who grew up here and would like to move back or stay, or incoming residents). Some felt it was important to optimize the diversity of people that can stay in the city and help resist the drop-off for longtime residents or people who grew up in Foster City. There was a general concern that Foster City will lose local control over the state’s priorities.
 - **Walkability and Accessibility:** Many want to maintain walkability and ensure accessibility to all parts of the City as part of the character of a suburban family-friendly walkable city.
 - **Housing Development:** Affordable housing is important to Foster City residents and targeting sensitive population groups is a crucial part of that. Foster City residents mentioned several ideas for how to meet RHNA targets, including using existing houses and renting out empty rooms, and converting commercial buildings or vacant offices to housing. Beyond meeting RHNA plans, Foster City residents expressed concern about the likelihood of development, especially affordable housing. Some hoped the City could explore creative financing strategies to make affordable housing development pencil out for developers. Some felt it was difficult to meet RHNA with limited local funding following the dissolution of redevelopment agencies.
 - **Jobs:** Some residents hoped that the costs brought by additional development could be offset by employers to achieve more equitable cost sharing. They suggested additional development fees could be a way to address infrastructure issues. But it was also noted that there is a need to balance those costs to businesses in the effort to remain competitive in the local economy. Others worried about a loss of jobs: adding units may take away jobs located in the city, which alters the City’s tax base. One resident told the group that due to rent decreases from the pandemic, their family and others were able to be closer to their worksite in Foster City and reduce cars on the road commuting; affordable housing in the city has benefitted her family.
2. **When you think of the needs for improvement in the existing housing stock in Foster City, what comes to mind?**
- **Affordability:** The need to consider who we’re building housing for, and what price points. Special needs groups should be prioritized, including seniors. Homes near El Camino Real in particular are not affordable enough.
 - **Tradeoffs:** What are we willing to give up to make up for lack of housing for specific housing demographics? Residents know it will be difficult to address low and extremely low when the market is growing exponentially. Affordable housing needs to be subsidized and Foster City will need to add more infrastructure with every new home. Specific areas that residents are willing to trade off for

new housing are underutilized commercial and office space, using vacancy taxes to lower vacancy rates especially for office buildings, utilizing existing low-density retail for mixed use development and adding more units to existing multi-family developers, and building housing vertically rather than expanding into open space.

- **Safety and Sustainability:** Both should not be an afterthought, especially with earthquake risks and limited ways to exist the City. Existing neighborhoods also need code enforcement.
 - **Aesthetics:** Residents don't necessarily want to stop building, but want growth in a fashion that respects local character and is aesthetically pleasing. Specifically, some were disappointed with the aesthetics of housing near El Camino and felt it looks like prisons; would like to see more creativity in how the buildings/homes look. Designs meant to fit as many people as possible looks tacky to some and some suggest more townhouse styles, more variety, less high density, and restricted heights.
 - **Constraints:** A lack of land, insufficient space, and lack of infrastructure all make it challenging to construct or develop new homes.
3. **What type of housing would you prefer in Foster City when planning for state-mandated 1,896 homes?**
- **Density:** To meet RHNA, many felt the only way would be to build higher density housing in a high rise format. Apartments, workforce housing, and mixed use buildings are needed, and higher densities make developers more likely to include affordable units. Five or six stories seemed ideal to some, with amenities added to high-rises. Some felt we should add height to existing two story buildings. However, some fear that developers will buy the single family houses and turn them into multi-family houses.
 - **Preserve Community Character:** Residents want to preserve the neighborhoods we have and ensure that the type of building matches the neighborhood and are distinguishable from other parts of the Bay Area.
 - **ADUs:** Residents hope that ADUs can help supplement RHNA, but there is a lack of knowledge and education about ADU feasibility overall in Foster City.
 - **Condos, Townhomes, and Missing Middle:** These are all forms of housing that many Foster City residents would prefer, due to the ability to build equity increased pride and ownership in the community in owner-occupied units, and a general fit with the existing community. Duplexes, triplexes, fourplexes, and other missing middle housing types are also likely to fit in with the neighborhood and are a good opportunity for workforce housing.
 - **Mixed Use:** Mixed-use developments were mentioned several times as a way to ensure residents have amenities and due to the opportunity to convert underutilized nonresidential uses to mixed use residential and create a better jobs/housing match.
 - **Other:** Other priorities people mentioned were wanting overall variety in housing types, transit-oriented development, concern for overpopulated schools, investors purchasing single family units to convert to multi-family, renting out rooms in existing homes, ensuring that essential workers have the option to live in Foster City, and some disagreement with the RHNA numbers being too high.

4. Where would be most appropriate places to accommodate state-mandated 1,896 homes in Foster City?

- **Parks or Golf Course:** Many did not want to build on the golf course, as it is far out from the city, no wind shelter, and is well-used recreation for all (especially seniors). Most also did not want to build on parks or green spaces, although some felt it would be appropriate to consider some green space as developable.
- **Repurposing Commercial:** Especially with more people working from home or hybrid, many feel that repurposing office and commercial buildings is the best bet for Foster City. There could be opportunities for mixed use: shopping or offices on the bottom, and housing on top. Additionally, residents felt that some large companies should be providing housing for their employees. Specific sites mentioned include near the Safeway, the Lucky shopping center, Visa offices, and Parkside towers.
- **Infill/Upzoning Existing Residential:** Residents don't want to build housing so far out of the city that they're not part of the city. Many hope the City will add more housing on existing housing sites, and intensify residential uses in existing neighborhoods (e.g., more duplexes/triplexes, other subdivisions, ADUs, and adding more floors to underutilized multifamily units).
- **OSH/Costco Area:** Many mentioned that this would make a good site, although someone mentioned that the OSH property is owned by Ace who is not likely to sell. This area is close to freeways and public transit, and the hotel site across from Costco should be reevaluated for housing.
- **North of 92:** A private property north of 92 was also mentioned by a few people.
- **Other:** There was general concern about displacement, not enough focus on homeless, a lack of shopping centers in the city, and using a gas station as a potential site, as well as adding homes to Lantern Cove or Schooner Bay, or building a bridge to Redwood Shores.

5. What concerns do you have about housing in Foster City?

- **Safety and Sustainability:** Density and the challenges that can present in emergency response are a concern, as well as sea level rise.
- **Parking:** Wanting to maintain parking requirements while still increasing transit opportunities. Stacked parking garages are needed.
- **Infrastructure and City Services:** Increasing density, pay attention to increasing public accessibility to water, school quality and capacity, the need for additional police and firefighters, the community, parks, safety, and good schools, and ferry service for mass transit.
- **Affordability:** There is a need for workforce housing. The City should partner in the development of units (e.g., mixed-income housing with City supplementing finances using any remaining budget) and buy up both market- and affordable units and subsidize at a profit
- **Community Character and Local Control:** Some felt that decisionmakers are not listening to community members at both the state and local level, especially in regards to the vote held on housing at the golf course.

ADDITIONAL PUBLIC COMMENTS

Emails and letters received throughout the Housing Element Update process are included or summarized below.

HOUSING ELEMENT PUBLIC COMMENTS RECEIVED 11/19/2021 – 4/25/2022

2021-11-19: Gita Dev, Loma Prieta Sierra Club, letter
2022-02-25: Helen Schwab email
2022-03-02: Helen Collins email
2022-03-02: Mary DeLong email
2022-03-02: Eva Hess email
2022-03-02: G.H. Dababo email
2022-03-02: Kalisha Webster, Housing Choices, email
2022-03-02: Housing Choices letter
2022-03-02: Amit Saini email
2022-03-02: Colin Gould email
2022-03-21: Wendy Gifford, Gilead, letter
2022-03-24: Greg M. Galli, Woodmont Companies, letter
2022-04-06: Thomas Leach, Essex Property Trust, Inc., letter
2022-04-08: Vincent Curci letter
2022-04-08: Resham Haddox, Caltrans, email
2022-04-11: Housing Choices, Developmental Disabilities Comments for Foster City Housing Element
2022-04-11: Resham Haddox, Caltrans, email
2022-04-25: YIMBY Greenbelt Alliance letter



SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

November 19, 2021

City of Foster City
610 Foster City Blvd
Foster City, CA 94404

Mayor and City Council of Foster City
Via: council@fostercity.org
Planning Commission Chair
Via: planning@fostercity.org
Community Development Director, Marlene Subhashini
Via: msubhashini@fostercity.org
Cc: clerk@fostercity.org
(Please forward the attached Sierra Club letter to the Housing Element Project Manager)

Subject: General Plan Revisions - Housing Element

The Sustainable Land Use Committee (SLU) of the Sierra Club Loma Prieta Chapter advocates on land use issues in San Mateo and Santa Clara Counties.

Currently, all cities in California are required to update their current Housing Element to meet the new 2023 - 2031 RHNA requirements. This is an impactful process, and we offer the following comments and observations for your consideration.

1. Cities are contributing to an imbalance between jobs and housing that is unsustainable.

We recognize the new RHNA goals are much higher than the previous RHNA goals and most cities are struggling to see how to meet these higher goals; however, as this process is unfolding, many cities are also simultaneously approving large office and R&D developments within their jurisdiction which will bring thousands of new jobs into the community without considering the impact of those jobs on the new RHNA goals and the city's existing jobs/housing balance.

2. Jobs/Housing Fit: Cities are not providing for a sustainable "jobs/housing fit" within their city.

An unsustainable jobs/housing fit means that the majority of homes within the city are not affordable to the majority of employees who work in the city, and conversely, the jobs in the city do not pay enough to cover the cost of housing in the city. This causes difficulty in hiring and retaining employees, higher worker costs, more traffic congestion, more air pollution, less time with family, and less time participating in community recreational activities and events.

3. Many cities are not coordinating plans for new commercial development with their Housing Element.

sierraclub.org/loma-prieta ~ 3921 East Bayshore Road, Suite 204, Palo Alto, CA 94303

Page 1 of 3

Cities are not coordinating the expected number of new jobs with the expected number of new housing units that will be needed to house those new employees and the impact those new jobs will have on city-wide housing prices, housing availability, and income inequality.

4. RHNA numbers are not reflecting the anticipated housing need in relation to the real numbers of jobs that each city is approving.

Despite large increases in the RHNA goals, the disconnect is so vast that, even if the city were to fully meet it's 2023-31 RHNA goals, it could still be far short of a sustainable jobs/housing balance.

5. Probability of development: "p(dev)"

While "Probability of Development" for each lot is a required part of a Housing Element, many cities are not considering and documenting the probability ["p(dev)"] that those lots can in-fact be developed.

6. Commercial development proposals should be required to specify anticipated number of jobs created.

If commercial developers do not include an estimate of number of jobs expected in their proposed development, the city staff should

- a) Use a rule of thumb¹ to estimate the number of jobs and the potential impact on the city's overall jobs / housing ratio.
- b) Add this to a running total of the cumulative number of jobs and housing in the city, using a consistently updated excel sheet or equivalent data record in order to track the balance.
- c) Evaluate what impact those jobs will have on the projections in the Housing Element.

7. Sea level rise and wildfires should be a consideration in the Housing Element.

Sea Level Rise and wildfires have increasingly serious financial consequences for taxpayers. The new Housing Element should either not allow or discourage permanent housing in areas highly vulnerable to flooding, potential inundation from ground water rise, and wildfires.

Below we note some ways to maintain a jobs / housing balance.

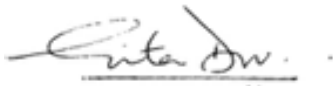
- a) Require developers of large commercial projects to actually provide the number of housing units needed either on-site or off-site to balance the jobs generated by their development.
- b) This can be in partnership with a for-profit or non-profit housing developer or be built by the commercial developer itself.
- c) Increase current commercial impact fees as they are not sufficient to meet this need.
- d) Require the needed housing to be built simultaneous with building the commercial development.
- e) Change some commercial zoning to residential zoning or mixed-use/housing.

Summary

- The 2023-31 RHNA goals do not reflect the real anticipated housing needs in many cities based on the real numbers of commercial development and jobs that each city has in its pipeline and is expected to approve during the new RHNA time frame.
- The goal of the Housing Element needs to be aligned with the actual number of jobs in the development pipeline, not just the RHNA numbers.
- The Housing Element should, in addition, include a “jobs/housing fit” goal, not just numerical jobs:housing balance.
- If cities approve zoning changes that are not likely to produce any real new development, those revisions should not count toward the new RHNA goals.

We recognize that this Housing Element is particularly challenging and are very appreciative of the effort that the city is putting into it. Therefore, we offer this only in the hope that this information may serve to be useful in your process.

Respectfully Yours,



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

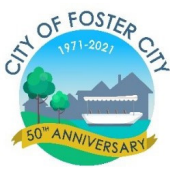
Cc: Chair and Members of the Foster City Planning Commission
Mayor and Members of the City Council of Foster City
James Eggers, Executive Director, Sierra Club Loma Prieta Chapter
Gladwyn d'Souza, Conservation Chair, Sierra Club Loma Prieta Chapter

¹ **Rule of Thumb:** Per our research, a good rule of thumb is a new office building will generate about one job per every 150 square feet of floor space and a new R&D or Biotech campus will generate about one job per 300 to 400 square feet of floor space. These jobs will in turn require a jobs/housing ratio of 1.5 jobs per housing unit or less to maintain a sustainable jobs / housing balance. Note: Calculating the jobs/housing ratio based only on office and R&D square footage covers the housing needed for those new jobs, but does not factor in the multiplier effect where each new office and R&D worker, creates more jobs for the lower income service workers who support that new employee (e.g., grocery clerk, Amazon driver, restaurant worker, etc.). A method of calculating this multiplier effect should also be built into the Housing Element as each office project approved simultaneously creates demand for additional low income and affordable level housing.

Leslie Carmichael

From: Marlene Subhashini
Sent: Friday, February 25, 2022 12:37 AM
To: Leslie Carmichael
Cc: Monica Ly
Subject: Fw: 🏠 Lantern Cove and/or Schooner Bay Apartment Homes Complexes ~ Proposal to Tear Down buildings & build new Housing

Leslie - This would be relevant to include in the public comments for the March 2 Joint PC/CC meeting. Instead of attaching to the staff report, we can attach it to public comments. Can you also please respond to Ms. Schwab and cc me in your response? Thanks.



Marlene Subhashini

Community Development Director | City of Foster City
Planning/Code Enforcement and Building Division

650-286-3239 | www.fostercity.org | [CDD](#)
610 Foster City Boulevard | Foster City, CA 94404



From: Helen Schwab
<helenlorraine14@gmail.com>
Sent: Tuesday, February 22, 2022 5:52 PM
To: myl@fostercity.org
<myl@fostercity.org>; Marlene

Subhashini <msubhashini@fostercity.org>

Subject: 🏠 Lantern Cove and/or Schooner Bay Apartment Homes Complexes ~ Proposal to Tear Down buildings & build new Housing

Good evening,

Thank you for your recent return phone call to me. It was much appreciated where we discussed there are no current plans to redevelop the Schooner Bay property at the end of Edgewater.

I have since looked at the City's housing plan/ development map that seems to include the Schooner Bay property for redevelopment, even though Equity Residential has not submitted plans regarding same.

I tried to make a comment objecting to this on the City's new interactive map, but was unable to do so, even though I was signed in. I also could not see anyone else's comments.

Please accept my comments and objections on these proposals as set forth below, since I could not get them to the City's website.

To the City's Planning Committee & the Foster City, City Council:

"Please stop any housing projects aimed at destroying/redeveloping the communities at Schooner Bay or Lantern Cove where thousands of residents stand to be displaced by tearing down many apartment buildings at both locations. The beauty of these living areas already accommodates multiple family housing buildings, but still affords green spaces and a high quality of life. Traffic; safety; years of construction; displacement of many hundreds of residents; and significant increases in water usage when our area is in extreme drought, are all primary issues of great importance.

"The same analysis that is under consideration for Lantern Cove changes to that community, applies to prospective similar changes at Schooner Bay where hundreds more residents would be displaced; significantly increased traffic, huge

water usage increases, years of construction, negative impacts on children and other residents would be the same result.

"Equity Residential owns both Lantern Cove & Schooner Bay properties. We all live in Foster City for the quality of life here, not because anyone desires a more densely populated city with residents living in concrete boxes stacked on top of one another to accommodate a 25% increase in population. Foster City has already built too many of these stacked apartment buildings. Any further dense population plans should only be considered near the commercial centers in Foster City (e.g., Orchard Supply area) and not in well established residential neighborhoods here (such as Sea Cloud; Schooner Bay; Port Royal; Alden Crossing; Lantern Cove; Sea Colony; Williams Landing.)

There are hundreds of residents objecting to these plans for the same reasons as service forth herein above."

Thank you,

Helen S.
Schooner Bay Resident

APPENDIX F: PUBLIC PARTICIPATION

From: [HELEN COLLINS](#)
To: [Foster City Public Comment](#)
Cc: [HELEN COLLINS](#); 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Apartments for Seniors immediately
Date: Wednesday, March 2, 2022 5:30:58 AM

Hello

Foster City has two Senior Housing apartment complexes, Metro Center and Alma Point. Both waitlists are closed and have been for 10 to 6 years respectively

Seniors who live in Metro pay 30% of their social security income for rent, Alma Point charges 50% of seniors meager social security check.

The only options FC Seniors have now is to apply for BMR apartments and hope to get selected from the lottery. The lottery has a priority list but does not give any benefit to FC Seniors who love Foster City and call Foster City their home.

The BMR apartments charge about \$1600 a month for a one bedroom. Seniors can not afford this rent even if they are selected to apply.

Come on Foster City, we can do better for our Senior population.

It has been suggested that Seniors look in other cities to live, however, if they do that they are placed on the bottom of that cities waitlist, the lowest tier.

I suggest that FC put Senior Citizens as a priority on the lottery for BMR units so they can possibly continue to live in Foster City and charge 30-50% of their monthly social security especially those displaced by the ending of BMR at one of the complexes in FC.

I've been on BMR for 25 years and would love to remain in Foster City since it's my home.

Hopefully. My information is correct but I'm sure you will see Seniors are unable to afford the high rents. Seniors who are alone and struggling. It's very stressful.

Thank you for the opportunity to voice my concerns

.Helen C

From: [Mary DeLong](#)
To: [Foster City Public Comment](#)
Cc: 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Comments from Kids Connection for the May 2nd meeting
Date: Wednesday, March 2, 2022 1:02:55 PM

Dear Members of the Committee,

I am the Executive Director (and owner) of Kids Connection which is located at 1998/1970 Beach Park Blvd in Foster City. I noticed that the building at 1291 E. Hillsdale is up for discussion at tonight's meeting. I also currently lease 2 spaces (units 207 & 209) in that building. So my comments are as a tenant as well as a neighbor of one of the buildings underconsideration.

I have a 5 year lease, with an option to renew for an additional 5 years at the 1291 space. Thus I have the option to continue to use the space through 2029. We actively use that space, and are sincerely hoping to for years to come. So thus, I plan to use it throughout the full option, and would expect to wish to renew after that. Additionally, I have spoken to the landlord multiple times about potential expansion opportunities to use more of the space going forward. It is the building directly next to our school, and thus is it the ideal spot for us to have additional space as allowable. Currently we use it for administrative space, but are open about using it for more as improvements are made.

Additionally, the impact of a major housing construction project immediately next to our school would be significant. We have elementary and preschool students who would have their learning interrupted by noise, debris, dust, parking limitations and all of the things that would come with a project of this nature. It is our sincerest hope that for both of these reasons noted above, that the site at 1291 E. Hillsdale not be part of the future housing plans.

As the committee is planning for the future, we would also like to include consideration of allowing Kids Connection Elementary (1998 Beach Park Blvd.) to expand the allowable lot coverage. The last couple of years have been monumental in education, as we all know. As a private elementary school, the demand for what we offer has grown significantly. If we were able to just square off the building (adding the size of 1 classroom to our footprint) we could increase our offerings to our students, the majority of which reside in Foster City.

I want to thank the committee for listening to our input and I welcome the opportunity to provide additional information and answer any questions you may have.

Sincerely,

Mary DeLong
Executive Director
[Kids Connection](#)
 1998 Beach Park Boulevard
 Foster City, CA 94404 Office:
 650.578.6691
 Direct: 650.542.7863
 Fax: 866.306.8855
 Meeting: <https://calendly.com/mdelong>

From: [Eva Hess](#)
To: [Foster City Public Comment](#)
Cc: 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Joint Council - Planning Commission Meeting: 3/2/2022
Date: Wednesday, March 2, 2022 1:53:37 PM

Foster City has the highest density in our area (see figure 2 chart)

<https://www.towncharts.com/.../Foster-City-city-CA...>

Foster City politicians claim that the reason they refused to challenge the State Housing Mandates and are trying to cram 1,896 more units into our over-built city is to create affordable housing. If this is true, then why is the Planning Commission proposing that the Council:

1. Lower the percentage of affordable units?*
2. Allow developers to pay a fee instead of providing affordable housing?**

* It looks like the Affordable Housing Overlay (AHO) *Reduces* the percentage of affordable units from 20% to 15%.

The City's response to a resident's comments from the meeting: "The AHO allows the developer to provide 15% Below Market Rate Units (4% Extremely Low, 4% Very Low and 7% Low units) whereas the City's standard policy would require the developer to provide 20% Below Market Rate units (10% Very Low, 5% Low and 5%

Moderate)."

~See Public Comments, page 29~

<https://fostercityca.civicclerk.com/Web/Player.aspx...>

** It appears our Planning Commission is asking the Council to allow developers to pay a fee in lieu of providing affordable housing. Is the fee low = favorable to developers?

https://www.fostercity.org/.../2022-03-07_ahoz-iz-fee_cc...

City politicians 'Talk' about affordable housing, but your *Actions* say: "We work for developers."

Eva Hess

Alden Crossing

From: [G. Dababo](#)
To: [Foster City Public Comment](#); [Marlene Subhashini](#)
Cc: [6022aef50835525d85ef4bb8@mg.processing.zencity.io](#); [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: 1601 Beach Park Blvd. Site
Date: Wednesday, March 2, 2022 2:13:58 PM

Hello and Good Afternoon;

My name is G. H. Dababo. I represent the owners of 1601 Beach Park Blvd., the former church facility. We agree and support staff recommendation on the site selection as a potential allocation for housing.

We are happy to help.

G. H. Dababo

From: [Kalisha Webster](#)
To: [Foster City Public Comment](#)
Cc: [Jan Stokley](#); 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [LaurieRith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Public Comment for Discussion on the Preparation of the Housing Element Update for the 2023-2031 Planning Period
Date: Wednesday, March 2, 2022 4:00:46 PM
Attachments: [Foster City Public Comment 3.2.22.pdf](#)

Please find attached Housing Choices submission for public comment for tonight's joint Planning Commission and City Council Housing Element study session.

Thank you,



We have moved! Please note the new office address!

This e-mail message is intended only for the named recipient(s) above and is covered by the Electronic Communications Privacy Act 18 U.S.C. Section 2510-2521. This e-mail is confidential and may contain information that is privileged or exempt from disclosure under applicable law. If you have received this message in error please immediately notify the sender by return e-mail and delete this e-mail message from your computer.



Opening new doors for people with developmental and other disabilities

March 2, 2022

Re: Public Comment on Discussion on the Preparation of the Housing Element Update for the 2023-2031 Planning Period

Dear Council Members and Commissioners,

On behalf of Housing Choices, I am submitting public comments on potential programs and policies that the city can adopt to meet the housing needs of Foster City residents with developmental disabilities as required by the Department of Housing & Community Development. Housing Choices provides housing retention and navigation services for San Mateo County residents with developmental and other disabilities who require supportive services funded by the Golden Gate Regional Center in order to live independently. While the main component of increasing accessibility for a person with a developmental disability is supportive services, another major barrier to housing access for a person with a developmental disability is cost.

Foster City has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing in coordination with the supportive services available from the Golden Gate Regional Center. Currently, only 2 of the nearly 100 adults with developmental disabilities living in Foster City have been able to transition into independent living. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that specifically incentivize inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an

Palo Alto Office
Sobrato Center for Nonprofits
3460 W Bayshore Rd, Suite 205
Palo Alto, CA 94303
Phone: 408-498-5777
Fax: 408-498-5242

San Jose Office
20 Great Oaks Blvd, Suite 205
San Jose, CA 95119
Phone: 408.498.5777
Fax: 408.498.5242

Monterey Bay Area
349 Main Street, Suite 207
Watsonville, CA 95076
Phone: 831.722.3954
Fax: 831.722.3956

www.housingchoices.org

- effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 25 new Extremely Low-Income housing units for Foster City residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this growing special needs population.
- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in high-cost Foster City. In creating guidelines for the scoring of any competitive request for proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of Foster City residents who are most difficult to house under existing state and federal housing finance programs--for example, by prioritizing proposals with a higher number of extremely low income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.
- **Offer Developers Additional Alternatives Under the Inclusionary Ordinance.** Most adults with developmental disabilities and other special needs groups on fixed incomes, are unable to satisfy minimum income requirements for the Lower Income units currently required under the city's inclusionary ordinance. California law (AB 1505, the "Palmer Fix") explicitly allows cities to adopt inclusionary housing ordinances that address a range of income levels from moderate-income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing an alternative means of compliance with the city's BMR program if deeper levels of affordability are targeted, such as by allowing a lower percentage of units to be set aside if they are affordable to Extremely Low Income households. This same alternative can be extended to projects that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center. Such a menu would address a broader range of Foster City housing needs, while giving developers more options for meeting the inclusionary requirement.
- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Adults with developmental disabilities have reduced parking needs because they rarely have a driver's license or own a car. This may also be true of other categories of people with disabilities. The City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction should be considered for physically accessible units required to be included in affordable housing.
- **Local Density Bonus Concessions.** The state density bonus law incentivizes the production of housing at the Low and Very Low Income level. But in counties like San Mateo County, with the highest Area Median Income in the state, these incentives reward the targeting of income levels

that effectively exclude the many people with disabilities and seniors living on fixed incomes well below the Very Low Income target. Above and beyond the density bonus guidelines mandated by state law, the City should provide additional concessions and incentives to enable affordable housing developers to address the city's most difficult to achieve housing priorities, including for example, projects with a percentage of extremely low-income units and/or projects that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.
- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.
- **Affirmatively Further Fair Housing.** Not only is disability the highest-ranked source of Fair Housing complaints, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of housing discrimination and severe rent burden than either BIPOC without disabilities or whites with disabilities. Currently Foster City offers its residents exceptional employment, educational and social opportunities but the severe shortfall of Extremely Low Income units means that Black, Indigenous and People of Color--particularly those with disabilities--are too often excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Foster City and decrease displacement and homelessness for the most at-risk Daly City residents

Sincerely,

Kalish Webster

Kalisha Webster, Housing Advocate

email: kalisha@housingchoices.org

From: [Amit Saini](#)
To: [Foster City Public Comment](#); [City Council](#)
Cc: [Marlene Subhashini](#); [Priscilla Schaus](#); [Kevin Miller](#);
6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#);
[Aaron Siu](#); [Austin Walsh](#)
Subject: Feedback on housing element plan
Date: Wednesday, March 2, 2022 4:39:49 PM

Dear Councilmembers & Planning Commission-

Thank you for your service to our city.

You have before you some of the most important changes that Foster City will undergo since its founding.

Rather than comment on the choice of specific sites, I urge the council & planning commission to form some guidelines and principles on how each site should be evaluated and scored, which includes variables such as:

1. Proximity to exists, larger-sized roads or transit
2. Ability to eliminate parking minimums from certain sites (each unit = 2 cars on our streets)
3. Potential to establish park & ride facilities near a logically arranged group of sites
4. Potential to run city shuttles
5. Potential to establish more retail, downtown-type facilities near grouped sites
6. Impact on mitigating middle school overcrowding (Bowditch is running at 1100+ students -larger than a HS)
7. Impact of neighborhood disruption

I believe it will be a mistake to look at each site in isolation in an attempt to maximize usage. This will not only lead to unplanned traffic but also a deterioration in resident quality of life. Rather, consider groupings and find creative ways to link these groupings that do not involve driving. In this process, we may find ways to add amenities that are currently missing in FosterCity.

Finally, please encourage staff to work with visualization specialists that can produce 3D renderings of the proposed changes. It is very hard to imagine a future Foster city on a 2-D colored map. ArcGIS City Engine is a good software that is frequently used for this purpose.

Regards,
Amit Saini
1050 Hatteras

From: [Colin Gould](#)
To: [Foster City Public Comment](#)
CC: [6022aef50835525d85ef4bb8@mg.processing.zencity.io](#); [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Re: re Housing Element Update 3/2/2022
Date: Wednesday, March 2, 2022 6:45:05 PM

PS I read the agenda and realized I was too late after 4pm deadline :) ,so I attended and spoke on the zoom, thank you!

Didn't want to duplicate. Below was my updated text. Thank you so much!

I wanted to comment on the Housing Element update map, specifically about **#4 EdgewaterPlace Shopping Center**.

Please vote NO for housing here.

This is a successful, well-used center with many varied businesses and restaurants, very low vacancy, that is a key resource for neighborhood residents.

Removing businesses to add housing here makes no sense, and would hurt not just the small businesses that are succeeding there, but also residents who have come to count on them, especially within walking distance. Noothers are close.

Previously Chevys and Martial Arts tried to push housing redevelopment for this center, and rightfully, it was rejected.

Please reject any housing here again... it does NOT make sense.

Similarly, #2 Beach Park Plaza, has recently reached success with many restaurants and small businesses, just finished remodeling, and makes no sense to redevelop as the only shopping center in that neighborhood.

Both are not currently zoned for residential, and are part of Foster City's neighborhood- focussed development plan model (which I LOVE!), keeping parks and shopping resources close to residents. I walk to Lucky's for groceries at least half the time vs driving, my bank is there, eat at restaurants, and frequently patronize restaurants at Beach Park Plaza.

If this is made mixed-use, with housing above (all retained) businesses, that may be acceptable, but should not impact or hurt the existing businesses and their patrons.

Colin Gould, neighborhood 6 / Halsey/Farragut

On 3/2/2022 6:23 PM, Colin Gould wrote:

I wanted to comment on the Housing Element update map, specifically about **#4 Edgewater Place Shopping Center**.

Please vote NO for housing here.

This is a successful, well-used center with many varied businesses and restaurants, very low vacancy, that is a key resource for neighborhood residents.

Removing businesses to add housing here makes no sense, and would hurt not just the small businesses that are succeeding there, but also residents who have come to count on them, especially within walking distance. No others are close.

Previously Chevys and Martial Arts tried to push housing redevelopment for this center, and rightfully, it was rejected.

Please reject any housing here again... it does NOT make sense. Colin Gould,
neighborhood 6 / Halsey/Farragut



March 21, 2022

Kevin Miller
Interim City Manager

Marlene Subhashini
Community Development Director

City of Foster City
610 Foster City Boulevard
Foster City, CA 94404

Re: Housing Element Update; Property Located at 1155-1195 Chess Drive

Dear Mr. Miller and Ms. Subhashini:

I am writing on behalf of Gilead Sciences, Inc. ("Gilead") regarding the potential inclusion of Gilead's property located at 1155-1195 Chess Drive ("Chess Property") on the list of Potential Sites to Convert or Allow Mixed-Use ("Housing List") and the Housing and Public Safety Update Map ("Housing Map") as part of the City of Foster City's ("City") 2023-2031 Housing Element Update ("Housing Element Update").

Gilead requests that the Chess Property be removed from the Housing List and Map at this time. There has not been adequate discussion with Gilead about the potential inclusion of its property in the Housing Element Update. The Chess Property is subject to a Development Agreement that provides Gilead with vested rights to develop the property for research and development use. Further, even in concept, it is not clear that the Chess Property would meet the state-set criteria for inclusion of a particular site in the Housing Element Update.

We request to be added to all public notice lists related to the Housing Element Update and associated Environmental Impact Report and reserve our right to submit further comments.

We look forward to our continued partnership with the City. Please contact me should you have any questions.

Sincerely,

Wendy Gifford
Vice President, Corporate Engineering & Facilities

cc: Corinne Quigley, Gilead Legal

#4773191v2



WOODMONT COMPANIES

March 24, 2022

Ms. Marlene Subhashini
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, CA 94404

RE: Potential Residential Additional Development
Beach Cove Apartments (416 units)
Sand Cove Apartments (168 units)
Shadow Cove Apartments (164 units)

Dear Marlene:

Woodmont Companies is the current owner of the above properties. We purchased these from the original developer in the early 1970's and have owned and managed each asset since that time. We (clearly) are very long-term owners and plan to remain such for many years to come.

We constantly seek ways to add value to our holdings in addition to renovation of our existing units. Of particular interest is that of possibly developing additional units in areas of our properties that may allow for such (unused laundry rooms, excess carport areas, and open spaces).

The purpose of this letter is to let you know that we would be extremely interested in working together with the City to create a plan that works for all and could make this a reality. We would please like each of our properties to be included in the Housing Element Sites Inventory if possible. We are very focused on maintaining the character of each site, adding units that do not require removal of any existing units, and helping to address much needed housing.

We welcome the opportunity to talk with you and/or anyone you would recommend at the City to take next steps.

Sincerely,

Greg M. Galli
Executive Vice President

C: Leslie Carmichael

1050 Ralston Avenue
Belmont, California 94002
650-592-3960
Fax: 650-591-4577



April 6, 2022

Marlene Subhashini
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, 94404

Re: Inclusion in Housing Element Sites Inventory

Dear Marlene:

Essex Property Trust is the current owner of Foster's Landing. Essex currently owns over 185 apartment communities throughout the State of California. We have been in the process of adding units at several of our properties in Southern California and are interested in working with Foster City to explore the potential for adding units at Foster's Landing. The Foster's Landing property is developed at a relatively low density and also includes some underutilized spaces that may provide opportunities for additional units onsite.

Please include Foster's Landing on the Sites Inventory in the Housing Element as one of the sites with potential for additional units.

We look forward to working with you to create a plan that will be an asset to the City as well as provide needed housing.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Leach", is written over a light blue circular stamp.

Thomas Leach
Director – Redevelopment
Essex Property Trust, Inc.
tleach@essex.com

CC: Leslie Carmichael, Monica Ly

17461 Derian Avenue Suite 110 Irvine California 92614 telephone 949 225 7920 facsimile 949 752 0471
www.essexpropertytrust.com

Marlene Subhashini
Leslie Carmichael
Leslie Parks
Foster City – City Hall
610 Foster City Blvd.
Foster City, CA 94404

April 8, 2022

RE: 1010 Metro Center Blvd., Foster City

Marlene, Leslie and Leslie,

Thank you for reaching out and considering the referenced property for possible inclusion in the current Housing Element update for Foster City. I understand and appreciate the need for housing and believe that the property could, potentially, make a meaningful contribution towards the State's housing requirement.

Given its size, access and location within the community, I believe that the property could accommodate a first-in-class multifamily rental or other residential type of community that would add to the housing options in Foster City and compliment the surrounding mix of neighborhood uses. I am currently analyzing residential development scenarios to ensure that residential zoning offers an economically viable alternative to the existing development options and current improvements. I hope to be able to complete the analysis in the near future. Meanwhile, I welcome the opportunity to be included in the process by adding residential zoning as an **option** for the property as long as the existing commercial zoning and allowed uses remain in place.

Some of the residential developers I have spoken with suggest that given the quantity of housing required and the limited supply of locations either vacant land or

developed that the City, as part of this Housing Element update, reevaluate its historic allowance of 35 units per acre and consider allowing up to 75 units per acre on selected sites, depending on the property specifics and location. The subject parcel due to its size, location and relatively low impact on surrounding property (fronting on two major boulevards with only two sides sharing common property lines) would, provided its is economically feasible, be a prime candidate to accommodate higher density with minimal impact on the community.

Thank you again for all of your efforts and I look forward to working together toward a mutually successful outcome.

Sincerely,

Vincent Curci

APPENDIX F: PUBLIC PARTICIPATION

From: [Haddox, Resham@DOT](mailto:Haddox,Resham@DOT)
To: [Marlene Subhashini](mailto:Marlene.Subhashini@fostercity.org); [Leslie Carmichael](mailto:Leslie.Carmichael@fostercity.org); [Suleiman, Mohammad@DOT](mailto:Suleiman.Mohammad@DOT)
Cc: [Louis Sun](mailto:Louis.Sun@fostercity.org); [Singh, Jas@DOT](mailto:Singh,Jas@DOT)
Subject: RE: Caltrans Sites in Foster City
Date: Monday, April 11, 2022 9:04:38 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Hello Everyone,

Regarding location #1, this location is being held for environmental mitigation.

Regarding locations #2 and #3, Caltrans does not have any intentions of consolidating those two locations.

Thanks,
Resham Haddox
510-681-4160

From: Marlene Subhashini <msubhashini@fostercity.org>
Sent: Friday, April 8, 2022 12:47 PM
To: Haddox, Resham@DOT <resham.haddox@dot.ca.gov>; Leslie Carmichael <lcarmichael@fostercity.org>; Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>
Cc: Louis Sun <lsun@fostercity.org>
Subject: Re: Caltrans Sites in Foster City

EXTERNAL EMAIL. Links/attachments may not be safe.

Thanks, Resham. We are working against a very tight timeline here in order to meet the State deadline. So, please let us know as soon as you hear back. Thanks.

Regards,



Marlene Subhashini
Community Development Director | City of Foster City

Planning/Code Enforcement and Building Division

650-286-3239 | www.fostercity.org | [CDD](#)

610 Foster City Boulevard | Foster City, CA 94404



From: Haddox, Resham@DOT <resham.haddox@dot.ca.gov>
Sent: Wednesday, April 6, 2022 8:34 PM
To: Leslie Carmichael <lcarmichael@fostercity.org>; Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>
Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>

Subject: RE: Caltrans Sites in Foster City

Hi Leslie,
I have approached Caltrans' Division of Maintenance regarding questions 2 and 3. I will let you know the availability of these locations after consulting with that Division.

Thanks,
Resham Haddox
510-681-4160

From: Leslie Carmichael <lcarmichael@fostercity.org>

Sent: Tuesday, April 5, 2022 8:10 PM

To: Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>; Haddox, Resham@DOT <resham.haddox@dot.ca.gov>

Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>

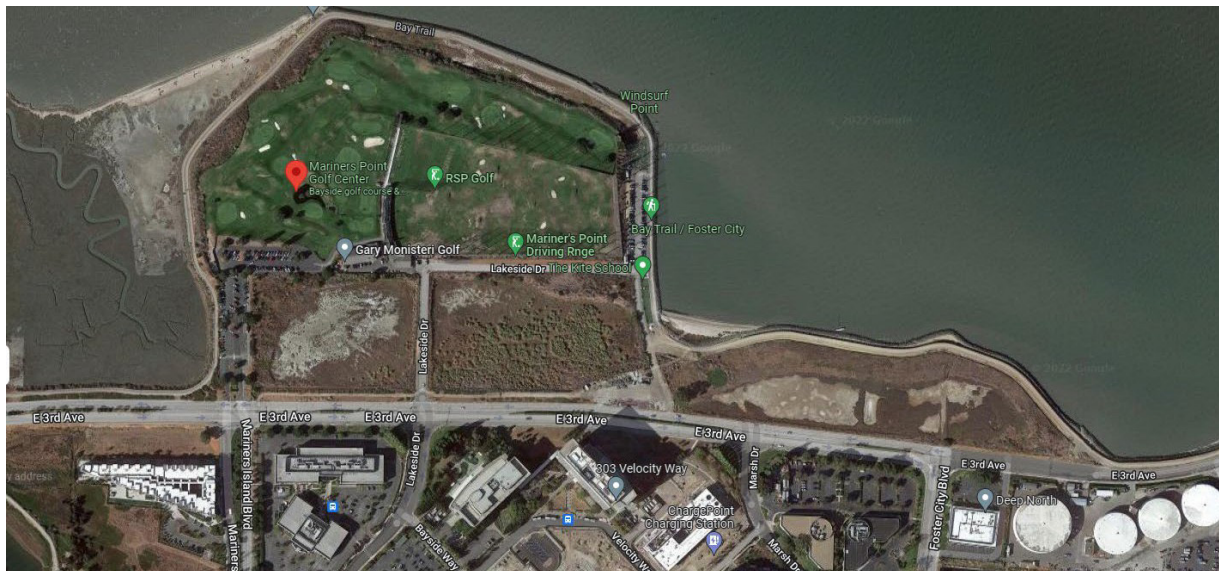
Subject: Caltrans Sites in Foster City

EXTERNAL EMAIL. Links/attachments may not be safe.

Hi Mohammad and Resham-

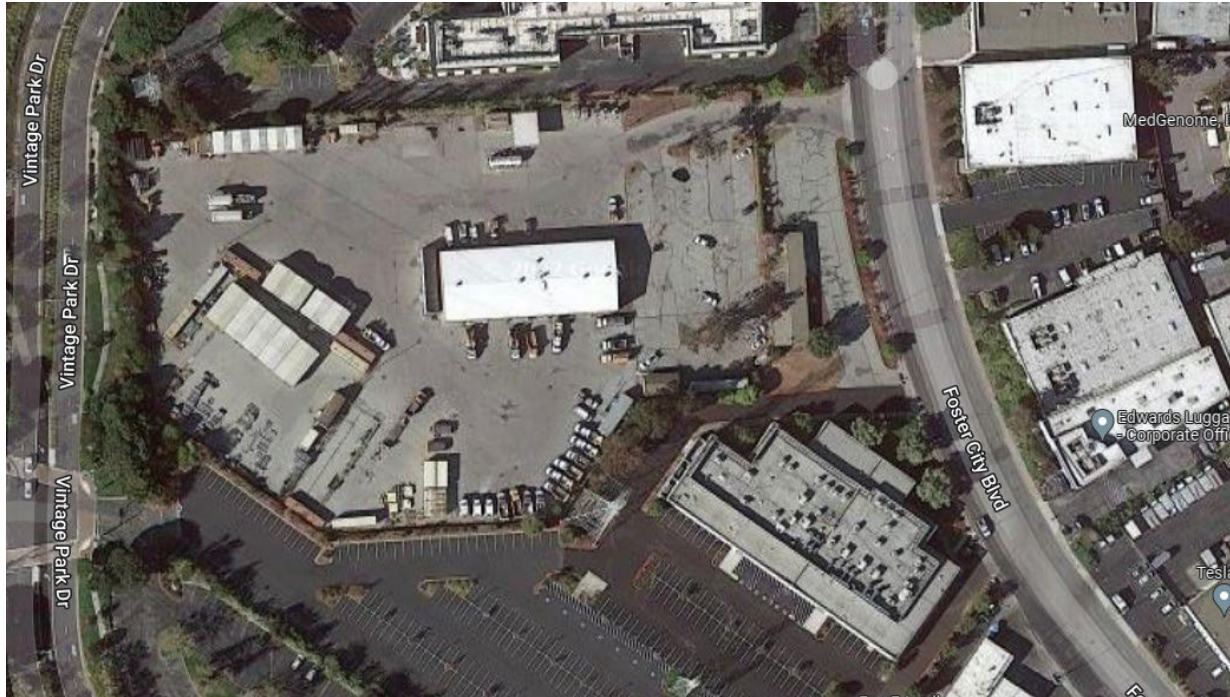
Foster City is currently working on its Housing Element update. As you might imagine, finding housing sites in Foster City is very difficult. Our City Council has asked us to try to find out what Caltrans' long-term plans are for their properties in Foster City and whether any of them might become surplus and available for housing in the future. There are three areas we'd like to ask about.

1. East Third Avenue adjacent to Mariners Point Golf Center. Can you tell me what Caltrans' long range plans are for the property between the Mariner's Point Golf Course and East Third Avenue, including the piece to the east across from the end of Foster City Boulevard? Are any of these areas being used for wetland mitigation? Do you think this property will ever be declared surplus?



2. The maintenance facility at 380 Foster City Blvd. Does Caltrans have any plan to consolidate maintenance facilities that would mean leaving this site?

APPENDIX F: PUBLIC PARTICIPATION



3. The maintenance area at the base of the San Mateo Bridge. Are any changes anticipated for this site?



Thanks,

Leslie

Leslie Carmichael
URBAN PLANNING PARTNERS, INC.

388 17th Street, Suite 230
Oakland, CA 94612
650.468.7890
lcarmichael@fostercity.org

*Submitted by Housing Choices***DEVELOPMENTAL DISABILITIES COMMENTS FOR FOSTER CITY HOUSING ELEMENT****4.11.22****Introduction to Developmental Disabilities**

People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California’s Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Faster Growth than the General Population. Foster City is home to 169 people with developmental disabilities of whom 94 are adults and 75 are under age 18. This represents a 13% increase over the 149 people with developmental disabilities living in Foster City reported in the 2015-2023 Housing Element and shows faster growth as compared to a 10% increase in the general population of Foster City during that same time period. Growth in the population of adults with developmental disabilities has significant implications for the Housing Element because many of the adults will need housing outside the family home in the coming years.

Table ____ Increase in People with Developmental Disabilities in Foster City

Age	2014	2021	% Change
Under age 18	70	75	7%
18 and older	79	94	19%
Total	149	169	13%

Note: The 2014 data were submitted by Golden Gate Regional Center for inclusion in the Foster City Housing Element 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Living Arrangements of Foster City Adults. The family home is the most prevalent living arrangement for Foster City’s adults with developmental disabilities, with 64% of adults continuing to live in the family home in 2021, an increase of 12% since last reported in the 2015-2023 Housing Element, when only 52% of Foster City adults with developmental disabilities lived in the family home. Only 2.1% of Foster City adults with developmental disabilities have successfully transitioned to living in their own apartment compared to 11% in San Mateo County. And although the number of adults with developmental disabilities has increased 19% since the 2015-2031 Housing Element, the number living in licensed care facilities has declined. Only 32% of Foster City adults with developmental disabilities were living in licensed care facilities in 2021 as compared to 43% in 2014. As discussed below, opportunities for adults to live in a licensed facility are declining in San Mateo County, fueling the need for Foster City to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table ____ Changes in Living Arrangements of Foster City Adults with Developmental Disabilities

Living Arrangements	2014 Number	2014 Percent of Total	2021 Number	2021 Percent of Total	Change in Percent of Total
In the family home	41	52%	60	64%	12%
Own apartment with supportive services	2	2.5%	2	2.1%	-0.4%
Licensed Facilities	34	43%	30	32%	-11%
Other (including homeless)	2	2.5%	2	2.1%	-0.4%
Total	79		94		

Source: The 2013 data were reported by Golden Gate Regional Center for the Foster City Housing Element for 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services. Note: These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that Foster City adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their family home.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Foster City adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among Foster City adults during the period of the 2023 to 2031 Housing Element.

Table __ Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1023	1189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total adults	2514	2764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table __). This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in Foster City. Longer life spans also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Foster City.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low Income affordable housing units in Foster City. Those

with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Foster City.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

As demonstrated by a growing number of inclusive affordable housing developments in neighboring jurisdictions, Foster City can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide Foster City in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of San Mateo County.
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed**, targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

Policy and Program Recommendations

Foster City has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Opportunities for adults with developmental disabilities to live outside the family home declined in Foster City since the last Housing Element even as the population grew by 13%. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that explicitly promote inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center.

- **Establish and monitor a quantitative goal.** Tracking the City’s success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 50 new Extremely Low-Income housing units for Foster City residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

Sample Language: The City of Foster City shall monitor progress towards a quantitative goal of 50 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance, and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in Foster City. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the Foster City residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of Extremely Low Income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city’s inclusionary ordinance or city housing funds, the City of Foster City shall grant additional points to proposals that address the city’s most difficult to achieve housing priorities, by, for example, providing a greater number of Extremely Low-Income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Target City-Owned Below Market Rate Units to Meet City-Specific Priorities.** The City of Foster City is the owner of several Below Market Rate units. These units present a unique opportunity to meet the housing needs of the city’s most vulnerable populations, including but not limited to people with developmental disabilities. As these units turnover for occupancy the city should explore opportunities for creating shared housing for special needs populations with the provision of on-site supportive services. These units should also be made affordable to individuals earning less than 30% AMI who are at greatest risk of homelessness or displacement and are not served by typical affordable housing. By renting individual rooms at deeper levels of affordability the city is able to create housing opportunities for Extremely Low Income residents while earning higher rental income than would be generated by the individual units if priced at Extremely Low Income rent levels. For example if the city were to rent out each room in a 5 bedroom unit at

\$500 the total rental income generated by all 5 bedrooms would be \$2500 or more than 40% AMI.

Sample Language: As city-owned Below Market Rate units turnover for occupancy the city shall publish requests for competitive proposals for service providers to provide on-site supportive services to special needs populations in shared housing. The city should also commit to renting rooms at rates affordable to people earning below 30% AMI who are not served by typical affordable housing, such as people with developmental disabilities who receive services funded by Golden Gate Regional Center.

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of Foster City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

Sample Language: The City of Foster City shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income

rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. This is attributable to the lack of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. Foster City offers its residents exceptional employment, educational and social opportunities but the severe shortage of Extremely Low Income rental units means that BIPOC--particularly those with disabilities--may be excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Foster City and decrease displacement and homelessness for the most at-risk Foster City residents.

Sample Language: The City of Foster City's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

From: [Haddox, Resham@DOT](mailto:Haddox.Resham@DOT)
To: [Marlene Subhashini](#); [Leslie Carmichael](#); [Suleiman, Mohammad@DOT](#)
Cc: [Louis Sun](#); [Singh, Jas@DOT](#)
Subject: RE: Caltrans Sites in Foster City
Date: Monday, April 11, 2022 9:04:38 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Hello Everyone,

Regarding location #1, this location is being held for environmental mitigation.

Regarding locations #2 and #3, Caltrans does not have any intentions of consolidating those two locations.

Thanks,
 Resham Haddox
 510-681-4160

From: Marlene Subhashini <msubhashini@fostercity.org>
Sent: Friday, April 8, 2022 12:47 PM
To: Haddox, Resham@DOT <resham.haddox@dot.ca.gov>; Leslie Carmichael <lcarmichael@fostercity.org>; Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>
Cc: Louis Sun <lsun@fostercity.org>
Subject: Re: Caltrans Sites in Foster City

EXTERNAL EMAIL. Links/attachments may not be safe.

Thanks, Resham. We are working against a very tight timeline here in order to meet the State deadline. So, please let us know as soon as you hear back. Thanks.

Regards,

MARLENE SUBHASHINI



Community Development Director | City of Foster City

Planning/Code Enforcement and Building Division

650-286-3239 | www.fostercity.org | [CDD](#)

610 Foster City Boulevard | Foster City, CA 94404



From: Haddox, Resham@DOT <resham.haddox@dot.ca.gov>
Sent: Wednesday, April 6, 2022 8:34 PM
To: Leslie Carmichael <lcarmichael@fostercity.org>; Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>
Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>
Subject: RE: Caltrans Sites in Foster City

Hi Leslie,

APPENDIX F: PUBLIC PARTICIPATION

I have approached Caltrans' Division of Maintenance regarding questions 2 and 3. I will let you know the availability of these locations after consulting with that Division.

Thanks,
Resham Haddox
510-681-4160

From: Leslie Carmichael <lcarmichael@fostercity.org>

Sent: Tuesday, April 5, 2022 8:10 PM

To: Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>; Haddox, Resham@DOT <resham.haddox@dot.ca.gov>

Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>

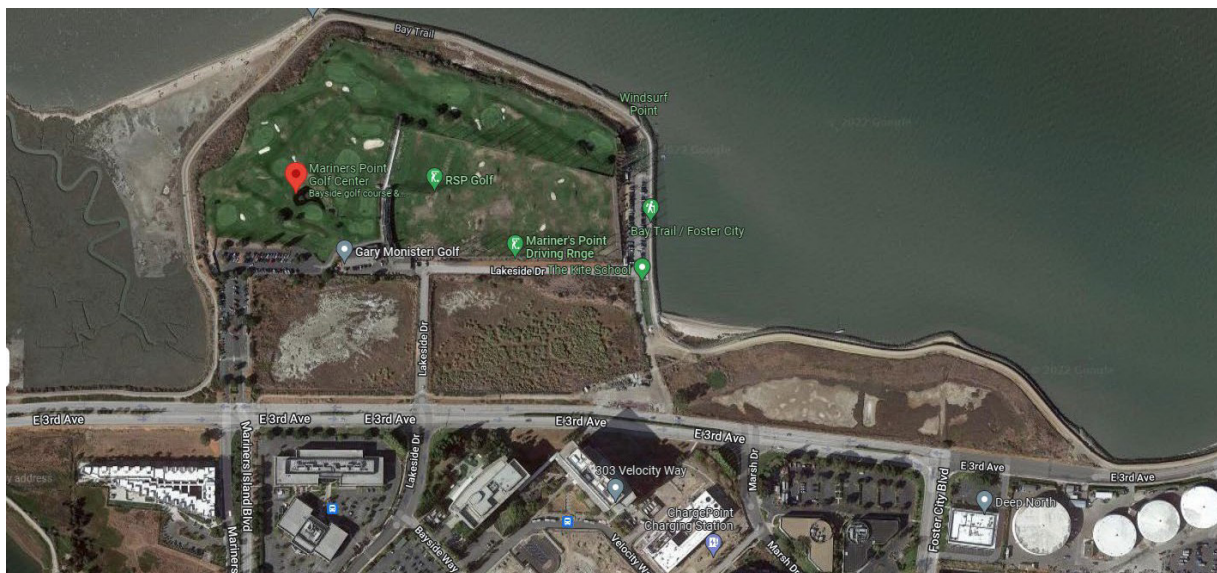
Subject: Caltrans Sites in Foster City

EXTERNAL EMAIL. Links/attachments may not be safe.

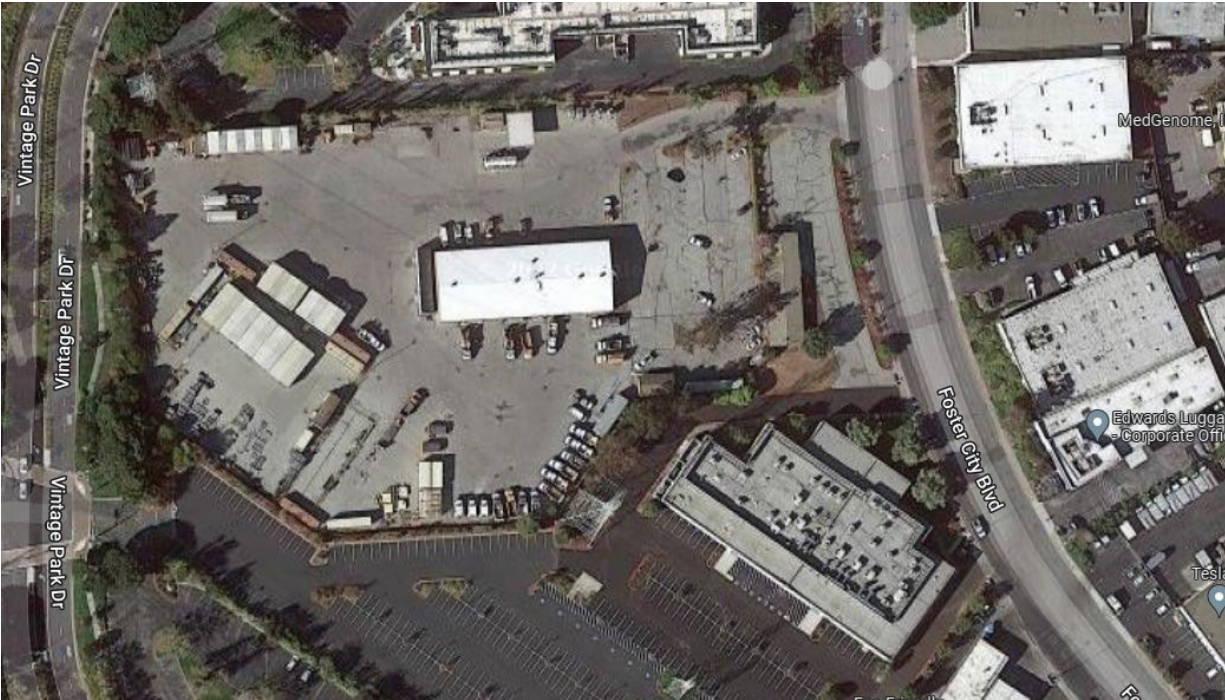
Hi Mohammad and Resham-

Foster City is currently working on its Housing Element update. As you might imagine, finding housing sites in Foster City is very difficult. Our City Council has asked us to try to find out what Caltrans' long-term plans are for their properties in Foster City and whether any of them might become surplus and available for housing in the future. There are three areas we'd like to ask about.

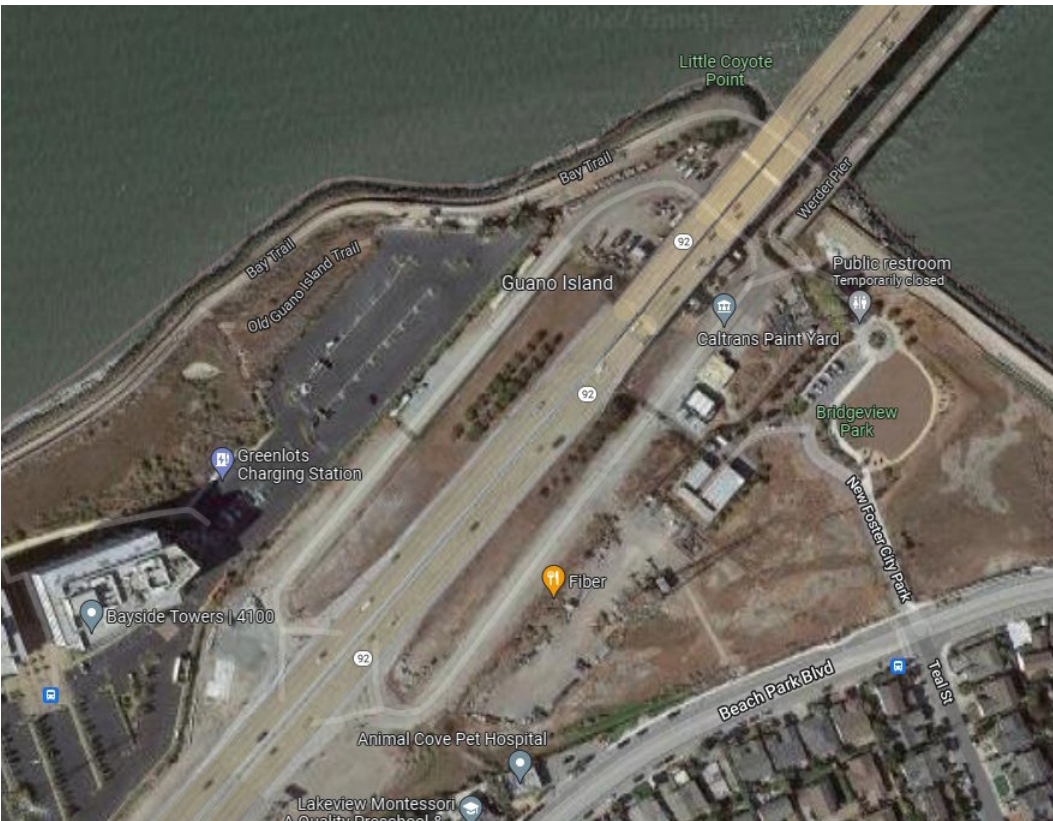
1. East Third Avenue adjacent to Mariners Point Golf Center. Can you tell me what Caltrans' long range plans are for the property between the Mariner's Point Golf Course and East Third Avenue, including the piece to the east across from the end of Foster City Boulevard? Are any of these areas being used for wetland mitigation? Do you think this property will ever be declared surplus?



2. The maintenance facility at 380 Foster City Blvd. Does Caltrans have any plan to consolidate maintenance facilities that would mean leaving this site?



1. The maintenance area at the base of the San Mateo Bridge. Are any changes anticipated for this site?



Thank

s,

APPENDIX F: PUBLIC PARTICIPATION

Leslie

Leslie Carmichael

URBAN PLANNING PARTNERS, INC.

388 17th Street, Suite 230
Oakland, CA 94612
650.468.7890
lcarmichael@fostercity.org



April 21, 2022

Dear Foster City City Council:

We are writing on behalf of **YIMBY Law** and **Greenbelt Alliance** regarding Foster City's 6th Cycle Housing Element Update. **YIMBY Law** is a legal nonprofit working to make housing in California more accessible and affordable through enforcement of state law. **Greenbelt Alliance** is an environmental nonprofit working to ensure that the Bay Area's lands and communities are resilient to a changing climate.

We are writing to remind you of Foster City's obligation to include sufficient sites in your upcoming Housing Element to accommodate your Regional Housing Needs Allocation (RHNA) of **1,896 units**.

In the Annual Progress Reports that Foster City submitted to HCD, we observe the following trend of housing units permitted in the last four years:

Year	Housing units permitted
2018	0
2019	22
2020	34
2021	45
Average, 2018-2021	25

To meet the 6th cycle RHNA target, the rate of new housing permits in Foster City would need to increase from **25 units per year** in 2018-2021 to **237 units per year** in the next 8 years. This is a 839% increase from recent years. **If the current pace were to continue, Foster City would meet only 11% of its new housing target.**

Based on these trends, it is unlikely that Foster City's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's [Housing Element Site Inventory Guidebook](#), housing elements must analyze the realistic capacity of their sites, which may include considerations of "[l]ocal or regional track records", "past production trends", and "the rate at which similar parcels were developed during the previous planning period". A housing element that does not include a significant rezoning component is therefore unlikely to be compliant with state law.

We urge Foster City to include a major rezoning component in its Housing Element—a rezoning large

APPENDIX F: PUBLIC PARTICIPATION

enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge Foster City to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.

Thank you,

Sid Kapur, East Bay YIMBY (sidharthkapur1@gmail.com)

Rafa Sonnenfeld, YIMBY Law (rafa@yimbylaw.org)

Zoe Siegel, Greenbelt Alliance (zsiegel@greenbelt.org)

HOUSING ELEMENT PUBLIC COMMENTS RECEIVED 5/5/2022 – 6/3/2022

2022-05-05: Bill Fried
2022-05-06: Budman
2022-05-13: YIMBY
2022-05-13: Greg Sweat
2022-05-17: Housing Leadership Council
2022-05-26: Loopylolos
2022-05-27: Connie Vial
2022-06-02: Michael Innes
2022-06-02: Carpenters Union Local 217
2022-06-03: Housing Choices
2022-06-03: Eva Fok
2022-06-03: G.H. Dababo
2022-06-03: Feng Meng

From: [William Fried](#)
To: [Foster City Planning Department](#)
Subject: RHNA Numbers
Date: Thursday, May 5, 2022 3:19:29 PM

This city was designed for a maximum of 35,000 people, and the RHNA mandates would take us north of 40,000 if we comply. The plan for Foster City did not include 5,500 new neighbors. The state is bleeding population (and has already lost one seat in the House because of reduced population), and we are asked to over-crowd our city with a 15% increase in population? Foster City is built out. There is no more room for development in our city, unless we tear down present structures and start building skyscrapers. And that is not the dream that Jack Foster had for this city.

And before we start gutting our city to fill it with affordable housing, let's take a look at the vacancy rates in our apartment housing. Of course, RHNA doesn't care about vacancy rates, and it also does not give a tinker's damn about Foster City.

The solution is simple. Rather than laying down and spreading our city's legs so that wackos in Sacramento can feel good about their stupid super-majority decisions, we need to push back. I recommended to all the council members that we conduct an outreach program and contact all the city councils in California for feedback on RHNA. If enough of us are unhappy with the mandates, we can band together, declare our cities to be sanctuary cities, and refuse (1) to comply with the mandates, and (2) pay any fines levied. Unfortunately, no one on the council had the courage to act.

What the hell do we need a city council for, if their only task is to comply with state legal requirements? Hell, we can hire trained monkeys to do that. If council members merely rubber-stamp whatever staff suggests, who needs a council at all?

Our council lacks the courage to act for the benefit of the citizenry. Instead, it works diligently to accede to the dictates of the county, state, and federal government.

And, may I ask, why are we getting ready to spend \$50 million on a new recreation center? The country is headed for a hyper-inflationary depression, and we can't wait to waste our savings on an unnecessary re-build. When the depression hits us, wouldn't it be nice to have some emergency funds in our piggy bank, rather than having to scrape for cash?

The actions of our council and our city toward RHNA mandates shows why trust in government is at an all time low. You are not serving us. I'm sending you my tax dollars, and, like the federal government, you are frittering them away. I am unrepresented by my government.

Bill Fried
1031 Monterey Avenue

From: [Alec](#)
To: [Foster City Planning Department](#)
Subject: More housing units
Date: Friday, May 6, 2022 1:33:43 PM

Hello Marlene,

We have lived in Foster City for over 20 years.
Lately, the traffic has become unbearable and the air quality has worsened substantially.

We all understand that there is a need for new housing.
Still, it should be done in the way that makes sense.
Is there a plan to update the infrastructure, like building another entry to Foster City, or widen the roads to accommodate another 1,896 new housing units? If not, why are we even talking about building more?

Warm regards,
Alec Budman



**YIMBY
LAW**

Sue the Suburbs.
yimbylaw.org

Marlene Subhashini

Community Development Director

610 Foster City Boulevard

Foster City, CA 94404

planning@fostercity.org

May 13, 2022

Re: Foster City Public Draft Housing Element

Dear Ms. Subhashini:

YIMBY Law writes to follow up on our earlier [letter of April 21](#). We have reviewed your [draft housing element](#), and wish to commend Foster City on having exceeded its 5th-cycle production goals.

As [everyone knows](#), 6th-cycle RHNA's are substantially higher than in the 5th cycle. This is because California has a massive housing shortage that is displacing people and families across the West. The *only* solution to the shortage is more homes, everywhere, and especially near good jobs in regions like the Bay Area. That includes Foster City.

Foster City records show there are many sites, not listed in your [proposed site inventory](#), that may be available for more homes. Your own [memo of July 14](#) identifies several such sites that likely would have been developed "in the past few years ... [but for] lack of community support." (Some have since been developed for nonresidential

use.) Respectfully, we believe this view neglects the larger Californian community's support for more homes everywhere, as expressed in our Housing Element Law.

YIMBY Law therefore urges Foster City to explore adding the following sites to its inventory:

Address	Notes
2401 E. Third Ave.	Mariners Point Golf Course, owned by Foster City w/lease expiring late 2023
Marina Site on Beach Park Blvd.	Vacant site, where a 273-unit proposal was blocked in 2014
901-999 Edgewater Blvd.	Edgewater Place Shopping Center, where a 150-unit proposal was blocked in 2014
1601 Beach Park Blvd.	Vacant 1.4-acre site, whose owner has repeatedly approached Foster City about developing 32 units, most recently on April 21. Despite the owner's stated wish to develop, the site has not been included.

There are other seemingly unused or underused lots and buildings in the vicinities of Hatch Drive and Chess Drive, Lincoln Centre, and Vintage Park. YIMBY Law understands that these areas are owned by Foster City's biotech giants and are therefore unlikely to be developed for residential use. Given the challenge of meeting Foster City's 6th-cycle RHNA, however, we encourage the city to revisit the possibility of high-density residential development in these areas anyway. It may offer a partial solution to decades of policy mistakes that have wasted most of Foster City's land on single-family zoning.

Finally, though we applaud your adoption of programs to rezone all remaining sites from the 5th cycle, we note that the current draft fails to include any evidence that

the owners of the Franciscan Apartment or the Lagoons actually intend to develop those properties. We encourage Foster City to contact the owners, rather than speculate that “[o]wner interest at similar properties” (outside Foster City) indicates those sites will be developed.

We appreciate your consideration. Please keep us informed, and contact me if you have questions.

Best regards,

A handwritten signature in blue ink, appearing to read "KD", is positioned above the typed name.

Keith Diggs

Housing Elements Advocacy Manager

YIMBY Law

keith@yimbylaw.org

Cc: HousingElements@hcd.ca.gov

From: gregsweatt@aol.com
To: [Foster City Planning Department](#)
Subject: Public Review Draft Housing Element
Date: Friday, May 13, 2022 2:21:42 PM

Here is my feedback, for what it's worth:

Stop this insane Foster City construction!
You are ruining the very town many of us loved when we moved here (for me, 1978).

The fact that the State of California has "told" California cities what they have to build in their municipalities is, on the face of it, wrong on so many levels.
Why cities and towns across California, and here on the Peninsula, haven't banded together to file a lawsuit against the state to stop this unfair encroachment is beyond me.

Yes, housing is an issue. But for the State of California to demand it's cities to, in essence, "destroy" their communities or suffer the consequences is patently unfair, a notion of "Big Brotherhood," and causing our cities (especially Foster City) to drown in more bottleneck traffic, limited resources, and crime.

Wouldn't it be wonderful if our city fathers, and those of other cities, banded together and stood up to the state and said "NO," you're not going to tell us what we can and can't do in our own backyards.

Greg Sweatt
Foster City resident since 1978 (and I vote)

APPENDIX F: PUBLIC PARTICIPATION

From: [Jeremy Levine](#)
To: [Foster City Public Comment](#)
Cc: [Evelyn Stivers](#); [Richa Awasthi-Mayor](#); [Jon Froomin-Vice Mayor](#); [Sanjay Gehani-Councilmember](#); [Sam Hindi-Councilmember](#); [Patrick Sullivan-Councilmember](#); 6022aef50835525d85ef4bb8@mg.processing.zenduty.io; [Yelena Caponello](#); [Priscilla Schaus](#); [Launie Roth](#); [Bob Lesko](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Public Comment for 5.17.22 Joint Planning Commission/City Council Meeting
Date: Tuesday, May 17, 2022 3:57:55 PM
Attachments: [5.17.22 Foster City HE Comment Letter to City Council & Planning Comm \(Draft 1\).pdf](#)

Good afternoon,

I am submitting the attached comment on behalf of the Housing Leadership Council in regards to Foster City's draft housing element.

If any member of the Foster City community would like to connect to discuss this letter, they can arrange a meeting with me at calendly.com/jlevine97.

Thank you for your consideration,
Jeremy

--

Jeremy Levine (he • him)
Policy Manager
Housing Leadership Council of San Mateo County
2905 El Camino Real
San Mateo, CA 94403
www.hlcsmc.org
650.242.1764

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May 17, 2022

City Council and Planning Commission
City of Foster City
610 Foster City Blvd.
Foster City, CA 94404

• Rectangular Snip

RE: Comments on the Draft Housing Element

Thank you to Foster City for sharing a draft of your housing element with the public. Since 2001, the Housing Leadership Council of San Mateo County (HLC) has worked with communities and their leaders to create and preserve quality affordable homes. Over the past several months, city staff, elected and appointed officials, and the entire Foster City community have worked hard to create a plan for new housing in the 6th RHNA cycle. We appreciate the opportunity to provide feedback on your current draft housing element.

In this letter, the Housing Leadership Council will provide feedback for the entirety of the City of San Mateo's draft housing element. HLC considers housing elements to be holistic documents, so we weight each component of the element with equal importance. Community outreach informs the needs, constraints, and affirmatively furthering fair housing analyses; these analyses inform the site inventory and the goals and actions. We will consider each of these sections independently, as well as how they interact with each other.

Housing elements are legal documents, contracts with the state to implement policies that will promote housing production; and they are also visionary documents, a synthesis of the community's hopes and dreams for the future. At times, the Housing Leadership Council will cite state statute to justify our recommendations to the city, but this letter is primarily a vision document. We are committed to creating inclusive communities, places where housing is available at all levels of affordability to meet the needs of a diverse range of residents, present and future.

HLC approaches housing elements as an opportunity to plan for diversity, to plan for sustainability, to plan for stronger community. We are excited to partner with Foster City on realizing this vision in the city's housing element. Some of the Housing Leadership Council's primary recommendations to improve the city's housing element include:

1. **Remove all opportunity sites from the Sites Inventory Analysis that do not have written evidence from the property owner expressing interest to redevelop and add an analysis of historic redevelopment of parking lots into housing, which will**

likely require the city to decrease its realistic capacity estimates and identify new opportunity sites as needed.

2. Explicitly recognize Foster City's jobs-housing imbalance of 1.76 as a factor that causes housing prices to rise and causes displacement. Explicitly recognize zoning and development standards as a constraint on housing to meet this need.
3. Comply with AFFH requirements by expanding the area in Foster City that allows multi-family housing and promoting deeply affordable projects on city-, nonprofit-, and church-owned land throughout the city.
4. Implement stronger renter protections, expand the area in the city that allows multi-family housing, dedicate city-owned land to affordable housing, and raise revenue to subsidize deeply affordable housing (among other policies recommended in Section III of this letter).

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'J. Levine', with a stylized, flowing script.

Jeremy Levine
Policy Manager
Housing Leadership Council of San Mateo County

I. Needs, Constraints, and Affirmatively Furthering Fair Housing Analyses

Primary recommendations

- Identify the housing need created by Foster City's jobs-housing ratio of 1.76.
- Explicitly recognize Foster City's zoning regulations and development standards as a constraint to housing development, especially affordable housing development.
- Explicitly recognize [the](#)

The needs, constraints, and AFFH analyses are supposed to inform the site inventory analysis, which then informs the goals, policies, and programs. Cities are required to recognize housing need, identify the constraints to meeting that need, and then remove those constraints [in order](#) [to](#) promote new housing development.

In general, Foster City's draft needs and constraints analyses analyze general trends but do not identify how those trends impact the city's needs or what the city could do to meet those needs. For example, in its draft needs assessment, Foster City recognizes that it had a jobs-housing ratio of 1.76 in 2018, up from 1.37 in 2002.¹ However, the needs analysis fails to recognize the extreme upward pressure this massive jobs-housing imbalance places on housing prices. HLC notes that in its original Master Plan, Foster City planned for a population of approximately 35,000 residents and a jobs-housing ratio of 0.9. According to the 2020 census, Foster City's population is approximately 34,000 people, well in line with the city's master plan, but the jobs-housing ratio is 1.76, nearly double the city's original plans. Clearly, Foster City's original master plan failed to adequately predict local housing needs and should not be considered when evaluating policies and programs to meet current demand.

The failure to identify the dramatic housing needs created by Foster City's jobs-housing imbalance leads the constraints analysis to overlook ways the city could remove barriers to housing production. In its constraints analysis, the city describes its zoning regulations but does not identify how those regulations limit housing production or propose plans to [actually reduce](#) those barriers. In a presentation to the 21 Elements consortium, HCD staffer Melinda Coy explicitly described several errors currently present in Foster City's draft.

- *Describes but does not analyze as a constraint (think impact on cost, supply, timing, certainty, transparency).*
- *Puts off analysis to a "study."*
- *Seeks to justify rather [sic] determine if there is a constraint.²*

These shortcomings in the needs and constraints analyses filter down into the Fair Housing Assessment, though Foster City does deserve credit for including comprehensive mapping data in its analysis, which paints a more complete picture of fair housing issues in the city than most other jurisdictions in San Mateo County. Changes to state law in 2018 implemented new

¹ [Housing Needs Assessment](#), p. 25

² [Housing Elements in the 6th Cycle: Common Shortfalls](#), slide 8

Affirmatively Furthering Fair Housing rules, a mandate for cities to foster integrated communities and reverse historic patterns of segregation through concrete policy change. Affirmatively Furthering Fair Housing (AFFH) guidelines are supposed to be woven throughout the housing element, influencing every component from the recognition of a city's needs to the planning of concrete actions a city will take to address those needs.

Foster City's draft Fair Housing Analysis narrative outlines many of the core components of AFFH, but it does not consistently identify barriers to AFFH or make concrete commitments to remove them. First and foremost, Foster City plans to concentrate all new affordable housing in areas that already have multi-family housing, leaving its single-family neighborhoods untouched. In its draft Fair Housing Assessment, the city accurately identifies that the entire city is a high income (Greater than \$125,000 household income across all census tracts), high opportunity, and low segregation. However, in its analysis of local and regional racial segregation, the city does not consider how high housing prices predominately exclude prospective Black and Latino residents, who reside in Foster City at lower rates than nearby communities of San Mateo and Redwood City.

Though Foster City does not have a history of redlining or housing covenants, for which the city deserves credit, housing prices in Foster City have historically been higher than the surrounding area. Racial wealth gaps largely in place before Foster City incorporated mean that the absence of explicit discrimination still has not led Foster City to be accessible to California's most historically marginalized communities. In order to realize the potential for AFFH, Foster City should recognize the ongoing inequity of outcomes created by some current policies and commit to removing barriers to affirmatively furthering fair housing.

Yet, in several places, the city makes loose commitments without clear deadlines or measurable metrics in its AFFH goals and actions. According to HCD's Affirmatively Furthering Fair Housing Guidebook, "Programs in the element must have specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation."³ These standards work well for all policies.

II. Site Inventory Analysis

Primary Recommendations

- Remove sites from the site inventory that have low probability of development over the next RHNA cycle.
- Analyze history of redevelopment of parking lots for housing in Foster City and reduce realistic site capacity accordingly. Identify new opportunity sites and remove constraints as necessary to compensate for the shortfall in units.

Foster City deserves credit for providing a site-by-site analysis of some of the primary sites in the inventory—this is significantly more analysis than any other city in San Mateo County has yet provided, and it makes Foster City's inventory much stronger. Other components of the site

³ Housing and Community Development's [Affirmatively Furthering Fair Housing Guidebook](#), p. 54

inventory analysis, such as its reasonable estimates of ADU production and commitments to ~~upzone~~ sites from prior RHNA cycles, make this site inventory analysis exemplary for San Mateo County jurisdictions.

Nonetheless, room for improvement remains. The current site inventory relies entirely on opportunity sites that already have pre-existing multi-family housing. Because its site inventory relies entirely on non-vacant sites, Foster City must meet a higher standard of proof that each site will be developed.⁴

~~In order to~~ justify this reliance, the city argues new housing will be built above podium parking on nearly all of its opportunity sites. However, the city provides no analysis of past development trends of housing on parking lots. Absent credible evidence of consistent redevelopment of parking lots, the city should remove all sites that do not have written interest for redevelopment from the property owner—or produce stronger justification for those sites' inclusion in the housing element. The following opportunity sites require stronger analysis to justify their inclusion at current densities:

- **Harbor Cove:** No letter from property owner, housing on parking
- **Eaves apartments:** No letter from property owner, housing on parking
- **Franciscan:** No letter from property owner, assuming redevelopment without demonstrating similar development patterns at current densities in other parts of the city. "Owner interest at similar properties" does not qualify as substantial evidence; rather, the city must provide concrete proof that actual development has occurred at similar sites, with similar pre-existing uses, at similar densities.
- **The Lagoons:** No letter from property owner, assuming redevelopment without demonstrating similar development patterns at current densities in other parts of the city.
-

Lastly, the site inventory seems to assume 100% site capacity without presenting adequate evidence of historic development trends. Especially for units projected to be built on parking lots, HCD recommends that Foster City adjust its realistic site capacity estimates downward, which will require ~~upzoning~~ elsewhere or identification of new opportunity sites.

III. Goals and Actions Implementation Plan

With their goals and actions, cities make concrete commitments to change their policies in ways that will promote housing production. More than any other portion of the housing element, this section represents a contract between the city, the state, and the people of California. By identifying specific ways they can encourage affordable housing production, cities demonstrate that they prioritize meeting the housing needs of all residents, present and future.

⁴ [Housing Element Sites Inventory Guidebook](#), p. 27

Many of the goals and actions laid out in the current implementation plan have been essential for San Mateo's successes in past housing elements. We appreciate the city's commitment to keeping boomerang funds, providing rental assistance, updating the linkage fee, implementing a fee reduction program, streamlining approvals, and providing an overlay on commercial properties. We have followed the city's format and condensed our feedback into the following tables:

Proposals HLC Supports with Minimal Changes

Policy	Proposed Measure(s)	Comments
H-A-4-a	Commercial Linkage Fee	HLC support commercial linkage fees as a strategy to raise funds for affordable housing development. Make a commitment to issuing a Notice of Funding Availability (NOFA) every year, which will ensure that funds are consistently allocated to affordable developers through a fair process.
H-B-2-a	Lower-Income Homeowner Rehabilitation Loans	This is an exemplary policy with a great actionable, measurable goal on a realistic timeline.
H-D-4 and all associated policies	Accessory Dwelling Units	HLC applauds the city's ambitious policies and programs to support ADU production.
H-D-6	Reduce Regulatory Constraints	This is a great policy, HLC would recommend only a small adjustment: "Reduce governmental and regulatory constraints to the production of housing, especially affordable housing."
H-D-6-a	Minimize Governmental Constraints	Another great policy, but one that would benefit from more specificity at points. <u>In particular, this policy should make clear commitments to streamline preliminary approval, ensure rapid post-entitlement processing, and expand ministerial approval to a broad range of projects, especially projects with affordable units.</u>
H-D-6-c	Reevaluate Parking Requirements	HLC supports the initiation of an impact study to investigate how parking requirements could be reduced. We would support the implementation of an additional program that would automatically implement reductions to city parking minimums in areas within 0.75 miles of transit and all other areas <u>where</u> deemed safe to do so by an impact study, which is described later in this document under proposal H-G-3-a.

H-D-6-d	Development Fee Waivers	Excellent program.
H-E-2-b	Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income	HLC supports offering flexible inclusionary programs <u>in order to</u> incentivize very low-income units.
H-F-1-b	Facilities and Services for Special Needs	Expedited permit review is one of the strongest incentives cities can offer to produce more housing for special needs populations. HLC only recommends that the city add specific goals for permit processing expedition: How much faster will permits be processed for housing catering to special needs populations?
H-G-2-e	Rental Registry	HLC supports the implementation of a rental registry. We only recommend that the city make a firm commitment to implement the registry.

This is a non-exhaustive list of the policies HLC supports in Foster City's draft housing element. While HLC approves of many of the city's current draft programs, there are specific steps the city could take to better meet the housing needs of the community.

Changes to Existing Proposals

Policy	Proposed Measure(s)	Comments
H-A-4-C	Expand Sources of Funds for the City Affordable Housing Fund.	HLC supports the city's efforts to solicit grants and donations for affordable housing. <u>In order to</u> raise reliable revenue, however, the city will likely need an internal revenue-raising proposal, such as: <ol style="list-style-type: none"> 1) Vacancy Tax - Parcel taxes in the form of a vacant property tax have been used by cities (VPT, Oakland) to fund affordable housing and homeless services; as well as to entice owners of undeveloped sites to either sell or build homes on their parcels. 2) Transfer Tax - A one-time tax payment that is levied by a government on the transfer of ownership to property (<u>i.e.</u> sale of a home) from one individual or entity
H-A-4-d	Budgeting for Housing Programs	This program would be most effective if it were broken into pieces corresponding to each of the housing needs identified in the housing element.

		The program should also specify precisely where the funds will come from and expected revenue to be dedicated to each housing need.
H-B	Protect Existing Housing, Community Character, and Resources	Protecting "existing housing" and "community character" directly contradicts the AFFH mandate to reverse historic patterns of segregation and foster integrated living patterns. This program should be removed entirely.
H-B-1 and H-B-1-a	Encourage Maintenance of Existing Housing & Continue Code Enforcement	Neither the policy <u>or</u> program are related to "Maintenance of Existing Housing," they are related to preserving community character. Policy H-B-1 and Program H-B-1-a should be removed entirely, as code enforcement and mandatory code inspections are fundamental functions of a city, not novel policies meriting inclusion in the housing element.
H-C-3-b	Anti-Displacement Strategy	HLC applauds the city's plans to consider anti-displacement provisions on a discrete timeline. We recommend the city add measurable displacement reduction goals, such as a 20% of reduction to displacement rates over the next 10 years.
H-C-3-d	Facilitate Tenant Protection Act of 2019 (AB 1482)	Foster city could do significantly more to protect tenants beyond the requirements of state law, including: <ul style="list-style-type: none"> - Require just cause for eviction from day one of occupancy - Allow compensated relocation option for all "no-fault" evictions
H-D	Consider Potential Public and Private Redevelopment Opportunities to Increase the Supply of Housing	HLC recommends the city amend this goal to read "Pursue Potential Public and Private Redevelopment Opportunities to Increase the Supply of Housing." HCD specifically argues that cities should make their goals, policies, and programs actionable, without language like "study" or "consider."
H-D-1-a	Selection of Housing Opportunity Areas	As written, this list makes it seem as if Affirmatively Furthering Fair Housing were the city's very last concern regarding the placement of opportunity sites. In fact, several of the criteria, such as criteria (7) and (8), seem directly in contradiction of AFFH requirements to reverse patterns of segregation and foster integrated communities. This list should

		be modified to reflect AFFH as a priority and remove contradictions.
*H-D-5-a/H-D-5 b	School Sites/Religious and Nonprofit-Owned Sites	HLC supports the strengthening of these policies to commit to implementing an overlay zone allowing higher densities, parking minimum waivers, and looser objective standards for affordable housing on school-, religious-, and nonprofit-owned sites regardless of other zoning standards. Allowing denser affordable housing on these types of sites can often help these organizations better fulfill their missions by providing more housing to those they serve.
H-D-6-b	Minimize Zoning Constraints	This city should make a concrete commitment to gradually loosen zoning restrictions and expand the area allowing denser multi-family housing into new parts of the city.
*H-E-3	Incentives for Affordable Housing	In order to In order to ensure consistency across the housing element, this policy should make specific commitment to implement all of the described incentives, particularly waived fees for very low-income units, as described in program H-D-6-d. HLC recommends several other specific programs the city can implement in the next table.
H-E-3-b	Financing and Subsidy Programs	Local funding sources for affordable housing are often necessary for affordable housing developers to get federal tax credits. Therefore, HLC recommends the city amend this program to commit to studying opportunities for local funding sources.
H-E-5	Rent and Income Restrictions on Rental BMR Units	Requiring rent and income restrictions on rental BMR units to extend 99 years often interferes with affordable housing developers' ability to get federal tax credits, which typically get refinanced at 30-45 years to extend the life of a project independently of regulatory intervention.
H-F-2-e	Low Barrier Navigation Centers	Specify what zones will allow low barrier navigation centers pursuant to AB 101. Expand zoning to allow this type of development to all high-opportunity areas within the city.

The preceding table outlines several of the most significant improvements Foster City could make to its goals and actions. ~~In particular, we~~ In particular, we urge the city to commit to implementing actionable goals with measurable metrics and discrete timelines for completion, as required by

the state department of Housing and Community Development.⁵ Melinda Coy, the Land Use and Planning Manager that oversees housing element revisions at HCD, recently delivered a presentation to the 21 Elements consortium in which she explained one of the primary reasons for housing element rejection in the 6th cycle was because programs “do not have specific actions and timelines to demonstrate a beneficial impact in the planning period. Lack of clear commitments (e.g., ‘uses Explore, Consider, Evaluate the feasibility, study....’) or objectives.”⁶

Foster City should also pursue robust renter protections, as all of its opportunity sites are on lots with pre-existing multi-family residential uses. Though the city anticipates development to occur on the parking lots of those sites, realistically, some displacement is likely to occur. Without enacting stronger renter protections (as described in policies H-G-2-e, H-C-3-b, H-C-3-d, and others above), the city will be putting many of its most vulnerable residents at risk of displacement.

HLC also has several novel recommendations for the city’s consideration. Some of these policies are drawn from HLC’s [housing element policy platform](#), while others were gathered from our stakeholders—a coalition of service providers, nonprofit and for-profit developers, and activists. We elaborate on new policies the city could add to its housing element below:

New Policies to Promote Housing Opportunity

New Policy	Proposed Measure(s)	Policy Text and Justification
H-D-6-H	Provide extra density bonus incentives for very low- and extremely low-income units.	Cities will be more likely to facilitate the state-mandated ELI units required by RHNA if they provide extra incentives for developers to build those units.
H-E-7-b	Incentivizing Housing in Commercial Developments	Create an overlay zone that reduces zoning regulations and objective standards for workforce housing built in mixed-use developments.
H-F-1-j	Eliminate Parking Minimums for Special Needs Populations	Eliminate parking minimums for housing geared toward the elderly or developmentally disabled populations throughout the town. Allow parking reductions or waivers for all very low- and extremely low-income housing within 1 mile of a regional transit stop or transit corridor. These communities do not drive, so requiring parking for their dwellings increases cost with no additional benefit to the residents.
H-G-3	Expand Production of Fair Housing in New	Affirmatively Furthering Fair Housing requires specific commitment to remove segregated living

⁵ Housing and Community Development’s [Affirmatively Furthering Fair Housing Guidebook](#), p. 54

⁶ [Housing Elements in the 6th Cycle: Common Shortfalls](#), slide 5

	Neighborhoods	<p>patterns and foster integrated communities. Currently, Foster City's draft housing element does not adequately meet AFFH requirements because the city has no plan to actually promote AFFH goals.</p> <p>In order to In order to comply with AFFH requirements, HLC recommends that the city make firmer commitments to expand the area in which Foster City facilitates affordable housing to new neighborhoods.</p>
H-G-3-a	Fair Housing Throughout the Community	Commission an EIR to study the environmental impacts of upzoning to allow the multi density (30 du/ac in Foster City) in all neighborhoods located within 0.75 miles of transit.
H-G-3-b	Missing Middle Housing	<p>Upzone all R-1 zones to R-2 zones and upzone all R-2 zones to R-3 zones. Pursuing this type of gentle density will facilitate housing production at a mix of income levels throughout the city.</p> <p>San Bruno already has committed to implementing a similar program in their draft housing element, with a commitment to "Amend the R-2 zoning district to ... allow two dwellings per lot regardless of lot size."</p>

All of the above policies will be most effective if they are implemented to the standards of HCD's AFFH requirements: "Programs in the element must have specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation."

From: loopylolos@yahoo.com
To: [Foster City Planning Department](#)
Subject: Housing
Date: Thursday, May 26, 2022 9:39:39 PM

Hello

We don't need more section 8 housing in foster city.
Residents here are respectful, hard working and family oriented.

By opening up hosing for lower income, foster city will bring in more crime, theft, and graffiti.

We should really be focusing on the people who live here already. We work hard.
Property tax fees go up every year.

Can't we find a way to help that issue and help loyal foster City residents.

We need to protect the integrity of our city.

There is enough section 8 housing.

We don't need more

Instead we need to lower the property tax and to help keep the parks clean from the goose poop.

Thanks

From: [Marlene Subhashini](#)
To: [Leslie Carmichael](#); [Thai-Chau Le](#)
Subject: Fw: Housing element draft
Date: Tuesday, June 14, 2022 12:13:17 AM
Attachments: [Outlook-dae1e1yz.png](#)
[Outlook-2r5qxqg.png](#)
[Outlook-pwwoakm.png](#)
[Outlook-picp5ick.png](#)
[Outlook-x1prdbww.png](#)
[Outlook-swq52afa.png](#)
[Outlook-gv3yicag.png](#)

FYI



Marlene Subhashini
Community Development Director | City of Foster City
Planning/Code Enforcement and Building Division

650-286-3239 | www.fostercity.org | [CDD](#)
610 Foster City Boulevard | Foster City, CA 94404



From: Edmund Suen <esuen@fostercity.org>
Sent: Friday, May 27, 2022 6:36 PM
To: Marlene Subhashini <msubhashini@fostercity.org>
Cc: Jennifer Phan <jjphan@fostercity.org>
Subject: FW: Housing element draft

FYI

-----Original Message-----

From: Connie Vial <vialproperties@hotmail.com>
Sent: Friday, May 27, 2022 5:52 PM
To: City Council <CityCouncil@fostercity.org>
Subject: Housing element draft

Council members :

I will appreciate if prior to approving the housing element in Foster City you provide to all the residents approved plans of how would deal with water shortage, infrastructure, and sewer.

Prior to building any more new homes or apartments these issues have to be addressed and must have approved plans on how to deal with them.
You don't approve to build more housing just because the state is pressuring the city to do it without having approved plans to take care of these issues.

Thanks,

Kindest regards,

Connie Vial, GRI
Broker/Owner
Vial Properties
Vialproperties@hotmail.com
Office: 650-578-0885
Mobile : 650-799-0918
Website: www.vialproperties.com

CalBRE #00833411

Thank you for referring your family and friends!

Sent from my iPhone

From: [Michael Innes](#)
 To: [Foster City Planning Department](#)
 Subject: With regard to the Edgewater Blvd ROW Extension lot
 Date: Thursday, June 2, 2022 8:52:17 PM

With regard to the Edgewater Blvd ROW Extension lot.

I feel that developing the Edgewater lot would be a hefty opportunity cost, with little upside. The Housing Elements Sites sheet lists an Estimated Site Capacity of only 46 units -- insignificant against the ~2000 units needed, in my opinion, especially if any hypothetical construction would be done with less-than-maximum density.

My belief is that the idea of a bridge from Edgewater Blvd to Redwood Shores's Bridge Pkwy and Island Dr, as envisioned in the original master plan, should be reconsidered -- and that even if the idea is rejected in the short-term, the option should be preserved.

In Table 5-3 in the Draft Housing Element, Schooner Bay is listed under "Distance to Rec Center or Library" as being 2.2 miles away. But there's a library just on the other side of the slough, the Redwood Shores Branch Library; it's just that the residents of Schooner Bay don't have easy access to it.

A recurring concern from resident surveys is that Foster City does not have enough exits. A new bridge would address that.

My understanding is that the bridge to Redwood Shores was removed from the master plan due to traffic concerns. However, the technology to address traffic has improved since then.

An extreme option would be to build a bridge open to all traffic, but with a congestion toll collected electronically. Congestion pricing is a proven method of regulating traffic.

A moderate option would be to build a bridge for vehicles that serve the public interest -- buses and emergency services, for instance -- and closed to private vehicular traffic. This could be accomplished with robotic bollards that retract into the ground for authorized vehicles. This technology has been used to great effect in Europe to control traffic. This would make buses and shuttles along the southern end of Edgewater much more effective, without increasing traffic. The bollards could be lowered during a major emergency, allowing residents another route to evacuate the city.

Even limiting construction to a pedestrian bridge would still be a benefit, as it would allow workers to easily walk or bike directly to the Redwood LIFE campus, as well as the aforementioned library. In general, I think increasing walkability is a good in its own right.

My belief is that the access provided by a new bridge would support denser forms of housing on the south side of the city, to a degree that would more than make up the difference of the 46 hypothetical units.

Michael Innes
 1328 Tarpon St.



CARPENTERS UNION LOCAL 217 SAN MATEO COUNTY

1153 CHESS DRIVE • SUITE 100 • FOSTER CITY, CALIFORNIA 94404-1197 • (650) 377-0217

June 2 2022

Marlene Subhashini
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, CA 94404
Via Email: planning@fostercity.org

Re: Foster City Draft Housing Element

Dear Ms. Subhashini:

Please accept these comments regarding the above referenced Housing Element Update on behalf of the members of Carpenters Local 217, which represents working men and women in Foster City. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), as well as the policy goals outlined in the Foster City Housing Element and larger General Plan, it is vital that Foster City support efforts to build the local construction workforce. We commend the Housing Element's identifying of sites with the capacity to develop 100% of the City's RHNA, as the members of Local 217 who reside in Foster City are intimately familiar with the region's housing crisis. Local 217 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

The Housing Element noted in its required constraints analysis the "scarcity of construction labor" and that "most (workers) cannot afford to live in the area on construction labor wages." If anything, this undersells the severity of the labor shortage and extreme downward pressure on wages in residential construction. Neither the county nor the city of Foster City have enough skilled, highly productive residential construction workers to build the 47,000+ units that all of the cities in San Mateo County are supposed to produce over an 8 year time period. Foster City alone is to build 2,000 of these units. Meanwhile two-thirds of San Mateo County construction workers are housing burdened, while residential construction workers earn one-third less than their non-residential construction counterparts do. The City must address this unsustainable situation if we are to build the housing Foster City needs.

To support the policy goals of the Housing Element and overcome identified constraints, Local 217 is requesting that the City add local hire and apprenticeship requirements to the General Plan and Housing Element for all residential construction projects larger than 10 units. The standards Local 217 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce,

The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements

The Carpenters propose the following additions to the Municipal Code of Foster City for any residential project larger than 10 units

Permitting requirements in the Municipal Code of Foster City

A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of Foster City, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

Apprenticeship:

For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards OR in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

Local Hire Policy:

Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within the Counties of San Mateo or Santa Clara within 180 days of the expected date of issuance of the Notice to Proceed for the project.

While there has been a remarkable economic expansion in Foster City since 2010, rising inequality and displacement adds to the City's affordability crisis and threatens to undermine the region's strong economy. The Housing Element calls for greenhouse gas reduction and smart growth, and notes that the City's jobs/housing ratio continues to grow. Policies that require the utilization of apprentices and a local construction workforce, in tandem with programs currently operational by Local 217 outlined below, will help right that imbalance and ensure that this project helps the City meet the goals of the Foster City General Plan.

Local 217 has implemented many programs that will enable the City to meet the General Plan and Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in Foster City, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of Foster City. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by Foster City and San Mateo County.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides Foster City residents housing sooner. Local 217 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career. These technologies could help the City meet its jobs/housing linkage goals within the Foster City General Plan and Housing Element.

Local 217 is in a unique position to address many of the key ideas outline in the Foster City Housing Element Update. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 217 is prepared to assist in closing the affordability gap in Foster City and the Bay Area. We look forward to engaging City staff and elected leaders as the Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 217.

Thank you for your time and consideration of these comments.

Sincerely,



Douglas Chesshire
Senior Field Representative
Carpenters Local 217
DC/sv opeiu-29-afl-cio

From: [Kalisha Webster](#)
To: [Foster City Planning Department](#); [Marlene Subhashini](#)
Cc: [Dennise Jauregui](#)
Subject: Public Comments for Foster City Draft Housing Element
Date: Friday, June 3, 2022 5:54:26 PM
Attachments: [Attachment 2 Intersectional Analysis Race, Disability and Access to Housing.pdf](#)
[Foster City Draft Housing Element Comments.pdf](#)
[Attachment 1 Foster City Housing Element Comments for Developmental Disabilities.pdf](#)

Hello,

Please find attached Housing Choices' comments on the City of Foster City 2023-2031 Housing Element Draft including Attachments 1 & 2. We hope that the city will make meaningful changes to the analysis of housing needs of people with developmental disabilities and Fair Housing Assessment, as well as, further develop policies and programs which will meet the needs of Extremely Low Income households and increase housing accessibility for people with developmental disabilities in the next draft.

Thank you,



We have moved! Please note the new office address!

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June 3, 2022

Community Development Director and City Council
City of Foster City, Community Development Department
610 Foster City Boulevard
Foster City, CA 94404

planning@fostercity.org

Re: Comments on the Draft Housing Element

Thank you for sharing this early draft of the Housing Element with the public. On behalf of Foster City's nearly 200 residents with intellectual and developmental disabilities, Housing Choices is grateful for the opportunity to comment before it is sent to HCD. We also appreciate the work that the City of Foster City has done to engage with Housing Choices throughout the community engagement process and for incorporating most of our written comments into the Housing Element's analysis of the housing needs of residents with developmental disabilities as required by SB 812. We were however disappointed to find some of our comments on trends demonstrating an increasing need for more deeply affordable housing paired with on-site supportive services left out of the Draft analysis, and have concerns that these omissions result in an analysis that does not fully capture the urgency of concerns that people with developmental disabilities will continue to face increasing risk of homelessness or displacement from Foster City over the next Housing Element cycle. And by not including an analysis of best practices for inclusion in the city's housing plans, the city is unable to create targeted programs to increase housing access for people with developmental disabilities. While the city does propose a number of new programs which we support, to increase the supply of affordable housing, many do not meet HCD requirements to include not only timelines but specific measurable metrics by which the city can determine the effectiveness of each program in addressing the targeted objective. Lastly, we ask that the city immediately update the obsolete and derogatory language used to describe developmental disabilities as including mild to severe "mental retardation" on page A-52 of Appendix A: Housing Needs Assessment and instead use the standard term "intellectual disability".

About Housing Choices

Housing Choices is a housing organization funded by the Golden Gate Regional Center to support people with developmental disabilities to be fully integrated in Foster City's affordable housing supply. We provide housing navigation services for both individuals and families. We also partner with affordable housing developers to make inclusive housing commitments for people with disabilities in their housing projects. At these projects we provide onsite housing retention services. Our work over the past 25 years in neighboring communities shows that this model of housing plus services is highly effective in increasing housing access and stability for people with developmental disabilities.

The Golden Gate Regional Center has contracted with Housing Choices to provide the Foster City planning staff and Housing Element consultants with an assessment of the housing needs of people with developmental disabilities, as required by SB 812. In addition, 21 Elements has facilitated Housing Choices' involvement of people with developmental disabilities in the planning process through its Equity Advisory Group.

Incomplete Assessment of Housing Needs of People with Developmental Disabilities

On April 11, 2022 Housing Choices submitted an assessment of the housing needs of Foster City residents with developmental disabilities (Attachment 1) which followed HCD guidance for a complete analysis of special housing needs groups, including:

- A quantification of the total number of persons and households in the special housing needs group, including tenure (rental or ownership), where possible.
- A quantification and qualitative description of the need (including a description of the potential housing problems faced by the special needs groups), a description of any existing resources or programs, and an assessment of unmet needs.
- Identification of potential programs or policy options and resources to address the need

As discussed below, Foster City's draft, while incorporating many of these comments, left out several of the housing trends which establish unmet needs or best practices for inclusion of people with developmental disabilities in integrated and least restrictive housing settings in the community. We believe that the inclusion of these missing elements would demonstrate that the city has a clear understanding of the accessibility needs of people with developmental disabilities and how they differ from other disability types. Furthermore it would help the city to create more meaningful programs and policies to meet the housing needs of residents with developmental disabilities as required by Housing Element law.

Omitted Data Establishing Trends Creating a Greater Need for Housing

As mentioned above, the city does successfully incorporate many of Housing Choices comments into its analysis of the housing needs of people with developmental disabilities including: faster growth than the general population, ineligibility for many affordable units, transit dependence, higher rates of physical impairments and changes in living arrangements for

Foster City adults with developmental disabilities since last reported in the 2015-2023 Housing Element including a decline in licensed care facilities. However, it fails to analyze contributing factors to the decline of licensed care facilities, most notably the rising costs of housing making it more financially beneficial for owners to sell the home as a residence rather than a business when they retire. Changes in zoning code as is suggested in H-F-1-i Community Care Facilities will do little to address this issue and we can expect to continue to see a decline in licensed care facilities as home prices continue to soar and aging business owners retire.

Other trends relevant to the growing affordable housing needs of Foster City residents with developmental disabilities omitted from the Draft include:

- **Increase in Autism Diagnosis** between 1980s-2015 which will continue to drive faster rate of growth of the population of adults with developmental disabilities as compared to the general population for years to come and increase demand for deeply affordable housing.
- **Longer life spans** which will further exacerbate demand for the decreasing supply of licensed care facilities as turnover decreases and further increases housing instability for adults with developmental disabilities as more outlive parents who are the number one providers of housing for these adults.

Lack of Meaningful Analysis of Strategies to Increase Housing Access for People with Developmental Disabilities

The Housing Element acknowledges the significance of the transition from the family home for an adult with a developmental disability including the increased risk of displacement or homelessness when a parent caregiver passes away or otherwise becomes unable to house and care for their adult child. However, it lacks specificity on how to increase accessibility for people with developmental disabilities that does not include a physical impairment. The city does include plans to host a roundtable discussion with supportive services providers of special needs populations by 2024 in program H-F-1-f Support Services for Special Needs Population, which we support, however the following recommendations to increase housing accessibility and facilitate the provision of supportive services for people with developmental disabilities on-site at inclusive affordable housing properties were already included in Housing Choices comments to planning staff but omitted from the Draft analysis:

- **Integration in typical affordable housing** in order to promote persons with developmental disabilities right to self-determination, dignity and affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center and entitled to persons with a "substantial disability" as defined by Title 17, Section 54001 of the California Code of Regulations. These services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment, and to foster integration into the community.

- **A mix of unit sizes set-aside at inclusive housing properties** would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing** is needed, targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

These recommendations come from over 25 years of experience successfully supporting people with developmental disabilities to find and retain affordable housing by partnering with the Regional Center and affordable housing developers in neighboring communities to build inclusive and integrated projects. By not including this information, the city is unable to create meaningful targeted programs to increase housing accessibility for people with developmental disabilities putting Foster City at risk of not meeting HCD's AFFH guidance to promote fair housing choice and access to opportunity to support integration for a historically segregated population. Per HCD guidance, "For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing." HCD defines fair housing choice as:

- Actual choice, which means the existence of realistic housing options
- Protected choice, which means housing that can be accessed without discrimination; and
- Enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed.

This model of housing combined with supportive services has been shown to be incredibly effective in helping individuals with developmental disabilities find and retain housing, and is equally as important to a person with a developmental disability as the physical design of a building is to a person with a physical impairment.

Strengthening Impact of Programs

We want to thank planning staff and the consultant who developed this draft for recommending a suite of new programs, policies and goals that we believe can create a more inclusive and equitable community. We also appreciate the inclusion of some of Housing Choices program and policy recommendations including affirmatively marketing physically accessible units (H-F-1-c Adaptable/Accessible Units for the Disabled), exploring cooperative housing models for special needs populations who require supportive services (H-E-1-a Existing Unit Purchase

Program), and creating a financing program to promote development of deed-restricted ADU's (H-D-4-b ADU/JADU Financial Incentive Program) with a target of 10 units by 2031.

While program H-D-4-b does set a specific, measurable outcome by which the city can easily measure success of the program we are concerned that a lack of similarly projected outcomes for many other programs does not meet HCD requirements. Without setting projected outcomes for programs aimed at promoting production of new housing, preservation of naturally occurring affordable housing and protection of low income renters the city is at-risk of implementing ineffective programs with little or no effect on meeting its RHNA or Affirmatively Further Fair Housing for all protected groups. For instance:

- How many units of affordable housing does the city project will be created by programs H-E-2-a Inclusionary 20% Requirement and H-E-2-b Affordable Housing Overlay?
- How many developers does the city project will take advantage of program H-E-2-b Affordable Housing Overlay?
- By how much does the city project program H-A-4-c Expand Sources of Funds for the City Affordable Housing Fund will increase available local affordable housing funds?
- In what ways can data collected under program H-G-2-e Rental Registry lead to improved outcomes for renters? Can this be measured (ex: decrease in complaints of excessive/illegal rent raises)? How could data be used by landlords or decision makers to affirmatively further fair housing?
- Because the inclusionary requirement applies only to net new units the city should also measure the number of BMR units created under this program

Other concerns and recommendations for strengthening the effectiveness of the programs to better, which we believe could lead to the creation of more affordable units at deeper levels of affordability as well as mitigate Fair Housing complaints for persons with disabilities (the highest reported Fair Housing complaint type) meet the city's goals and policies include:

- In addition to creating a framework to accept donations and grants under program H-A-4-c Expand Sources of Funds for the City Affordable Housing Fund the city should explore implementing more reliable, ongoing sources of funding such as a vacancy or transfer tax
- Because the Inclusionary Housing Ordinance (IHO) applies only to net new dwelling units and because almost all of the opportunity sites identified in the Housing Element are non-vacant sites with current multi-family housing uses the City should commit to monitoring the number of new BMR units generated under the current IHO and compare to the number that would have been generated without this exemption to determine if this could be a constraint to developing more affordable housing.
- The programs listed under Policy H-E-3 Incentives for Affordable Housing do not provide any meaningful incentives, waivers or concessions beyond what is already readily available to developers such as State Density Bonus Law. In order to truly incentivize further development the City should commit to offering developers additional cost-saving benefits which makes more affordable housing at deeper levels of affordability more

financially feasible. A good example of this is program H-D-6-d Development Fee Waivers, the city can also include

- Lowering parking requirements for projects which include certain special needs groups who require on-site supportive services and projects that are within a specified distance of public transit.
- Exceptions to other development standards such as maximum heights, minimum lot sizes, widths, setbacks, etc
- Upzoning tied to community benefit
- Increasing trainings offered under program H-G-2-b Fair Housing Training for Landlords and Tenants from annually to quarterly
- Under programs H-G-2-c Information Specific to Fair Housing and H-G-2-a Anti-Discrimination Regulations the City should specify how it will reach low income tenants without internet access
- Under program H-E-8 BMR Eligibility Priorities the City in addition to expanding preference to tenants at-risk of displacement City should expand priorities to include persons who have already been affected by displacement

Noncompliance with HCD Guidance for Completing an Assessment of Fair Housing

In response to the passage of AB 686, HCD released the AFFH Data Viewer to support the outreach and engagement jurisdictions are required to complete as part of their Assessment of Fair Housing. HCD explicitly states in their AFFH guidance that the Assessment of Fair Housing should include local data and knowledge defined as “any locally gathered and available information, such as a survey with a reasonable statistical validity or usefulness for identifying contributing factors, policies, and actions.” On page B-8 of Appendix B: Foster City Fair Housing Assessment it is stated that a survey was administered to support the Fair Housing Assessment which received approximately 150 responses. In a city with a population of over 30,000 residents this low of a response rate seems to indicate that the city did not complete the type of robust, targeted engagement required by HCD in administering the survey. It is also stated on page B-8 “the vast majority of respondents did not report housing concerns and most were homeowners” which further demonstrates that the city did not target the low income and special needs populations most likely to face fair housing issues.

There also appears to be an over reliance on data from the AFFH data viewer in the Fair Housing Assessment. For instance on page B-11 there is an explanation of the different agencies to which Fair Housing Complaints can be reported including HUD, DFEH and local enforcement organizations including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. This section also explains that state Fair Housing Law covers protected classes beyond that of federal Fair Housing Law. Yet, demographics of Fair Housing complaints are only reported for HUD which received only 57 complaints for San Mateo County from 2017-2021. Whereas, data from Project Sentinel shows that they investigated nearly 300 Fair Housing discrimination cases in San Mateo County from 2015-2020. This does not include reports made to any of the other agencies listed. This would indicate that the draft housing element severely underestimates the number of Fair Housing

complaints made in San Mateo County and City of Foster City, and therefore cannot accurately gauge how well the city is doing in addressing Fair Housing issues.

Furthermore, there is a substantial lack of data on the Fair Housing issues faced by person with disabilities. For instance Chapter Disproportionate Housing Needs focuses almost solely on differences based on tenure, race and ethnicity with little to no mention of disability status other than within the homeless population. Guidance from HCD for AFFH recommends that jurisdictions complete an intersectional analysis of housing needs for BIPOC with disabilities as "there are significant disparities by race within the population with disabilities". While there is data provided on the housing cost burden of all Foster City residents by race in the Assessment of Fair Housing there is no intersectional analysis which shows the compounding effects of being a person of color with a disability as compared to a person of color without a disability or a white person with a disability. This is a significant component of Housing Choices' recommendations for Affirmatively Furthering Fair Housing, and yet is omitted from the city's draft. Please review Attachment 2 for additional data on the disparities in housing access for BIPOC with disabilities in San Mateo County collected by Housing Choices with support from Home for All San Mateo County.

We urge you to review the attached documents and make changes to the San Mateo Housing Element so that it meaningfully addresses the housing needs of its residents with developmental disabilities.

Sincerely,

Kalisha Webster

Kalisha Webster
Senior Housing Advocate
Email kalisha@housingchoices.org
Cell 650-660-7088

DEVELOPMENTAL DISABILITIES COMMENTS FOR FOSTER CITY HOUSING ELEMENT

4.11.22

Introduction to Developmental Disabilities

People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California's Developmental Disabilities Services Act and the U.S. Supreme Court's 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Faster Growth than the General Population. Foster City is home to 169 people with developmental disabilities of whom 94 are adults and 75 are under age 18. This represents a 13% increase over the 149 people with developmental disabilities living in Foster City reported in the 2015-2023 Housing Element and shows faster growth as compared to a 10% increase in the general population of Foster City during that same time period. Growth in the population of adults with developmental disabilities has significant implications for the Housing Element because many of the adults will need housing outside the family home in the coming years.

Table ____ Increase in People with Developmental Disabilities in Foster City

Age	2014	2021	% Change
Under age 18	70	75	7%
18 and older	79	94	19%
Total	149	169	13%

Note: The 2014 data were submitted by Golden Gate Regional Center for inclusion in the Foster City Housing Element 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Living Arrangements of Foster City Adults. The family home is the most prevalent living arrangement for Foster City's adults with developmental disabilities, with 64% of adults continuing to live in the family home in 2021, an increase of 12% since last reported in the 2015-2023 Housing Element, when only 52% of Foster City adults with developmental disabilities lived in the family home. Only 2.1% of Foster City adults with developmental disabilities have successfully transitioned to living in their own apartment compared to 11% in San Mateo County. And although the number of adults with developmental disabilities has increased 19% since the 2015-2031 Housing Element, the number living in licensed care facilities has declined. Only 32% of Foster City adults with developmental disabilities were living in licensed care facilities in 2021 as compared to 43% in 2014. As discussed below, opportunities for adults to live in a licensed facility are declining in San Mateo County, fueling the need for Foster City to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table ____ Changes in Living Arrangements of Foster City Adults with Developmental Disabilities

Living Arrangements	2014 Number	2014 Percent of Total	2021 Number	2021 Percent of Total	Change in Percent of Total
In the family home	41	52%	60	64%	12%
Own apartment with supportive services	2	2.5%	2	2.1%	-0.4%
Licensed Facilities	34	43%	30	32%	-11%
Other (including homeless)	2	2.5%	2	2.1%	-0.4%
Total	79		94		

Source: The 2013 data were reported by Golden Gate Regional Center for the Foster City Housing Element for 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Note: These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that Foster City adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their family home.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Foster City adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with

developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among Foster City adults during the period of the 2023 to 2031 Housing Element.

Table __ Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1023	1189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total adults	2514	2764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table __). This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in Foster City. Longer life spans also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Foster City.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San

Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low Income affordable housing units in Foster City. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Foster City.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

As demonstrated by a growing number of inclusive affordable housing developments in neighboring jurisdictions, Foster City can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide Foster City in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of San Mateo County.
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed**, targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

Policy and Program Recommendations

Foster City has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it

more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Opportunities for adults with developmental disabilities to live outside the family home declined in Foster City since the last Housing Element even as the population grew by 13%. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that explicitly promote inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 50 new Extremely Low-Income housing units for Foster City residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

Sample Language: The City of Foster City shall monitor progress towards a quantitative goal of 50 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance, and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in Foster City. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the Foster City residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of Extremely Low Income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or city housing funds, the City of Foster City shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of Extremely Low-Income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Target City-Owned Below Market Rate Units to Meet City-Specific Priorities.** The City of Foster City is the owner of several Below Market Rate units. These units present a unique opportunity to meet the housing needs of the city's most vulnerable populations, including but not limited to people with developmental disabilities. As these units turnover for occupancy the city should explore opportunities for creating shared housing for special needs populations with the provision of on-site supportive services. These units should also be made affordable to individuals earning less than 30% AMI who are at greatest risk of homelessness or displacement and are not served by typical affordable housing. By renting individual rooms at deeper levels of affordability the city is able to create housing opportunities for Extremely Low Income residents while earning higher rental income than would be generated by the individual units if priced at Extremely Low Income rent levels. For example if the city were to rent out each room in a 5 bedroom unit at \$500 the total rental income generated by all 5 bedrooms would be \$2500 or more than 40% AMI.

Sample Language: As city-owned Below Market Rate units turnover for occupancy the city shall publish requests for competitive proposals for service providers to provide on-site supportive services to special needs populations in shared housing. The city should also commit to renting rooms at rates affordable to people earning below 30% AMI who are not served by typical affordable housing, such as people with developmental disabilities who receive services funded by Golden Gate Regional Center.

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of Foster City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

Sample Language: The City of Foster City shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

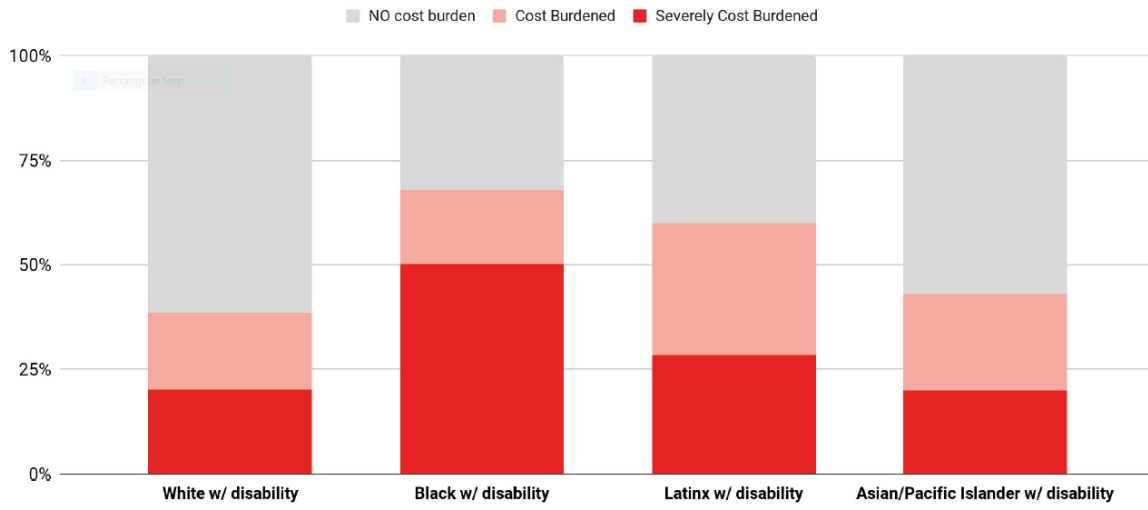
- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

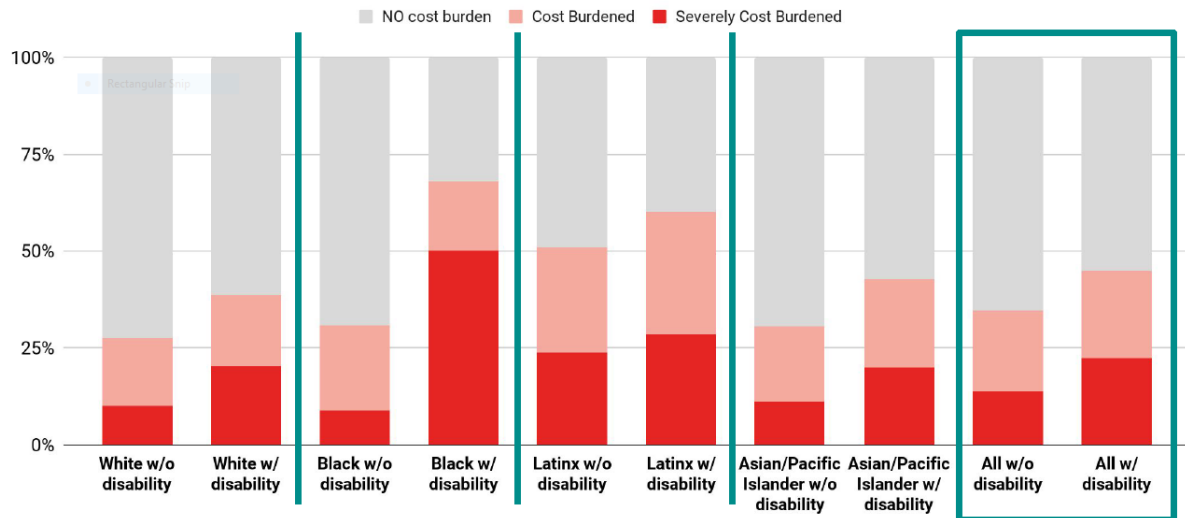
- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. This is attributable to the lack of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. Foster City offers its residents exceptional employment, educational and social opportunities but the severe shortage of Extremely Low Income rental units means that BIPOC—particularly those with disabilities—may be excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Foster City and decrease displacement and homelessness for the most at-risk Foster City residents.

Sample Language: The City of Foster City's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

Race/Ethnicity Disparities in Rent-Burden among San Mateo County Residents with Disabilities



All Races/Ethnicities: Disparities in Rent-Burden among San Mateo County Residents with and without Disabilities



APPENDIX F: PUBLIC PARTICIPATION

From: [Eva Fok](#)
To: [Foster City Planning Department](#)
Subject: Housing for Foster City
Date: Friday, June 3, 2022 10:51:02 AM

Hi my name is Eva Fok I am a resident of Foster city for over twenty years! Recently I noticed many luxury apartment buildings in our neighborhood! They are beautiful built but very expensive! One bedroom apartment can costs over \$3500 . I feel that we need more affordable housing for working class or seniors! Please plan for these groups!
Thank you
Eva Fok

Sent from my iPhone

Mrs. Marlene Subhashini,
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, Ca. 94404

RE: Comments on Foster City 6th Cycle RHNA, Draft Housing Element.

Dear Marlene;

As you probably know, I am a longtime resident of Foster City, and very familiar with the town and its neighborhoods. I have serious issues and concerns about the proposed Draft Housing Element that I would like to address—specifically, in relation to the Housing Resource and Sites as listed in Appendix D of the report.

Keep in mind that the city's RHNA share is 1896 units to be built during the planning period, the Draft Housing Element forecast of 3160 unit is too ambitious, unreal, way over-estimated and it is not going to happen. Remember, Foster City is pre-planned community and is fully developed, so where are these units coming from?

Consider Table 13: Sites Inventory, page D-34:

Pipeline Projects Total	33 units
Proposed Project:	
Lantern Cove, application submitted in 2020,	356 units
Schooner Bay, application submitted in April, 2022	646 units
ADU Projection	24 units
<u>TOTAL</u>	<u>1059 units</u>

Those are the only realistic projects that have any hope of being built during the planning period.

All other projects in the inventory list represent Non-Vacant Residential and Commercial that are not feasible, not buildable and grossly unrealistic. They should not be considered and be taken out of the list. Those are the (RHNA5) six apartment sites, the Eave Apartment and Foster Landing.

Unlike Schooner Bay and Lantern Cove apartments, which are underutilized, greatly underdeveloped and have plenty of room for expansion, Franciscan, Sand Cove, The Lagoons,

Beach Cove, Shadow Cove, Harbor Cove the Eaves and Foster Landing are all fully developed with no room to add anything of value to them, as detailed below:

Harbor Cove:

This is a 400-unit apartment on a 15-acre site with 330 parking stalls. That is less than 1 parking stall per unit. The draft report states that there is additional capacity of 70 units to be built over the parking stalls, which is exceedingly unreasonable. Theoretical capacity should be compared against practical capacity, feasibility and buildability of those additional units. The proposed units would need to be 6 to 7 stories high over the carports which would obstruct views and light from the existing buildings. Where would the tenants park their cars during the construction? In addition, it is not economically feasible to the owner to build these additional units, nor has he expressed any interest in doing so. These units are theoretical and good on paper only.

The Draft report states that the owner submitted an application for 21 ADU units in 2021 to be built in unused storage rooms and two vacant laundry rooms. There is no room for anything like this in this apartment complex. There are no storage rooms of any reasonable size to be an ADU of 850 s.f. as required. The two laundry rooms are less than 350 s.f. each. There are no 21 ADUs that can fit in this site anywhere. If the owner applied in 2021, these units should have been built by now.

Any ADU in a multi-unit complex should be counted only if a construction permit is issued. Otherwise it is not there.

Foster Landing Apartment:

This is a 490-unit apartment situated on a 30-acre site—not 46.35 as stated in the report. The density is 16.3 units/acre, not 10.57. A relatively newer complex built in late 1980's, this is not an underutilized, underdeveloped site like Schooner Bay or Lantern Cove by any means. To suggest an additional 900 units on this site over the carport area is really an illusion. The capacity does not exist by any means. It is only a dream.

1010 Metro Center Site:

As previously stated, this site is Non-Vacant, Non-Residential site, 6.3 acres in size, encumbered by PG&E easement for a net buildable area of 4 acres. The owner stated that he would like to have the option for mixed use in addition to commercial; he did not state that he intended to do either mixed use or 100% residential.

The draft report assigned 100% residential with 222 units. That is not a realistic assumption.

Maybe 100 units would be a reasonable assumption—only if the owner chooses to do mixed use. If he does not, we are not going to have any. Again, the probability of these units being built during the planning period is not great.

1601 Beach Park Site:

This is a Vacant 1.4-acre site with a pending application for 32-unit townhome project that was submitted in 2019. Government Code Sec. 65583.2 (a) requires that vacant sites to be included in the available list in the housing element. The draft report fails to include it. Even though it is the only vacant site in the city.

In conclusion, the total viable and realistic unit count would be the 1059 mentioned above and 100 units for the 1010 Metro Center site for a total of 1159. That is way too short of the required 1896, not to mention the required buffer.

The proposed rezoning for the Non-Vacant, residential sites is meaningless, as you are rezoning multi-unit sites to multi-unit sites. The city should consider zoning single-family neighborhoods to R4 or perhaps R5 in order to meet its obligation under RHNA.

G. H. Dababo

891 Sea Island Lane
Foster City, 94404
650-573-5724

gdababo@gmail.com

APPENDIX F: PUBLIC PARTICIPATION

From: [Feng Meng](#)
To: [Foster City Planning Department](#)
Subject: Feedback on housing
Date: Friday, June 3, 2022 7:37:56 AM

Dear housing committee,

As a long time Foster City resident, I urge you not to approve any further housing development plan. City is already overcrowded and traffic is horrible in the morning and afternoon. This is not sustainable.

Extremely concerned resident,
Thanks

Get [Outlook for Android](#)

HOUSING ELEMENT PUBLIC COMMENTS RECEIVED 6/10/2022 – 2/14/2023

2022-06-10: Housing Leadership Council

2022-06-27: Chester Congdon, Agate Partners

2022-10-13: Letter from Bay Area Housing Element Working Group

2022-11-09: Emails to/from G. Dababo re: 1601 Beach Park Blvd.

2022-11-09: Letter from G. Dababo to HCD

2022-11-09: Letter from San Francisco Golf Alliance re: Mariners Point

2022-11-11: Letter from G. Dababo re: 1601 Beach Park Blvd.

2022-11-15: Letter from M. Watson re: Marina Site

2023-02-08: Email from G. Dababo

2023-02-08: Email from A. Saini

2023-02-09: Email from O. Mace

2023-02-13: Email from Carpenters Union

2023-02-13: Email from G. Dababo

2023-02-14: Email from L. Needle



June 10, 2022

To elected representatives and planning commissioners throughout San Mateo County,

The Housing Leadership Council works with communities and their leaders to create and preserve quality affordable homes. We were founded by service providers and affordable housing professionals to change the policies at the root cause of our housing shortage.

While San Mateo communities have made great strides to promote housing in the last ten years, our county still has significantly fewer affordable homes per person than surrounding counties. This causes a great hardship on local businesses, schools, government agencies, and other institutions that desperately need workers. Extremely low-income households, the physically and mentally disabled, and many other groups are largely priced out of our area. Many individuals that grew up here can not afford to stay near their family and community.

As every jurisdiction in the Bay Area updates their housing elements, we have an opportunity to implement ambitious new policies that will help meet the housing needs of our entire communities. Housing elements are not just an administrative process; every affordable housing development in the county has its roots in previous housing elements. Yet, despite efforts across our county, the housing crisis has continued to worsen, harming San Mateo County's highest-need residents.

In response to the ongoing housing crisis, the California legislature has passed new laws changing housing elements from local plans for new housing into "a contract with the state."¹ Jurisdictions are required to acknowledge unmet housing needs within their community, identify the governmental constraints that are causing those needs to go unmet, and implement new policies that remove these constraints and spur housing development.

For more than 20 years, the Housing Leadership Council (HLC) has advocated throughout San Mateo County for policies that facilitate the development of new housing, especially affordable homes for our most vulnerable residents. We are committed to working with jurisdictions to create great housing elements for the next eight years. Our policy proposals are informed by our policy knowledge as well as a survey that we promoted to our membership, including affordable and market-rate developers.² We are also committed to working with the California Department of Housing and Community Development to review every housing element, as the department has explicitly requested that local activists help them understand local context. Ideally, we want to help every San Mateo County jurisdiction receive certification from HCD.

¹ May 9 HCD Presentation, [Housing Elements in the 6th Cycle: Common Shortfalls](#), slide 9.

² The Housing Leadership Council's [Housing Constraints Survey](#)


HLC has a handful of general goals for jurisdictions' housing elements:

- Recognize unmet housing needs, especially for people living in substandard or overcrowded housing at risk of homelessness.
- Identify every constraint to housing mentioned by property owners, developers, and service providers
- Provide a reasonable site list that includes realistic sites to build affordable homes
- Commit to changing policies in ways that affirmatively further fair housing
- Implement great goals and programs that remove identified constraints and address housing needs.

We will write letters of support to HCD for housing elements that achieve these goals. Furthermore, we intend to devote extra resources toward helping those cities that strive to meet the criteria for HCD's pro-housing designation, as we want to ensure they have access to additional resources to plan for growth. In this cycle, cities risk large penalties for failing to create compliant housing elements,³ so HLC wants to ensure that every jurisdiction in our county creates the best possible plan for affordable housing.

Right now, we have a once-in-a-decade chance to invest in our communities and create better housing options for all. The planning your jurisdiction does over the next few months has the potential to make a huge difference for community members in need of housing. We hope you take advantage of this opportunity by working together with us on meeting our responsibilities to produce more fair housing. Please include HLC in your jurisdiction's outreach processes and contact us if you would like to further discuss your housing element.

Thank you for your consideration,



Jeremy Levine
Policy Manager
Housing Leadership Council of San Mateo County

ADGATE PARTNERS LLC

Leslie Carmichael
URBAN PLANNING PARTNERS, INC.
388 17th Street, Suite 230
Oakland, CA 94612
650.468.7890
lcarmichael@fostercity.org

Monica Ly
Assistant Planner
Planning/Code Enforcement Division
(650) 286-3245 | www.fostercity.org | CDD
610 Foster City Boulevard
Foster City, CA 94404

Re: Foster City Housing Element Update

Dear Ms. Carmichael and Ms. Ly,

We purchased the property at 1291-1295 East Hillsdale Boulevard with the goal of continuing its commercial use in the short term, but with a consideration for residential redevelopment in the mid to long-term. We understand the City is interested in rezoning our site to allow for residential use as part of the City's updated Housing Element. We are writing to express our support for the proposed residential rezoning, as it would serve the City's goal of increasing opportunities for housing development amidst the current housing crisis in the Bay Area.

Our current tenant mix includes several medical service providers, many of which have long term leases. One of our tenants is a private school, Kids Connection, that leases space for their administrative operations, and operates a school facility next door at 1998 Beach Park Boulevard. Approving the rezoning of the site for residential use will have no impact on these tenants and the lease terms we have mutually agreed to. Further, adding residential use as an additional permitted use expands opportunities for all parties. We see the potential for a mixed-use development, which maintains substantial space for medical office and other uses that support the community, as well as providing a higher-density residential use to help respond to the increasing demand for housing in Foster City and the State. We are committed to continuing to work with the Kids Connection and exploring opportunities for them to increase their space at 1291 Hillsdale and also potentially coordinating future development of both sites. Accordingly, we support including the parcels to the north of us into the same mixed-use zone district. The combining of two or more parcels could produce certain efficiencies that would make for a more financially feasible project.

The current economic reality is that rising construction costs and interest rates require higher density to justify the cost to building new housing. The nearby Triton was built at a density of 52 units per acre and the 100 Grand was built at a density of 48 units per acre. For a project to be feasible at our site, we recommend a density of 90 to 100 units per acre.

By identifying and addressing the issues of key stakeholders upfront through the zoning and Housing Element process, we increase the likelihood of success and the construction of additional housing to the City. Having the correct zoning and densities to make a financially feasible project is critical to its success.

In our opinion, the most direct way to create a financeable project, would be to establish a mixed-use district that included medium to high density residential uses, as well as medical office and educational uses. These core components best represent the needs of the community by maintaining the neighborhood's health services; logically expanding educational uses to the City's residents; and providing much needed workforce housing to the community and the state.

Conclusion

We understand that our site was recommended to be included in the Sites Inventory and to amend the CO zoning district to allow for residential use by the City Council and Planning Commission at their joint hearing on May 17, 2022. We appreciate and are supportive of this action, and encourage the City to continue pushing for greater housing density, to maximize the opportunities at our site and others on the inventory. Thank you again for your time and consideration. Please let us know if you need anything further from us.

Regards,

A handwritten signature in blue ink that reads "Chester Congdon" followed by the date "6/27/2022". The signature is written in a cursive, flowing style.

Chester Congdon

Chester Congdon
Adgate Partners LLC
1124 Montana Avenue, Suite A
Santa Monica, CA 90403
O: 310.310.8761
C: 415.640.2075

October 13, 2022

To: Bay Area Local Planning Directors

RE: Proposed Update Process for Bay Area Housing Elements to Achieve Meaningful Public Participation

Dear Bay Area Planning Directors,

We, the Bay Area Housing Element Working Group, are writing to urge you to prioritize community input to develop strong housing policy in the final stages of the 2023-2031 Housing Element Planning process. The Bay Area Housing Element Working Group is convened by the 6 Wins for Social Equity Network, a regional equity coalition founded in 2010. The Housing Element Working Group consists of housing law and policy experts working together to ensure the region is one where everyone can find a home. We believe that strong housing policy and planning is an essential step towards that vision.

Deep community engagement is at the heart of the Housing Element process in California. True community engagement requires more than just extensive outreach to the community. It must be designed to facilitate the meaningful dialogue and co-planning with your residents necessary to realize the potential of the Bay Area as a vibrant, diverse, and healthy community. After months of work, the Bay Area jurisdictions have largely submitted first drafts of your 2023-2031 Housing Elements to the California Department of Housing and Community Development (HCD), and have recently received or are awaiting a letter from HCD reviewing your draft and recommending changes. In this next stage it is important not only to respond to HCD's comments, but to do so in a way that meaningfully involves the community in that response. This requires that you give community members an adequate opportunity to read, analyze, and comment on the updates, and then transparently incorporate that feedback into your final Housing Element before submitting a final version to HCD.

State law requires local governments to make **"a diligent effort...to achieve public participation of all economic segments of the community in the development of the housing element."** (Gov. Code 65583(c)(9) (emphasis added)). "A diligent effort means going beyond simply giving the public an opportunity to provide input and should be **proactively and broadly conducted through a variety of methods to assure access and participation.**" (Department of Housing and Community Development (HCD), [Affirmatively Furthering Fair Housing \(AFFH\) Guidance](#) Memo, April 2021, p. 21).

In order to ensure that your communities continue to have the opportunity to understand and influence your decisions, we recommend you take the following steps:

1. **Publish the review letter you receive from HCD on your Housing Element website as soon as you receive it.** This will ensure that community members have as much time as possible to understand HCD's opinions and concerns, so that they can best participate in updating your Housing Element and ensure it prioritizes equity and fairness.

2. **Hold one or more community meetings, work sessions, and/or public hearings to take comments on the HCD review findings and how best to address them before the next draft is prepared.** Incorporate as much community input as possible, including expertise from local community based organizations, about housing needs and solutions. Consider all proposed analyses and recommendations. A diverse range of methods for soliciting comments from the community will facilitate the input of residents with disabilities and language access needs. This input is necessary to your ability to fully consider the housing needs of disabled residents and English Language Learners in your jurisdiction, as the State Housing Element law requires.
3. **Once the revised draft is finalized, post it on your Housing Element website in both a clean version and a version with visible redlines against the initial public review draft.** This will allow community members to more easily review the changes you have made, which will in turn: enable the community to help ensure compliance with state law; clarify the reasons behind the jurisdiction's decisions regarding revisions and community input; and help build trust. Ensuring transparency and accountability in the process will yield the strongest possible final Housing Element.
4. **Publish a summary of comments received and a list of changes made to the original draft identifying which comments or policy suggestions were accepted, which were not, and why.** This, again, enables the community ease in reviewing and understanding the changes the jurisdiction has made. It is similar to the federal Administrative Procedure Act standards for public input in decision-making processes, and provides a best practice towards developing trust between governments and their constituents. That trust is even more important at the local level.
5. **While state law only requires a 7-day comment period, you should provide a 30-day public comment period after releasing revised drafts.** Allowing the necessary time for community members to review the Housing Element will improve the quality of the public input received by the city. Cities that use higher-quality public input to inform their Housing Elements will increase the likelihood of certification by HCD, as their Housing Elements will better address the needs of the community. Providing a 30-day public comment period additionally furthers the spirit of the legal requirements under California Housing Element law, and will allow for better policy outcomes.

The Housing Element Working Group remains committed to working in partnership with Bay Area jurisdictions to ensure that, from start to finish, the Housing Element update process is inclusive, laying out a roadmap to effectively and equitably address the affordable housing crisis. All Bay Area residents deserve a safe, accessible, and affordable place to call home, with a range of choices free of barriers to fair housing. The Housing Element update process provides the tools to do just that. We look forward to continuing this work with you.

Regards,

Bay Area Housing Element Working Group

From: [Leslie Carmichael](#)
To: [G. Dababo](#)
Cc: [Thai-Chau Le](#); [Marlene Subhashini](#)
Subject: RE: 1601 Beach Park Blvd Site
Date: Wednesday, November 9, 2022 2:11:00 PM
Attachments: [HCD_Letter_FosterCityDraftout_100322.pdf](#)

Mr. Dababo-

In the letter the City received from HCD dated October 3, 2022 (attached) and available on the City's [Housing Element Update website](#), they state in the first paragraph, "In addition, HCD considered comments from G.H. Dababo, Housing Leadership Council, and YIMBY Law and Greenbelt Alliance pursuant to Government Code section 65585, subdivision (c)."

HCD did not provide the City with copies of any correspondence in addition to what the City had provided to HCD in Appendix F of the Draft Housing Element.

On page 4 of Appendix A to their letter, they state, "In addition, the element should consider public commenters on this draft as part of the sites inventory, including the expressed interest of property owner to develop residential uses in the planning period."

The edits to the Draft Housing Element will summarize the comments on sites, including the expressed interest of property owners to develop residential uses. These comments have been and will be one of the factors considered in the City's decisions regarding which sites to include in the Sites Inventory in the Housing Element.

Leslie

Leslie Carmichael
URBAN PLANNING PARTNERS, INC.
388 17th Street, Suite 230
Oakland, CA 94612
650.468.7890
lcarmichael@fostercity.org

Begin forwarded message:

From: "G. Dababo" <gdababo@gmail.com>
Date: November 9, 2022 at 1:26:36 PM PST
To: Marlene Subhashini <msubhashini@fostercity.org>
Subject: 1601 Beach Park Blvd Site

Hello Marlene;

On or around July 5, 2022, I wrote the attached letter to the HCD regarding 1601 Beach Park blvd site and have not heard anything from them on the issue.

I would like to check with you if you heard anything from them, or if they included any comment related to it in the housing element comments you received.

In the meantime, I like to have a copy of the HCD comments on the housing element if I may please. Thank you.

G. Dababo

GHD Developments

891 Sea Island Lane
P.O. Box 4845
Foster City, CA 94404
Tel: 650.573.5724
Fax: 650.573.5726

July 5, 2022

Mr. Gustavo Velasquez, Director,
California Housing and Community Development
2020 West El Camino Avenue, Suite 500
Sacramento, Ca. 95833

Re: Foster City 6th Cycle RHNA Draft Housing Element
Sea Island Townhomes, 1601 Beach Park Blvd Site.

Dear Director Velasquez;

I am writing on behalf of the owners of the above referenced site, 1601 Beach Park Blvd in Foster City, seeking the HCD help and assistance in adding this site to the list of available sites for development in Draft Housing Element of the city of Foster City. Unfortunately, the City has overlooked this site and was not included in the list.

Specifically, the site is a "Vacant" 1.5 acre former church facility that has been vacant for 15 years in an effort to develop into housing. Furthermore, this site was zoned R-3 in the 1970's and was designated as an available site for low and moderate income housing in the housing elements of 1980's. Current zoning is PF, semipublic facilities. Google Map for the site, 1601 Beach Park Blvd in Foster City, shows it being vacant land. Even though, the city's RHNA share is 1986 units, this site did not even make it close to being considered among the available sites.

Around April 15, 2019, we submitted plans to the city for 32 townhome style condominiums and had a city council gate keeper public hearing on the project, "Sea Island Townhomes". Subsequent to that, on May 2019, we submitted an application and paid the applicable fees for environmental review for the project. Therefore, we have a pending application on file for the project and the site. The project had ample favorable public review. Table F-1, Housing Site Map on page F-19 of the Draft Housing Element of Foster City, shows Sea Island Townhomes received 32 favorable public comments, more than any other site listed in the table.

On March 2, 2022, during a joint City Council/ Planning Commission hearing, the site was voted to be included among the available sites in the Housing Element, with unanimous 5-0 favorable votes from the Planning Commission and 3-2 in favor votes from the city Council. However, during the second City Council / Planning Commission meeting on the Housing Element, that was held on April 21, 2022, the City Council reversed its initial decision and voted 3-2 against the site, removing it from the list of available sites.

We believe that Government Code Sec. 65583.2 (a) specifically requires that vacant sites should be included in the available sites of the housing element. This site is vacant. It has been vacant for a long time, and has a pending application with the city. It is the only site or project available in the city that offers for sale homes. In contrast, all sites shown in Table 13, pages D-31 of the Housing Element of Foster City are none-vacant sites that offer apartment unit rentals if ever were built. Therefore, this site should be included in the available list and should have a priority over all other sites.

Currently, the Housing Element of the city of Foster City is under review by your department. We appreciate all the help and assistance your office may grant us in having this site included in the available site for development in Foster City's upcoming Housing Element. I remain,

Sincerely,

G. H. Dababo

891 Sea Island Lane
Foster City, Ca. 94404
gdababo@gmail.com

650-573-5724
650-619-2101 Cell

APPENDIX F: PUBLIC PARTICIPATION

From: [Richard Harris Jr.](#)
To: [Foster City Public Comment](#); [City Council](#); [Sanjay Gehani-Councilmember](#); [Richa Awasthi-Mayor](#); [Jon Froomin-Vice Mayor](#); [Sam Hindi-Councilmember](#); [Patrick Sullivan-Councilmember](#); [Marlene Subhashini](#); [eadams@fostercity.org](#); [Ravi Jagtiani](#); [Charlie Bronitsky](#); [Nicolas Haddad](#); [Phoebe Venkat](#)
Cc: [Foster City City Manager's Office](#); [crgroom@smcgov.org](#); [pine@smcgov.org](#); [hnapendick@smcgov.org](#); [caliaga@marinerspoint.com](#); [lennieroberts339@gmail.com](#); [michaelferreira@gmail.com](#); [mandibrowning71@gmail.com](#); [recreationalconcepts@yahoo.com](#); [bo@slotelaw.com](#); [6022aef50835525d85ef4bb8@mq.processing.zencity.io](#); [Yelena Cappello](#); [Launie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Joint Foster City Council, Planning Commission Meeting re Housing Element, Nov. 15, 2022 / SF Public Golf Alliance Comment
Date: Wednesday, November 9, 2022 8:45:57 AM
Attachments: [Foster.City.Housing.Element.SFGolfAlliance.SupportsGolf.OpposesHousingAtMarinersPt.11.9.22.pdf](#)

Marlene Subhashini, Foster City Community Development Director

Enclosed please find comment letter, dated Nov. 9, 2022 of San Francisco Public Golf Alliance for the Record in the Joint City Council/Planning Commission Housing Element meeting set for Nov. 15. I have submitted by e-mail to publiccomment@fostercity.org. Please confirm receipt, and include a copy in the joint meeting Record and in the Agenda Packets for the Council and Commission members. The enclosed is an updated version of a July 18, 2021 comment letter that we submitted to City Council – but which we do not find referenced in the Housing Element record. Thank you, and
Best Regards

Richard Harris
San Francisco Public Golf Alliance
1370 Masonic Avenue
San Francisco, CA 94117-4012
Phone: (415) 290-5718

SAN FRANCISCO
PUBLIC GOLF ALLIANCE



1370 Masonic Ave., San Francisco, CA 94117 • 415-290-5718 • info@sfpublicgolf.org



November 9, 2022

By e-mail: publiccomment@fostercity.org

City of Foster City
City Council
Planning Commission
Community Development Department
Attn: Marlene Subhashini, Director
610 Foster City Blvd.
Foster City, CA 94404

**Re: CITY COUNCIL, PLANNING COMMISSION JOINT MEETING, NOV. 15, 2012,
RE: FOSTER CITY HOUSING ELEMENT
PUBLIC COMMENT: SAN FRANCISCO PUBLIC GOLF ALLIANCE
SUPPORTS GOLF AND OPPOSES HOUSING AT MARINERS POINT.**

Dear Foster City Council and Planning Commission Members and Director Subhashini,

The San Francisco Public Golf Alliance urges the City of Foster City and its departments and agencies to preserve the existing golf and other public recreational uses at Mariners Point. We are a non-profit, all-volunteer, public benefit corporation with over 7,000 members, mostly public course golfers primarily in San Francisco and the mid- and north Peninsula, including many Foster City residents. Our members are of all ages, genders, persuasions, colors, ethnicities, languages, and economic and social strata, including large numbers of seniors and students.

APPENDIX F: PUBLIC PARTICIPATION

Mariners Point is a wonderful compact public golf facility, including a large and busy driving range (one of only six public ranges between San Francisco and Palo Alto), practice greens, and a 9-hole 3-par course. All of these facilities are very high quality, fairly priced, and are heavily used by Peninsula golfers from north to south. Virtually all of the Midpeninsula girls' and boys' high school golf teams use Mariner's Point as their practice facility. Foster City should be proud of such a great community recreational asset. The popularity of public golf has been much in evidence over these past Pandemic years, with reported golf play increases over 30% around California since golf courses reopened in May 2020. From our personal experience and observation, it is clear that golf at Mariners Point has been exceptionally heavy during the Pandemic.

Mariners Point is environmentally sensitive, surrounded by sloughs, wetlands, and the Bay. It is not a good housing site -- remote from other housing and centers of employment. Housing would introduce cats and other household pets and trash to the area, threatening the birds and other wetland species. Mariner's Point is not within the enhanced walls of Foster City's Levee Improvement Project, so is directly exposed to the rising tides of San Francisco Bay. It would be an unwise and potentially disastrous choice for housing, whether low-income or otherwise. New housing should not be built in the obvious path of sea level rise. At such time that rising bay waters come -- whether in 2040, 2050, or in some succeeding decade, it will be relatively easy to modify the golf facility to attenuate the effects of sea level rise. Not so with housing. Moreover, the golf course is less than a mile from San Mateo's sewage treatment plant and will provide ideal green acreage, with only a short purple pipe extension, for reclaimed water.



Mariner's Point Driving Range (L), and Bay Winds Board Sailing Park (R)

In times of climate change and increasingly hot summer inland temperatures, it is extremely important for regional and state public physical and mental health that coastal cities such as Foster City, and their public officials, prioritize their obligation to maintain and improve public access to low-cost public recreation in the baylands, where the summer air and breezes are cool.

Mariners Point is an ideal public recreation site, not only for golf but also for Board Sailing at Bay Winds Board Sailing Park (<http://sfbaywatertrail.org/trailhead/baywinds-park-2/>). Located on the Bay Trail adjoining the golf course and driving range, Bay Winds is one of the premier board sailing parks on San Francisco Bay, and is a key component of the Bay Conservation and Development Commission's Bay Water Trail, established under California Government Code Sections 66690 ff: https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=&title=7.2.&part=&chapter=7.&article=.

A key consideration in the BCDC's design review of the Foster City Levee Improvement Project has been public access to and use of the Bay. Both the golf course and the board sailing park are low-cost public bayside recreation resources, under the protection of BCDC and other regulatory agencies. If, after obtaining BCDC approval for its Levee Project, Foster City were to turn around and develop housing on the site so as to eliminate or compromise these public recreational assets, both the recreating public and the regulating agencies would justifiably be concerned.

Moreover, the Surplus Land Act provides, at California Government Code Section 54227(b), a super-priority for continued park and recreation uses of local government-owned open space land used currently used for park or recreation.

" . . . first priority shall be given to an entity that agrees to use the site for park or recreational purposes if the land being offered is already being used and will continue to be used for park or recreational purposes, or if the land is designated for park and recreational use in the local general plan and will be developed for that purpose."¹

Finally, like most of Foster City, the levee and Mariners Point are built on what was originally submerged or tidal lands, subject to public trust. On April 5, 2019 the State Lands Commission approved a 35-year Lease agreement with Foster City for parcels of state trust lands at or very near the Mariners Point property.² Any such trust lands would not be usable for housing development.

We acknowledge that housing is an important issue as well. But disregarding – or attacking – valued public recreational properties and their devoted constituents is not the way to get our society to come together to solve complex and difficult issues such as the housing supply. Such divisive tactics are often counterproductive.

Respectfully,
San Francisco Public Golf Alliance

Richard Harris

Richard Harris, President

Copies: see next page

¹ Surplus Land Act, California Government Code Section 54227(b): https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=54227

² State Lands Commission Staff Report, Item C-28, 4.5.19, Re Acceptance of Lease Quitclaim Deeds and Issuance of a General Lease, etc., Lessees, City of Foster City and Estero Municipal Improvement District; Term, 35 years, beginning April 5, 2019: http://www.slc.ca.gov/wp-content/uploads/2019/03/04-05-19_C28.pdf ; Site Map at Ex. B (17/127)

APPENDIX F: PUBLIC PARTICIPATION

CCS:

Mayor Richa Awasthi
Vice Mayor Jon Froomin
Councilmember Sanjay Gehani
Councilmember Sam Hindi
Councilmember Patrick Sullivan
Planning Commissioner Evan Adams
Planning Commissioner Ravi Jagtiani
Planning Commissioner Charlie Bronitski
Planning Commissioner Nicolas Haddad
Planning Commissioner Phoebe Venkat
City Manager Stefan Chatwin
San Mateo County Supervisor Carole Groom
San Mateo County Supervisor David Pine
Hilary Papendick, San Mateo County Office of Sustainability
Chris Aliaga, Mariner's Point
Lennie Roberts, Committee for Green Foothills
Michael Ferreira, Loma Prieta Chapter, Sierra Club
Mandi Browning, Steward, Bay Winds Board Sailing Park
William Fried
Bo Links, Esq.



Mrs. Marlene Subhashini Director
Community Development Department
City of Foster City
610 Foster City Blvd
Foster City, Ca. 94404

November 11, 2022

Re: Request for adding 1601 Beach Park Blvd Site
To the City's 6th Cycle Housing Element Sites Inventory.

Dear Mrs. Subhashini:

I respectfully request that you recommend to the City Council and the Planning Commission adding the above site to the available sites for development, of the 6th cycle Housing Element, at the upcoming joint City Council / Planning Commission meeting on November 15, 2022.

My request is based on Government Code Section 65583.2 (a) (2), copy is attached for easy reference. This section of the code specifies that vacant sites to be included in the inventory of land suitable for development. The site in question is vacant. It has not been occupied or used for 15 years. You as the Community Development Director attest to that. Therefore, it is and should be classified as vacant and suitable for residential development. I like to add that I have a pending request for demolition permit for the structure with the city Building Department, dated May 31, 2022. See attached email for demolition permit. The PG&E service has been removed and the structure is ready to be demolished as soon as we get the permit to do so. In this regard, I like to quote a neighbor statement previously made, "It is very vacant". That is a fact. Therefore, GCS 65583.2(a) applies and it should be added to the list of available sites.

This is the only vacant site in the city and it should have priority to be included in the housing element over all non-vacant sites. Adding to that, it is the only site that offers homes for sale while all other sites are apartment rental.

Your help and assistance in this matter is appreciated.

Very Truly Yours,
G. H. Dababo

891 Sea Island Lane
Foster City, Ca. 94404
gdababo@gmail.com

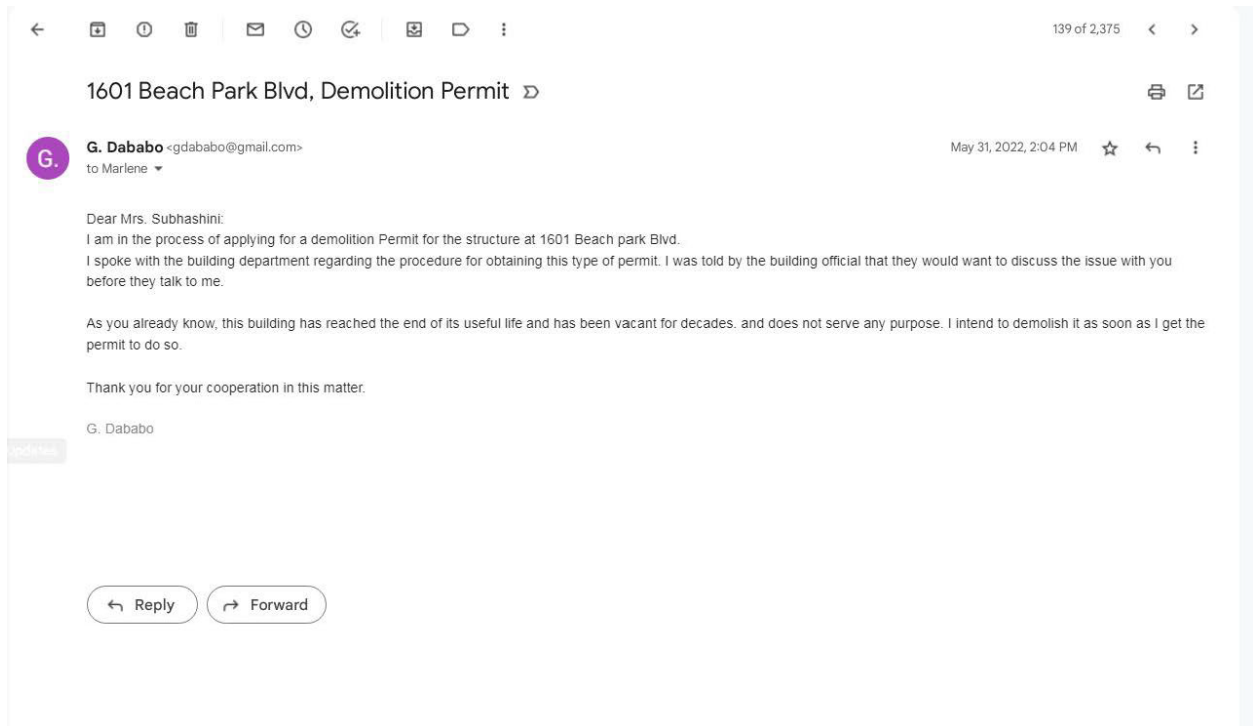
Cc: City Manager
City Council
Planning Commission
California HCD

2011 California Code**Government Code****TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]****ARTICLE 10.6. Housing Elements****Section 65583.2**

Universal Citation: CA Govt Code § 65583.2 (through 2012 Leg Sess)

(a) A city's or county's inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of Section 65583 shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584. As used in this section, land suitable for residential development includes all of the following:

- (1) Vacant sites zoned for residential use.
 - (2) Vacant sites zoned for nonresidential use that allows residential development.
 - (3) Residentially zoned sites that are capable of being developed at a higher density.
 - (4) Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for, residential use.
- (b) The inventory of land shall include all of the following:
- (1) A listing of properties by parcel number or other unique reference.
 - (2) The size of each property listed pursuant to paragraph (1), and the general plan designation and zoning of each property.
 - (3) For nonvacant sites, a description of the existing use of each property.
 - (4) A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.
 - (5) A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and



APPENDIX F: PUBLIC PARTICIPATION

From: [Connie Vial](#)
To: [Foster City Public Comment](#)
Cc: [6022aef50835525d85ef4bb8@mq.processing.zencity.io](#); [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: New house element approval meeting
Date: Monday, November 14, 2022 11:41:23 AM

Hello:

I strongly oppose any proposal to add more units or apartments in Foster City until there is a solid plan to address, infrastructure, water ir sewer.

I understand the state is urging to build more housing but the city council and public commission should unite other cities like Hillsborough, San José and Atherton to oppose this mandate.

In case there would a urgency for residents to evacuate the city we all will perish because we only have 3 ways to access and exit the city.

We can't afford more new housing because this will not solve the affordability of housing.

Apartment's owners are charging outrageous amount of money to tenants because that is their business to make money.

Cities and governments should be involved in building affordability housing not apartment's owners.

Thanks,

Kindest regards,

Connie Vial, GRI
Broker/Owner
Vial Properties
Vialproperties@hotmail.com
Office: 650-578-0885
Cell & text: 650-799-0918
Website: www.vialproperties.com
CalBRE: #00833411

Thank you for referring your family and friends!

Sent from my iPad

From: [Mark Watson](#)
To: [Foster City Public Comment](#)
Cc: [Sam Runco](#); [Lori Runco](#); [6022aef50835525d85ef4bb8@mq.processing.zencity.io](#); [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Consideration of the Foster City Marina Project for the Foster City Housing Element
Date: Tuesday, November 15, 2022 3:53:43 PM

To Whom It May Concern:

I have been asked by the owners of APNs of 096-170-180 and 096-150-230 (otherwise known as the Foster City Marina Property) to be considered to be part of the housing element.

We feel that these parcels could make excellent locations for affordable housing.

Sincerely,

Mark C. Watson

Please Notice Our New Address

Law Offices Of Mark C. Watson

533 Airport Blvd, Suite 100

Burlingame, CA 94010

Telephone: (650) 692-4001 Fax: (650) 692-4004

CONFIDENTIALITY NOTICE: The foregoing email message is intended only for the intended recipients listed above. This email communication may contain **CONFIDENTIAL INFORMATION WHICH ALSO MAY BE LEGALLY PRIVILEGED** under the attorney-client privilege, the attorney work product privilege, or other applicable legal privileges. If you are not the intended recipient of this communication, you are hereby notified that any unauthorized review, use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by reply email, delete the Communication and destroy all copies.

APPENDIX F: PUBLIC PARTICIPATION

From: [Leslie Carmichael](#)
To: [Leslie Carmichael](#)
Subject: FW: Foster City Housing Element, 1601 Beach Park Blvd Site
Date: Monday, February 13, 2023 8:40:00 AM
Attachments: [HCD Letter Feb. 7, 2023.pdf](#)
[HCD definition of vacant site.pdf](#)
[1601 CBRE Improvement Value.pdf](#)
[1601 Demo Permit receipt.pdf](#)
[HCD July 5th letter.pdf](#)

From: G. Dababo <gdababo@gmail.com>
Sent: Wednesday, February 8, 2023 2:29 PM
To: Anthony.Errichetto@hcd.ca.gov
Cc: HousingElements@hcd.ca.gov; Marlene Subhashini <msubhashini@fostercity.org>; Foster City City Manager's Office <manager@fostercity.org>; Sonja Trauss <sonja@yimbylaw.org>
Subject: Foster City Housing Element, 1601 Beach Park Blvd Site

Dear Mr. Errichetto;

This Communication intended for you and for Mr. Paul McDougal. Please forward this email to him as I do not have his email address. I would also appreciate it if you would forward it to all concerned HCD officials in charge of Housing Elements enforcement. Thank you,

G. H. Dababo

February 7, 2023

Mr. Paul McDougall
Senior Program Manager
Department of Housing and Community Development
2020 West El Camino Avenue, Suit 500
Sacramento, Ca. 95833

Re: Foster City 6th Cycle Housing Element
1601 Beach Park Blvd. Site

Dear Mr. McDougall:

My name is G. H. Dababo, and I represent the owners of the above site. I understand that you are currently reviewing the Foster City 6th Cycle Housing Element. I am writing to have the HCD assistance in having the above site be added to, or qualified to be added to the available sites for development in the Housing Element, as it is a vacant site and ready for development now.

Government Code Sec. 65583.2 (a) specifically requires that vacant sites zoned for residential and vacant sites zoned for nonresidential that allows residential developments, be included in the housing element. Furthermore, the HCD defined vacant sites as a “site without any significant improvements on it”. It also defined improvements as “a structure on a property that are permanent and add significantly to the value of the property”. See attached HCD definition of vacant site enclosed for reference.

The site in question is a vacant 1 ½ acre, or 59,000. Sf, of “raw land” except for 2000. S.f former church building that has been vacant and unused for 15 years in anticipation of developing it for housing. The building represents 3% of the total site. It has no water, gas, or electric service. No HVAC and no sheet rock or dry wall. As it has been cleaned from asbestos and ready to be demolished. Demolishing permit has been applied for and fees are paid in full. The building as it exists today is not habitable or usable and does not add any value to the property. Therefore, it should be classified as a vacant site as per HCD definition. See attached CBRE evaluation of the property and demolishing permit fee receipt.

I like to state that the site had an R3 zoning in 1960’s and was designated a housing site in the 1980’s Housing Element and located in residential neighborhood. Therefore, it allows residential development in satisfaction of GCS 65583.2 (a), referenced above.

However, city staff has misinterpreted the HCD definition of vacant site. They claimed that, per “HCD definition, for a site to be vacant, nothing should be in it”. This site has a building; therefore, it is none vacant. Accordingly, they failed to include it as available site for

development in the Housing Element even though it is vacant, ready, and available for development now. The pending demo permit dated 12/19, 2022 on file with the city, states that demolition to start on January 10, 2023.

I also would like to add the following facts for consideration;

- a) The site was included in the first draft of the current Housing Element.
- b) It had a public review with 32 favorable comment against 15 unfavorable.
For a net of 17 favorable comment. as measured by staff.
- c) The City Council and the Planning Commission, directed staff to include the site in the Housing Element twice. On March 2, 2022 and November 15, 2022.
- d) On July 5, 2022, I wrote to the HCD director regarding the subject site. See copy attached.
I did not receive any response to my correspondence up to now.

In conclusion, I respectfully request that the HCD concur that the site should be classified as a vacant site per its own definition that GCS 65583.2(a) applies and the site should be added to the available site of the Housing Element. It should have priority over all other none vacant sites the city proposing in its Housing Element now.

Please call or contact me for any other supplemental information you may need. Thank you for your consideration to may request. I remain,

Sincerely



G. H. Dababo

gdababo@gmail.com
650-619-2101

Enclosures



COLDWELL BANKER COMMERCIAL
WESTBAY REAL ESTATE
1575 BAYSHORE HIGHWAY, SUITE 100
BURLINGAME, CA 94010
BUS. (650) 344-4300
FAX (650) 344-4311
www.cbcburlingame.com

January 10, 2023

1601 Beach Park LLC
c/o G. H. Dababo
891 Sea Island Lane
Foster City, Ca. 94404

RE: Improvement Evaluation for
1601 Beach Park Blvd Site

Dear Mr. Dababo;

Per your request we conducted an improvement evaluation/ assessment for the existing improvement on the above referenced site to determine its contribution to the total value of the site.

Our visit of the site on 12/16/2022 and on 01/08/2023 allowed us to conclude that the site has indeed been vacant since the last occupant in 2009. The current state of the building is unoccupiable and in a state that would require an excessive amount of capital improvements that far exceed the replacement value of the building. There are significant signs of water intrusion and water damage throughout the premises in addition to many of the exterior and interior wood structure components and panels that have significant dry rot.

With this in mind, our conclusion is that this building does not attribute any type of real value to the property as a whole. To further support the conclusion to our findings, we are attaching an exhibit that contains current photos of the buildings condition. Our recommendation would be to demolish the building to allow for a use that allows full utility of the entire parcel. Our reasoning takes into account that the building is only 3% of the total project in comparison to the entire size of the approximate 58,893 sqft parcel.

Similar properties throughout the San Francisco Peninsula that have sold within the last 6 months have sold for land value. These recorded sales have ranged between \$200 to \$250 per square foot of lot space. With this in mind, this would allow us to project that the parcel as a whole would be valued between \$11,778,600 to \$14,723,250. Additionally, this also demonstrates that the building based off of the land value would be worth between \$400,000 to \$500,000 respectively.

Should anyone like further clarification on this topic, I recommend they reach out to me directly. My experience, which spans over a period of 7 years, should speak for itself regarding credibility in understanding of our present real estate market. My team and I has assisted various developers with their projects which we have successfully completed acquisitions for throughout Redwood City, San Carlos, Burlingame, and the overall Peninsula.

Sincerely,

Bryan DiMasio

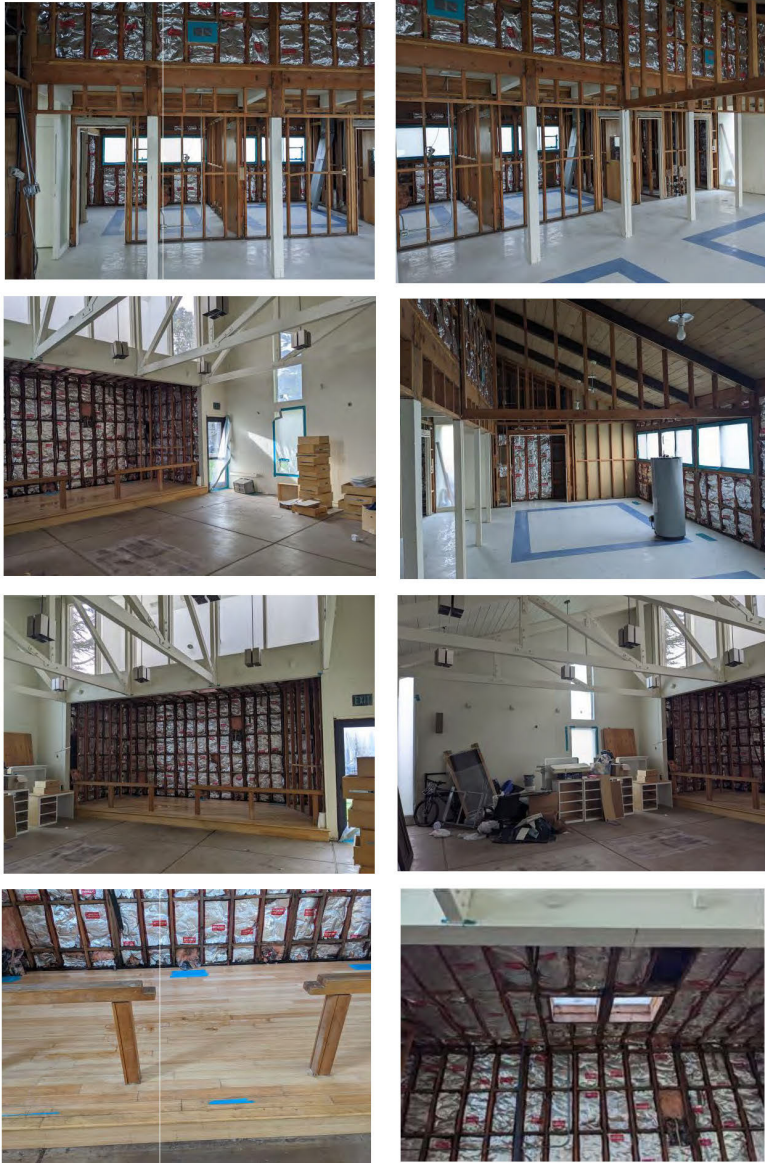
Senior Commercial Real Estate Advisor
Coldwell Banker Commercial
Westbay Real Estate Group
1575 Bayshore Highway, Suite 100
Burlingame, CA 94010
BRE Corporate License #01431090
BRE License #01967714
650-344-4300 ext. 304 Office
650-344-4371 Office Direct
415-786-5332 Cell
650-350-4251 Efax
bdimesio@cbcburlingame.com
www.cbcbworldwide.com

APPENDIX F: PUBLIC PARTICIPATION



Exhibit A

Interior Photos:



Interior Photos:




























	Cash Register Receipt City of Foster City	Receipt Number R16034
---	---	--

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$2,499.20
BLDG2022-0638 Address: 1601 BEACH PARK BLVD Apn: 094-211-550			\$2,499.20
			\$1,263.26
MICRO FILMING PROCESSING FEE	001-0000-340-1431	3	\$10.56
GENERAL PLAN, BUILDING ORD., ZONE ORD.	128-0000-340-1531		\$172.50
GREEN /SB 1473	135-0000-247-1000		\$2.00
BUILDING PERMIT FEES	001-0000-322-1102		\$1,078.20
C AND D APPLICATION FEE			\$481.20
CD APPLICATION FEE - OTHERS	001-0000-340-1532		\$354.65
CD APPLICATION FEE - ROOF	001-0000-340-1532		\$126.55
PLAN CHECK FEE 52			\$754.74
PLAN CHECK FEE-BLD	001-0000-322-1120		\$392.46
PLAN CHECK FEE-PLN	001-0000-340-1538		\$362.28
TOTAL FEES PAID BY RECEIPT: R16034			\$2,499.20

Date Paid: Tuesday, December 27, 2022
Paid By: GHD BEVELOPMENTS G H DABABO
Cashier: FD
Pay Method: CHECK 14460

Printed: Tuesday, December 27, 2022 11:46 AM

1 of 1



BLDG 2022-0638

Payment Status: Declined

Transaction: e5024924-31e4-4722-ad1f-886a1ff712ce

Date: 12/26/2022 8:36:45 AM

Name: G. Dababo

PERMIT	BLDG2022-0638	1501 BEACH PARK BLVD	BUILDING COMMERCIAL
MICRO FILMING PROCESSING FEE			
PLAN CHECK FEE 52			\$10.56
PLAN CHECK FEE-BLD		\$392.46	
PLAN CHECK FEE-PLN		\$362.28	
GENERAL PLAN, BUILDING ORD., ZONE ORD.			\$172.50
GREEN /SB 1473			\$2.00
BUILDING PERMIT FEES			\$1,078.20
C AND D APPLICATION FEE			\$481.20
CD APPLICATION FEE -		\$354.65	
OTHERS			
CD APPLICATION FEE - ROOF		\$126.55	
Subtotal			\$2,499.20
Total amount paid:			\$0.00

PRINT SUMMARY

PART D: NONVACANT SITES

Local governments with limited vacant land resources or with infill and reuse goals may rely on the potential for new residential development on nonvacant sites, including underutilized sites, to accommodate their RHNA. Examples include:

- Sites with obsolete uses that have the potential for redevelopment, such as a vacant restaurant.
- Nonvacant publicly owned surplus or excess land; portions of blighted areas with abandoned or vacant buildings.
- Existing high opportunity developed areas with mixed-used potential.
- Nonvacant substandard or irregular lots that could be consolidated.
- Any other suitable underutilized land.

Local governments can meet other important community objectives to preserve open space or agricultural resources, as well as assist in meeting greenhouse gas emission-reduction goals, by adopting policies to maximize existing land resources and by promoting more compact development patterns or reuse of existing buildings.

Definition of a Vacant Site

A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, oil-wells, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Examples of Vacant Sites:

- No improvement on the site (other than being a finished lot).
- No existing uses, including parking lots.
- Underutilized sites are not vacant sites.
- Sites with blighted improvements are not vacant sites.
- Sites with abandoned or unoccupied uses are not vacant sites.

If the inventory identifies nonvacant sites to address a portion of the RHNA, the housing element must describe the realistic development potential of each site within the planning period. Specifically, the analysis must consider the extent that the nonvacant site's existing use impedes additional residential development, the jurisdiction's past experience converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives or standards that encourage additional housing development on the nonvacant sites.

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

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



June 10, 2020

MEMORANDUM FOR: Planning Directors and Interested Parties

FROM: Megan Kirkeby, Acting Deputy Director
Division of Housing Policy Development

SUBJECT: **Housing Element Site Inventory Guidebook
Government Code Section 65583.2**

The housing element of the general plan must include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. The purpose of this Guidebook is to assist jurisdictions and interested parties with the development of the site inventory analysis for the 6th Housing Element Planning Cycle and identify changes to the law as a result of Chapter 375, Statutes of 2017 (AB 1397), Chapter 958, Statutes of 2018 (AB 686), Chapter 664, Statutes of 2019 (AB 1486), and Chapter 667, Statutes of 2019 (SB 6). The Guidebook should be used in conjunction with the site inventory form developed by the California Department of Housing and Community Development (HCD). These laws introduced changes to the following components of the site inventory:

- Design and development of the site inventory (SB 6, 2019)
- Requirements in the site inventory table (AB 1397, 2017 AB 1486, 2019)
- Capacity calculation (AB 1397, 2017)
- Infrastructure requirements (AB 1397, 2017)
- Suitability of nonvacant sites (AB 1397, 2017)
- Size of site requirements (AB 1397, 2017)
- Locational requirements of identified sites (AB 686, 2018)
- Sites identified in previous housing elements (AB 1397, 2017)
- Nonvacant site replacement unit requirements (AB 1397, 2017)
- Rezone program requirements (AB 1397, 2017)

The workbook is divided into five components: (Part A) identification of sites; (Part B) sites to accommodate the lower income RHN; (Part C) capacity analysis; (Part D) non-vacant sites; and (Part E) determination of adequate sites.

If you have any questions, or would like additional information or technical assistance, please contact the Division of Housing Policy Development at (916) 263-2911.

GHD Developments

891 Sea Island Lane
P.O. Box 4845
Foster City, CA 94404
Tel: 650.573.5724
Fax: 650.573.5726

July 5, 2022

Mr. Gustavo Velasquez, Director,
California Housing and Community Development
2020 West El Camino Avenue, Suite 500
Sacramento, Ca. 95833

Re: Foster City 6th Cycle RHNA Draft Housing Element
Sea Island Townhomes, 1601 Beach Park Blvd Site.

Dear Director Velasquez;

I am writing on behalf of the owners of the above referenced site, 1601 Beach Park Blvd in Foster City, seeking the HCD help and assistance in adding this site to the list of available sites for development in Draft Housing Element of the city of Foster City. Unfortunately, the City has overlooked this site and was not included in the list.

Specifically, the site is a "Vacant" 1.5 acre former church facility that has been vacant for 15 years in an effort to develop into housing. Furthermore, this site was zoned R-3 in the 1970's and was designated as an available site for low and moderate income housing in the housing elements of 1980's. Current zoning is PF, semipublic facilities. Google Map for the site, 1601 Beach Park Blvd in Foster City, shows it being vacant land. Even though, the city's RHNA share is 1986 units, this site did not even make it close to being considered among the available sites.

Around April 15, 2019, we submitted plans to the city for 32 townhome style condominiums and had a city council gate keeper public hearing on the project, "Sea Island Townhomes". Subsequent to that, on May 2019, we submitted an application and paid the applicable fees for environmental review for the project. Therefore, we have a pending application on file for the project and the site. The project had ample favorable public review. Table F-1, Housing Site Map on page F-19 of the Draft Housing Element of Foster City, shows Sea Island Townhomes received 32 favorable public comments, more than any other site listed in the table.

On March 2, 2022, during a joint City Council/ Planning Commission hearing, the site was voted to be included among the available sites in the Housing Element, with unanimous 5-0 favorable votes from the Planning Commission and 3-2 in favor votes from the city Council. However, during the second City Council / Planning Commission meeting on the Housing Element, that was held on April 21, 2022, the City Council reversed its initial decision and voted 3-2 against the site, removing it from the list of available sites.

We believe that Government Code Sec. 65583.2 (a) specifically requires that vacant sites should be included in the available sites of the housing element. This site is vacant. It has been vacant for a long time, and has a pending application with the city. It is the only site or project available in the city that offers for sale homes. In contrast, all sites shown in Table 13, pages D-31 of the Housing Element of Foster City are none-vacant sites that offer apartment unit rentals if ever were built. Therefore, this site should be included in the available list and should have a priority over all other sites.

Currently, the Housing Element of the city of Foster City is under review by your department. We appreciate all the help and assistance your office may grant us in having this site included in the available site for development in Foster City's upcoming Housing Element. I remain,

Sincerely,

G. H. Dababo

891 Sea Island Lane
Foster City, Ca. 94404
gdababo@gmail.com

650-573-5724
650-619-2101 Cell

From: [Amit Saini](#)
To: [Foster City Planning Department](#)
Cc: [Marlene Subhashini](#)
Subject: Re: [Housing Element Update] Revised Draft Housing Element in Response to HCD and Public Comments Available for Review
Date: Wednesday, February 8, 2023 11:18:22 AM

Hello-

It is not practical for most residents to review a 600+ page doc to provide feedback.

I will focus my comments on the choice of site selection.

Regardless of what RHNA is asking for, there are several sites in FC that can be repurposed/improved for the community's benefit-

1/ MF buildings along Beach Park Blvd.

2/ Allowing shopping centers to be mixed-use (without loss of retail space, potentially increasing retail space)

3/ School administration building

to name a few.

In addition, my perception is that we are largely reacting to the RHNA mandate in this document vs. using this as an opportunity to rethink parts of our city towards creating better and more connected neighborhoods.

For ex: is there a cluster of sites that can be meaningfully linked together to create a better walking/shopping experience? If all developers proceed forward with the sites, is there an opportunity to think about park & ride sites towards reducing traffic?

These are some initial thoughts as I browsed through the document.

Thank you and good luck to the planning team!

Amit

On Wed, Feb 8, 2023 at 9:30 AM Foster City California <fostercity@municodeweb.com> wrote:

Revised Draft Housing Element in Response to HCD and Public Comments Available for Review

Revised Draft Housing Element in Response to HCD and Public Comments Available for Review

For immediate release: February 8, 2023

Contact: Community Development Department, 650-286-3225, planning@fostercity.org

The public is invited to review the Revised Draft Housing Element and provide comments by February 14, 2023 to planning@fostercity.org.

The Revised Draft Housing Element incorporates responses to comments received by the California Department of Housing and Community Development on October 3, 2022 as well as input from the public, Planning Commission, and City Council. The Revised Draft Housing Element and related documents are posted on the City's website at: <https://engagefostercity.org/housing-element>.

APPENDIX F: PUBLIC PARTICIPATION

City Council will ultimately consider adoption of the final Housing Element at a meeting in 2023.

The Housing Element is a key planning document intended to guide Foster City's housing growth to accommodate the approximately 1,896 new housing units mandated by the State between 2023 and 2031.

City of Foster City | 610 Foster City Boulevard, Foster City, CA 94404 | (650) 286-3200

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city logo



From: [Rob Lasky](#)
To: [Foster City Planning Department](#)
Subject: FW: [Planning] Revised Draft Housing Element in Response to HCD and Public Comments Available for Review
Date: Thursday, February 9, 2023 4:17:07 PM

I think this comment was for Planning

-Thanks
 -Rob

From: Oscar Mace <oscarmace@gmail.com>
Sent: Thursday, February 9, 2023 4:57 AM
To: Foster City Webmaster Account <webmaster@fostercity.org>
Subject: Re: [Planning] Revised Draft Housing Element in Response to HCD and Public Comments Available for Review

Not very transparent considering you've given us only 4 days to read over 600 pages!

On Wed, Feb 8, 2023 at 10:58 AM Foster City California <fostercity@municodeweb.com> wrote:

Revised Draft Housing Element in Response to HCD and Public Comments Available for Review

For immediate release: February 8, 2023

Contact: Community Development Department, 650-286-3225, planning@fostercity.org

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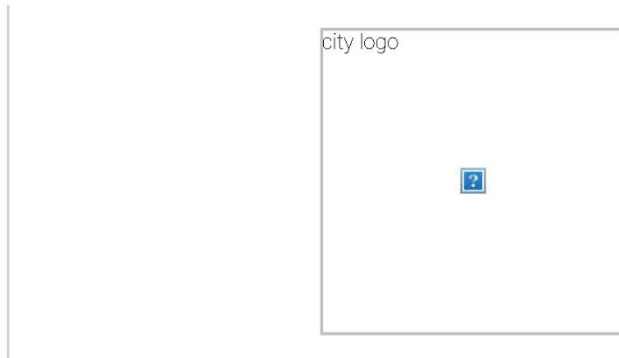
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From: [Thai-Chau Le](#)
To: [Leslie Carmichael](#); [Marlene Subhashini](#); [Sofia Mangalam](#)
Subject: FW: Foster City 2023-2031 Housing Element- Labor Supportive Language
Date: Monday, February 13, 2023 11:24:14 AM
Attachments: [Menlo Park Housing Element 2023- 2031 .pdf](#)
[RWC Housing Element 2023- 2031.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thai-Chau Le
Planning Manager
Planning/Code Enforcement Division



(650) 286-3244 | www.fostercity.org | [CDD](#)
610 Foster City Boulevard
Foster City, CA 94404
[f](#) [t](#) [in](#) [v](#) [ig](#)

From: Moises Villeda <mvilleda@nccrc.org>
Sent: Monday, February 13, 2023 11:20 AM
To: Foster City Planning Department <planning@fostercity.org>
Subject: Foster City 2023-2031 Housing Element- Labor Supportive Language

Chair Evan A. Adams, and Planning Commission Members,

On behalf of Carpenters Local 217 and the working Men and Women in construction of Foster City and San Mateo County.

I respectfully ask, that this body strongly consider adding to Foster City 2023-2031 Housing Element, Labor Supportive Language.

Such Language is essential in,

Supporting apprenticeship programs and the opportunities they bring.

Local hire, Keeping construction work opportunities to members of the community, City and County.

Living wages (Family sustaining wages). Such wages help protect the middle class, and elevate working men, women and single mothers entering the work force, the means to provide quality of life for their families.

Access to medical coverage. In one of the most dangerous work sectors, medical coverage is critical to protect and care of the active work force and their families. thus, relieving the burden to county Hospitals and services.

It is our belief that by implementing/ adapting Labor Supportive Language, it is a great first step in the right direction, in resolving the

Housing worker shortage described in the Foster City 2023-2031 Housing Element (Appendix C: Constrains) Availability of

Construction Labor.

I've enclosed examples of Labor Supportive Language adapted by our neighboring cities, i.e. Redwood City as well as Menlo park.

I'm available for conversation and to answer any questions this body may have.

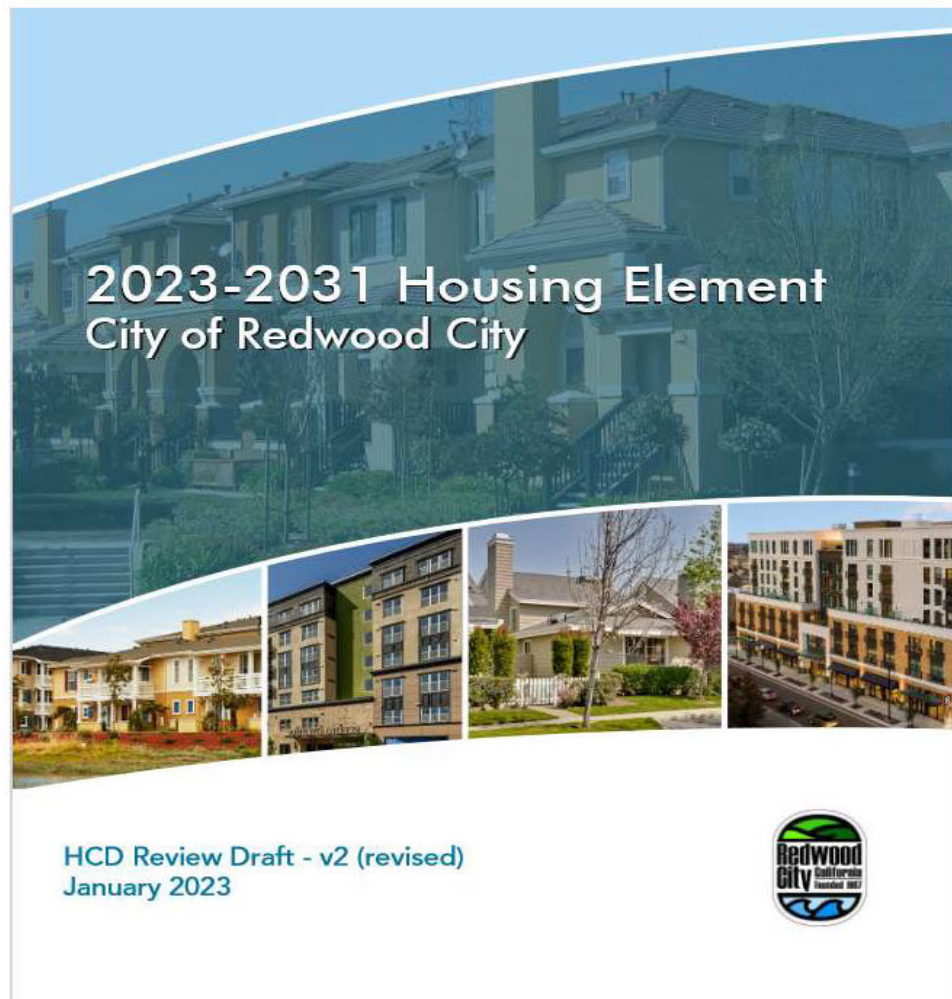
Respectfully,

Moises Villeda

Nor Cal Carpenters Union
Carpenters Union Local 217
1153 Chess Drive, STE 100
Foster City Ca, 94404
(650)-377-0217 Office
Dispatch email: local217dispatch@nccrc.org
Dispatch hours are from 7:00am-9:00am Mon-Fri
mvilleda@nccrc.org

REFERENCE	GOAL/POLICY/PROGRAM
Program H6.F	<p>Transit Incentives. Integrate transit demand management strategies for all residential development to increase access to transit and reduce vehicle trips and parking demand.</p> <p><i>Responsibility:</i> Planning Division <i>Financing:</i> General Fund <i>Objectives:</i> Reduce vehicle trips and parking demand and increase use of alternative forms of mobility <i>Timeframe:</i> Ongoing on a project-by-project basis</p>
Program H6.G	<p>Neighborhood Connectivity. Invest in neighborhood connectivity, walkability, and access to services, healthy food, and recreation, particularly in low-resource neighborhoods east of US-101, to improve access and reduce the division of the urban form produced by the highway. Coordinate and prioritize activities with consideration of the City's capital improvement projects list.</p> <p><i>Responsibility:</i> Planning Division; Public Works; Planning Commission; City Council <i>Financing:</i> State Cap and Trade; General Fund; State and Federal grants; project impact fees <i>Objectives:</i> Reduce disparities in access to opportunities <i>Timeframe:</i> Identify project priorities annually through coordination with the City's capital improvement projects list; implementation of the projects shall be ongoing throughout the planning period</p>
Goal H7	<p>DESIGN OF HOUSING. <i>Ensure new housing is well-designed and addresses the housing needs of the city.</i></p>
Policy H7.1	<p>Housing Design. Review proposed new housing to achieve excellence in development design through an efficient process, and encourage infill development on vacant and underutilized sites that meet the community's needs. The City will encourage innovative new construction and universal housing design that enhances mobility and independence of the elderly and those living with disabilities in existing neighborhoods, enhancing neighborhood identity and sense of community.</p>
Policy 7.2	<p>Local Labor. Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.</p>
Program H7.A	<p>Create Residential Design Standards. Solicit input from the development community in the creation and adoption of objective design and development standards to be applied to all residential and residential mixed-use projects that are eligible for ministerial review (refer to Program H4.E)</p> <p><i>Responsibility:</i> City Commissions; Planning Division; City Attorney; City Council <i>Financing:</i> General Fund <i>Objectives:</i> Adopt objective design standards for multifamily developments, mixed-use housing developments,</p>

Menlo Park 2023-2031 Housing Element
Goals, Policies and Programs | Page 8-37



POLICY H-5.7: Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.

(Page 49: [00_RWC_HE-1-6-23.pdf](#) ([welcomehomerwc.org](#)))

Community Development Department
City of Foster City
610 Foster City Blvd
Foster City, Ca. 94404

February 13, 2023

Re: Comment on Draft Housing Element of February 8, 2023
And Request to Add 1601 Beach Park Blvd Site to The Site Inventory List.

The proposed Draft Housing Element, dated February 8, 2023, the subject of this Public comment missed to include 1601 Beach Park Blvd. site. The City Council in its meeting of November 15, 2023, directed that this site be included in the inventory list of the Housing Element.

I respectfully request that this site be added and included in the Housing Element inventory list with the same number of units as was initially assigned to it in the first draft of the Housing Element of March 2nd, 2022, which is 32 units 32 unit.

Even though this site is zoned public facility, Churches and Schools, it had an R3 zoning in the 1960's, and was designated for housing in the Housing Element of the 1980's. In addition, SB 1851 allows housing to be built on church's Properties. AB 2011 allows Housing to be built on all commercial properties in the State. Those along with SB 9, housing now is allowed use anywhere and everywhere.

This site has been vacant and waiting for development opportunity since 2009. That is 14 years ago. We have been actively and continually pursuing development application since April 15, 2019. Demolition permit for the small structure on the site has been applied for. Fees are paid in full and the permit is bending.

All other site in the inventory list are none vacant site representing apartment complex that had been recently updated and revitalized. Most of these sites are recycled from the 5th cycle Housing Element. The chances for these sites to be redeveloped to realize its full potential are not really great. However, 1601 Beach Park Blvd. site is vacant with pending application and ready to be developed now. We respectfully request that this site be included in the inventory list as directed by the City Council. Thank you.

G. H. Dababo



gdababo@gmail.com
650-619-2101

Sofia Mangalam

From: Lorne Needle <lorne.needle@gmail.com>
Sent: Tuesday, February 14, 2023 2:16 PM
To: Foster City Planning Department
Subject: Comment on Revised Draft Housing Element

To the Foster City Council and staff --

We are deeply opposed to including any increased density or expansion of housing units in the Lantern Cove development as part of the Revised Draft Housing Element, or in any other policy or plan that the city approves or allows to advance.

As you heard from many of our community members last year, it would be catastrophic for the neighborhood if further density is permitted at Lantern Cove. The construction process, which will take years, will create dangers and make the neighborhood essentially unlivable. The increased traffic -- on roads that simply cannot carry the load -- will be dangerous for pedestrians and others, and also make it impossible to move through and live in this area. Property values will be significantly reduced. And based on the developer's publicly-submitted plan, only a few affordable units will be added, while many families at Lantern Cove will lose their homes. So in the end far more people will be harmed than helped.

You are the stewards of Foster City, not only in the present but for the future. Once this damage is done it can never be undone. So, it is your responsibility as city leaders to prevent this however you must. That may require not complying with state mandates, and facing legal action and potential penalties from the state. It may mean taking legal action as the city. It may mean using every process and tool at your disposal -- for example, the environmental impact review -- to delay the project until the developer offers a far more reasonable alternative, or until new leadership in Sacramento repeals these unreasonable policies.

Good stewardship does not mean thoughtless or meek compliance because the state demands it. It means doing the right thing, regardless of how challenging it may be. When you take a stand, you will find that many of us in the community will be there to stand with you.

Thank you. Lorne Needle

--

HOUSING ELEMENT PUBLIC COMMENTS RECEIVED 2/23/23 – 5/4/2023

2023-02-23: Letter from G.H. Dababo

2023-03-03: Email from Helen Schwab

2023-03-13: Email from Connie Vial

2023-03-13: Email from Xingbo Yu

2023-03-14: Email from Connie Vial

2023-03-14: Email from Norm Lin

2023-03-15: Email from An

2023-03-15: Email from Andrea Wright

2023-03-15: Email from Chia-Kang Wang

2023-03-15: Email from Don Carlson

2023-03-15: Email from Karen Tunnell

2023-03-15: Email from Kathleen Foiles

2023-03-15: Email from Li Yi

2023-03-15: Email from Lorne Needle

2023-03-15: Email from Song Ge

2023-04-17: Email from John Hyjer

2023-05-04: Email from V. Curci

2023-05-04: Email from G.H. Dababo

Community Development Department
City of Foster City
610 Foster City Blvd
Foster City, Ca. 94404

February 23, 2023

Re: Comment on Draft Housing Element of February 16, 2023
Related to 1601 Beach Park Blvd Site.

The recent Draft Housing Element dated February 16, 2023, had added 1601 Beach Park Blvd site to its inventory. It classified the site as non-vacant, non-residential. It also proposed an R2 zoning with a maximum of 16 units. That is a good step forward. However, I have the following issues and concerns:

Site Classification:

The site consists of 59000 s.f. former church facility with a 2000 s.f. building that represent 3% of the total site area. It has been vacant with no use for 14 years, pending development. The building as it stand today is unusable. The drywall has been removed in preparation for demotion. It has no gas, electric or water service. Demolition permit has been applied for, fees are paid in full. It was scheduled to be demolished January 10, 2023. However, the City did not issue the permit to do so. For all practical reasons, the site is vacant and should be classified as such.

Site Zoning:

The staff proposed R2 zoning with maximum of 16 units is not realistic or valid as it does not comply with the City Council direction and intent. Furthermore, this zoning has not been used in Foster City since late 1970's and makes the project economically unfeasible.

The owners of the site, long before the housing crisis and the recent RHNA requirement of 1896 units, to be built in Foster City, had submitted plans to the city for 32 units condominium for the site. In the first draft of the Housing Element, staff listed the site with pending application for 32 units. The city council in its meeting on March 2, 2022, April 20, 2022 and November 15, 2022, considered the site with 32 units as proposed by applicant and as included in the draft Housing Element. All public reviews for the site were done based on the 32 units. R2 zoning was never proposed or considered prior to the current Draft of the Housing element of Feb, 16, 2023.

In conclusion, we respectfully request that the site be classified as vacant non- residential and the proposed zoning be corrected to be R4 PD with 32 units as directed by the City Council.

G. H. Dababo

gdababo@gmail.com
650-573-5724

From: [Helen Schwab](#)
To: [Foster City Planning Department](#)
Subject: Housing Element Feedback
Date: Friday, March 3, 2023 10:43:25 AM

I am a resident of Sea Cloud and wish to express my strenuous objections to the proposed redevelopment/reconstruction of Equity Residential properties at both Schooner Bay & Lantern Cove.

Such reconstruction will result in 1000's of current residents losing their homes and a decided decrease in the quality of living at Sea Cloud, Lantern Cove, Port Royal & surrounding neighborhoods due to the resulting significant increases in water & electricity usage as well as traffic and population density.

I am also opposed to the residential expansion of both Schooner Bay and Lantern Cove for these additional reasons:

They are among the newer developments in Foster City and are not in need of expansion.

They are not within suggested distances from transit corridors, public facilities and commercial development.

Overriding other considerations, we have a strong concern for the availability of water.

I understand the city is constrained by state law to attempt to come up with additional housing, but this does not require reconstruction of Schooner Bay & Lantern Cove where 1000's of residents will lose their homes.

There are not 1000's of replacement homes to be found in Foster City for the displaced residents, much less quality homes to match the quality of life at these properties with lagoons, large green spaces, private garages and many other amenities that substantially contribute to the quality of life in the Sea Cloud area, fulfilling Foster City's master plan.

To add 1,896 more housing units while displacing 1000's of citizens from their current

residences in Foster City is short sighted & entirely objectionable from every citizen's standpoint.

Where are the 1000's of Foster City residents currently living at these locations going to find homes in Foster City while these mammoth construction projects are taking place?

I hope the City Council will see that leaving 1000's of current Foster City residents without homes (displacement of current residents) is an entirely inappropriate solution to any Housing Element demands being made by the State agency(s). Thank you in advance for your attention to this very immediate & disturbing problem.

~Helen Schwab

Sea Cloud Resident

From: [Connie Vial](#)
To: [Foster City Planning Department](#)
Subject: Objection to the redevelopment of Lantern Cove project in Foster City
Date: Monday, March 13, 2023 6:11:04 PM

Planning commission members:

I strongly oppose the approval of the redevelopment of the Lantern Cove project. Even the EIR indicates the water shortage, traffic congestion and parking and aesthetics problems this project will bring to our city.

I suggest you too oppose and do not approve this project because it not sustainable for our city and neighborhoods.

Building more apartments in Foster City will not solve the housing crisis because the rents will continue to be high and people are not able to afford it.

Builders and corporations only look at the bottom line of profits, they don't care about people not being able to afford high paying rents.

I suggest you find other ways to solve the housing crisis but adding these units is not the solution.

Thanks for your time,

Kindest regards,

Connie Vial, GRI
Broker/Owner
Vial Properties
Vialproperties@hotmail.com
Office: 650-578-0885
Cell & text: 650-799-0918
Website: www.vialproperties.com
CalBRE: #00833411

Thank you for referring your family and friends!

Sent from my iPad

APPENDIX F: PUBLIC PARTICIPATION

From: [Xingbo Yu](#)
To: [Foster City Planning Department](#); [City Council](#)
Subject: Please help stop lantern Cove redevelopment
Date: Monday, March 13, 2023 6:21:58 PM

Dear planning committee and council members:

Foster City, peaceful home for me for 15 years, has seen increased traffic, especially after building of the new Beach Park Elementary school and Foster Square. Adding hundreds of high density units to this corner of the city will be catastrophic to the living environment we have now. There have been enough discussions about the impacts in terms of resource constraints and traffic congestions etc. that I won't repeat here. Please help keep Foster City peaceful.

Thank you!

Xingbo Yu
55 Williams Ln
Foster City

From: [Connie Vial](#)
To: [Foster City Planning Department](#)
Subject: Newsom Blasts CEQA After UC Berkeley Ruling
Date: Tuesday, March 14, 2023 3:57:57 PM

<https://therealdeal.com/sanfrancisco/2023/02/28/newsom-ceqa-is-clearly-broken/>

Members of the planning commission:

I was wondering if this statue can be used to stop building and redevelopment apartments in Foster City.

Let's be realistic building ir redeveloping apartment complex will not solve the the home affordability problem. Apartment's owners want to add more units and will continue charging high rents to tenants which they are unable to afford.

Furthermore we don't t have enough water, sewer, and the infrastructure to support all the adding traffic congestion the new buildings will bring.

I will appreciate this email and the one I sent yesterday become part of the next meeting where residents voice their concerns.

Thanks,
Kindest regards,

Connie Vial, GRI
Broker/Owner
Vial Properties
Vialproperties@hotmail.com
Office: 650-578-0885
Cell & text: 650-799-0918
Website: www.vialproperties.com
CalBRE: #00833411

Thank you for referring your family and friends!

Sent from my iPad

From: Norm Lin <nsi.norm@gmail.com>
Sent: Tuesday, March 14, 2023 8:13 AM
To: City Council <CityCouncil@fostercity.org>
Subject: Lantern Cove high density housing project

Dear Foster City council members,
I am writing to you concerning the Lantern Cove redevelopment project.
Foster City daily traffic on Edgewater Blvd. and Hillsdale Blvd. has become heavy enough already. If the Lantern Cove high density housing project is approved, I am afraid the daily traffic jams on those main streets will be even more severe.

I hope you would take the traffic issue into consideration in approving the Lantern Cove project.

Sincerely,

Norm Lin

373 Thatcher Lane

Foster City, CA 94404-3952

From: [An](#)
Subject: Please vote "NO" on redeveloping Lantern Cove
Date: Wednesday, March 15, 2023 12:03:54 PM

Hi,
we live near Lantern Cove, and are strongly opposed to redeveloping it.
We don't want high-rise apartments or a 300-car garage. This will create too much traffic on a two-lane road, Port Royal. It will create safety risks for our kids. It will hurt property values, and force many of our Lantern Cove neighbors to lose their homes. The overall commute time in Foster City is already very high, please don't make it worse.
We understand Foster City needs to meet the affordable housing goals, I am confident you can find other better solutions.
Thank you.
Sincerely, An

APPENDIX F: PUBLIC PARTICIPATION

From: [andrea rockers](#)
To: [Foster City Planning Department](#)
Subject: Opposed to Lantern Cove re-development
Date: Wednesday, March 15, 2023 9:27:57 AM

Hi

I am writing to express my concern and disapproval for ANY redevelopment to Lantern Cove. As a long time resident next door to that complex, I am very unhappy this is being explored. We are property owners and do not want to see increased traffic, residents and subsequent issues that will come from both. It will also negatively affect property values by adding more condo's and apartments.

Please think about alternative locations or updates to meet and housing rules that may be causing this exploration.

Thank you,
Andrea Wright

From: [Chia-Kang Wang](#)
To: [Foster City Planning Department](#)
Subject: Oppose Lantern Cove redevelopment
Date: Monday, March 13, 2023 5:22:53 PM

Hi,

I am strongly against Lantern Cove redevelopment. I live at Biscayne Ave which is the major road used by Lantern Cove residents. The traffic will be much worse than what it is now.

Best Regards,
Chia-Kang

From: [Don Carlson](#)
To: [Foster City Planning Department](#)
Cc: [City Council](#)
Subject: Opposition to Proposed Redevelopment of Lantern Cove
Date: Wednesday, March 15, 2023 2:52:12 PM

ATTN: Thai-Chau Le, Planning Manager

TO: Foster City Planning Commissioners & Foster City Council Members

On March 2, 2022, I addressed the existing City Council, voicing my opposition to the proposed redevelopment of Lantern Cove itself, as well as its inclusion in Foster City's "HOUSING ELEMENT: RHNA / AHO" plan.

In that year, NO action that the developer (Equity Residential), nor subsequent City Councils or Planning Commissions have taken has changed my mind.

I remain opposed for the following reasons:

I. Lantern Cove should not be included in the AHO.

A. The locations of the other sites proposed in the AHO have one thing in common: each is situated along or very near to a main traffic artery (FC Blvd., Catamaran, Shell or Bounty), or in the case of Schooner Bay apartments, at the foot of a main artery (Edgewater). That provides residents **DIRECT access to routes of ingress & egress** linked to the freeway system and avenues to adjacent cities.

Even in its current configuration, **the Lantern Cove site does not have such a relationship:** it sits, not on the **EDGE** of a neighborhood, but tucked away, essentially, in the "back" of Neighborhood 8, with only residential streets linking its traffic to the rest of the city and beyond.

B. If one goal of the AHO system is to position affordable housing along or close to public transit lines & hubs, Lantern Cove, unlike the other proposed AHO sites, **FAILS!** Currently, SamTrans Bus Route 251 primarily serves the northeastern section of FC; the closest it comes to Lantern Cove is the intersection of Edgewater & Beach Park...hardly a benefit for those residents who qualify for affordable housing who may depend solely on public transit.

C. Allowing the developer to "slip" this property in among the other proposed AHO sites lets Equity Residential take unfair advantage of the State's Housing Element protocols related to the permit process and other public review opportunities.

Equity Residential proposes to "shoehorn" 350 additional UNITS onto the current site without specifying how many additional buildings will be constructed, on what footprints and at what heights. Would you allow ANY developer to erect 350 new single-family residences (if such a parcel still existed in FC to handle such a development)? If not, then why should the city race to allow this redevelopment simply because the State allows it?

As I said a year ago, I'm not opposed to ALL of the proposed AHO sites, just this one.

II. Lantern Cove should not be redeveloped at all via this proposal.

A. Adding over 350 units to the current site (to reach a total of 588) will certainly negatively impact current Neighborhood 8 residents.

1. Residents of approximately **90 current units** will be displaced.
2. The proposed **multi-level parking structure, under emergency evacuation conditions**, may dump all of its 800 vehicles onto northbound Edgewater.
3. I hope you're prepared to place **traffic-calming media** on Boothbay, Biscayne & Port Royal Avenues because altering the usage of those specific streets will inevitably change the character of the neighborhood. For example, youth activities at Boothbay Park, scheduled or not, will be subject to increased risk levels.
4. Delaying the public dissemination of the actual dimensions and placement of proposed buildings **prevents the residents of single-family homes along Port Royal** from calculating the effect that the parking structure and multi-story buildings will have on their property values.

I ask you to please listen to residents before adopting actions that will negatively affect us. Removing Lantern Cove from the AHO and asking the developer to restructure its proposal are the right actions to take in this case at this time.

Don Carlson
288 Boothbay Ave.

From: [Karen Tunnell](#)
To: [Foster City Planning Department](#)
Subject: Lantern Cove
Date: Wednesday, March 15, 2023 10:30:26 PM

Commission Members:

Please put me on record opposing the redevelopment of Lantern Cove. It is stated that there will be 350 units with approximately 300 parking places. I am guessing that most residents have 2 cars per household. This means there could be closer to 700 cars accessing Port Royal, Biscayne, and possibly Boothbay. Where are the additional cars going to park?

High density housing should be built adjacent to freeway access or public transportation. Since Foster City is lacking in decent public transit, it is not logical to build where traffic could be a problem on residential streets. Surely there must be better options.

Karen Tunnell

From: [Robert Foiles](#)
To: [Foster City Planning Department](#)
Subject: Lantern Cove
Date: Wednesday, March 15, 2023 2:04:41 PM

Last year the Planning Commission staff identified properties that were ripe for redevelopment. Lantern Cove was not one of those identified by staff. Instead, Lantern Cove specifically requested to be added to the list. One member of the Planning Commission even spoke out against such a relatively new development as Lantern Cove even being considered. Nonetheless Lantern Cove was added to the list and now members of the City Counsel may find themselves in a political mess if this development is passed through to them. Lantern Cove is tucked away in a little corner of Foster City and such an aggressive redevelopment of the property will substantially burden everyone in the area not to mention the toll it will take on local infrastructure. As one of the Planning Commission members indicated last year, redevelopment of Lantern Cove at this time just doesn't make urban planning sense. I urge you to deny this project. Thank you, Kathleen Foiles

APPENDIX F: PUBLIC PARTICIPATION

From: [Lisa Yi](#)
To: [Foster City Planning Department](#)
Subject: Strongly opposed to the Lantern Cove redevelopment plan
Date: Wednesday, March 15, 2023 11:40:37 AM

Hi Thai-Chau and the Planning Commission,

I heard about the redevelopment plan of Lantern Cove and felt strongly against it as a current resident in the neighborhood. The Lantern Cove together with a few streets nearby forms a unified, peaceful, and beautiful neighborhood. Young families grow here with babies and grade school kids. Elderlies live here to enjoy a quality life with their loved ones. The population is already very dense in the area, as the local parks (Port Royal and Boothbay) are filled with kids and exercise groups, and hard for adults to find comfortable space to exercise. The local traffic is also already heavy on Edgewater and Port Royal during school drop-off and pick-up hours and afternoon rush hours. With a sudden increase of 350 households with 500-1000 people, it is not hard to imagine a spike in public space use and traffic, let alone the risk of complicating the neighborhood safety where kids play in the front yards. The life quality for all current families will be heavily impacted and that was not part of the deal when we chose to live here and be part of Foster City. I urge the city council to consider those factors and be supportive to current residents who are deeply rooted in the community.

Regardless of the coding and good heart of affordable housing, the developer and future property owner would push it for profit. Hence I reached out to you to express the concerns and hope the Commission will stand with the Foster City residents to make the best decision.

Thanks,

Li Yi

From: [Lorne Needle](#)
To: [Foster City Planning Department](#)
Cc: [City Council](#)
Subject: Public comment for Planning Commission's 3/16/23 meeting: Remove the Lantern Cove Apartments from the Housing Element and prevent any future redevelopment of this property
Date: Wednesday, March 15, 2023 4:25:25 PM

[Attention: Thai-Chau Le, Planning Manager]

Members of the Planning Commission --

We're writing to urge you to remove the Lantern Cove Apartments from the city's housing element and any other affordable housing plans, and to take whatever other steps are in your power to block any redevelopment of the Lantern Cove apartments.

We are homeowners in the community who live just down the street from Lantern Cove. We support the goals of providing affordable housing and continuing to have diverse, inclusive communities. Like many of our neighbors, we are opposed to redevelopment because cramming more apartments into Lantern Cove will accomplish neither goal, but instead will have significant and lasting negative impacts on our neighborhood:

- This neighborhood will be overwhelmed by the construction process, big buildings and traffic congestion created by adding units to Lantern Cove. This will severely impact safety and the quality of life.
- Many of our neighbors already living at Lantern Cove, an affordable option for them in Foster City, will be displaced by redevelopment. This means there will be little or no net benefit to adding even up to 50 new affordable units, and very likely a net loss.
- Home values will be significantly impacted.

The Planning Commission is well aware of these problems, and in fact did not initially identify Lantern Cove to be included in the city's affordable housing plan last year. Lantern Cove did not meet your approved criteria, because it's a relatively newer development. Moreover, city staff noted publicly at a Council meeting that the city could meet the state's affordable housing requirements without including Lantern Cove. Even so, the city ended up including it because the developer, Equity Residential, requested that it be added to the list (and we note that this action was a deviation from the city's approved process, and may raise legal issues).

In addition, the city's new draft Environmental Impact Report (EIR) notes at least three significant issues created by moving forward with the housing element as currently outlined. The problems include: (1) insufficient water available for residents' daily needs and in case

of a fire; (2) massive new traffic creating safety, congestion, and parking problems; and (3) aesthetics – in other words, building big, ugly new urban buildings in a small residential neighborhood where they don't belong. The state CEQA law requires EIRs precisely because they help protect communities from the destructive consequences of development projects. Based on the EIR's findings alone, the Planning Commission should block redevelopment at Lantern Cove and possibly other properties.

There's also little reason to believe that Equity Residential would deliver on quality affordable housing. As the city also knows, they were sued in 2017 and in 2022 (suit ongoing) for not meeting their obligations to tenants and the community. They may well be chronic bad actors who will make things worse rather than providing reasonable homes for Foster City residents.

We understand that Foster City is under intense pressure from the State of California to create many new affordable units quickly. This is an unjust and unreasonable policy, pushed in part by big developers, and cities and voters across the state are strongly opposed. Pressure from the State is no justification to make bad planning decisions that will forever affect the quality of life in Foster City. You are by definition leaders for Foster City. **Your job – and the Council's and city staff's – is to do what's best for our community, and to protect it now and for the future, even if that means refusing to comply with a bad policy, being in conflict with the state, engaging with legal action by or against the city, etc.** It certainly means not moving forward with bad plans and projects just to comply with the State's demands.

If you are determined to try to meet the State's quotas, we'd note that there are many better alternatives for development than Lantern Cove. There are other locations, including former commercial and industrial sites, that are closer to major roads, highways and other infrastructure. These would serve well for new affordable housing developments, without impacting existing neighborhoods. As an example, this article from February describes how [San Francisco has identified a number of underutilized office buildings as potential affordable housing redevelopment sites](#). Foster City is among the top 10% of California cities in providing affordable housing, because the Planning Commission and City Council have created sound plans in the past. We have confidence that you can find alternate solutions, without rushing into bad projects like redeveloping Lanter Cove.

Finally, we understand that Foster City needs to update its design standards to evaluate proposed projects. We urge you to prioritize this work, as it is relevant to decisions about Lantern Cove and other projects, and will equip the city to articulate and defend its vision for Foster City neighborhoods like ours.

You can expect us and our many concerned neighbors to be active politically and legally to stop this project. Please do the judicious and right thing, and take whatever steps are in

your power to prevent redevelopment of the Lantern Cove apartments. Thank you for your service to Foster City.

Lorne Needle and Audra Carli
14 Lyme Lane

--

"You don't have to be great to start, but you have to start to be great."

From: [John Hyjer](#)
To: [Thai-Chau Le](#); [Marlene Subhashini](#); [Leslie Carmichael](#)
Cc: [Drew Sullins](#)
Subject: [EXT] Project Summary for Foster City projects
Date: Monday, April 17, 2023 3:06:01 PM
Attachments: [Foster City Project Summaries 4-17-23.docx](#)

All,

Attached please find the requested project summary for all three projects addressing some of the concerns the community has raised. Please let me know if you need anything else.

Best regards,

John E. Hyjer

Equity Residential
333 3rd Street, Ste. 210, San Francisco, California 94107
(415) 767-7180 (office) (925) 708-8994 (cell)

jhyjer@eqr.com

www.equityresidential.com

Equity Residential - *live remarkable*

Lantern Cove, Schooner Bay I and Schooner Bay II Apartments

Foster City, CA

Project Summary

Addressing a Critical Need for Additional Housing in Silicon Valley

Much has been written about the inverse proportion of housing compared to job growth in Silicon Valley, and there have been numerous studies to back it up. In the fourth quarter of 2022, the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) released data that reinforced what is widely known: the nine-county Bay Area struggled to build enough housing to accommodate growth in the region. In just the three counties on the peninsula newly built housing only totaled 29,342 units in the last five years, but those three counties added an estimated 177,920 new jobs during that same period, according to the California Employment Development Department. The latest update to California's Regional Housing Needs Analysis (RHNA) has added to the urgency for all cities, requiring all municipalities to significantly add to their housing stock across all levels of affordability. With the current fiscal climate and persistently high construction costs and municipal exactions, it will be difficult for cities to meet their RHNA allocations and they will be at risk of losing local control over what is built in their cities. Foster City thoughtfully recognized it has a dilemma with no unimproved land to build on, and the City recently implemented the Affordable Housing Overlay Zone (AHOZ) program in its newly adopted Housing Element to incentivize existing multifamily owners to densify their existing apartment communities.

With EQR's redevelopment/densification plans for Lantern Cove, Schooner Bay I and Schooner Bay II Apartments, Equity Residential will contribute to the solution by providing additional market rate and affordable rental housing in Foster City – and with a plan unlike other housing providers.

All three projects were built in the mid 1980's. Lantern Cove currently has 232 apartments, Schooner Bay I currently has 168 apartments, and Schooner Bay II currently has 144 apartments. While well maintained, the garden-style apartment communities need significant upgrades by virtue of their age. Equity Residential is proposing to replace 64 of those older apartments with 420 new apartments at Lantern Cove, replace 56 older apartments with 412 new apartments at Schooner Bay I, and replace 56 older apartments with 397 new apartments at Schooner Bay II – all designed with sustainable elements throughout. These projects will not be built simultaneously, and construction will be spread out over multiple years.

These additional apartments will prove beneficial to the existing residents and the community overall on multiple levels.

Significantly, 210 of the new apartments will be Below-Market-Rate (BMR) inclusionary units. Since there are no BMR apartments currently at Lantern Cove, Schooner Bay I or Schooner Bay II, these BMR additions provide an entirely new affordable housing option in the market.

Upon completion of the new apartments, existing and future residents of all three projects will be able to enjoy new and expanded amenities. These will include new club rooms, robust fitness centers, large rooftop amenity terraces complete with an outdoor kitchen and lounge seating, large and accommodating live work co-working spaces, car sharing facilities, and participation in a new shuttle bus service.

To address the concern of displacement for those residents living in units that will be demolished, EQR will work hand-in-hand with our residents to provide an opportunity for those who would like to stay within the community and/or Foster City to transfer without cost. All three projects have an annual average turnover rate of 37 percent, which provides management with the capability of scheduling future transfers without issue. EQR also has scale and owns over 12,000 apartments in the Bay Area, which enables the ability to provide additional transfer options. Existing residents within the 172 apartments targeted for densification will be offered three excellent relocation options:

- A. Relocation within the three apartment communities:** Eligible residents can relocate to a like-kind apartment (same bedrooms/baths) at Equity Residential's expense within each of the existing communities, with the same rate they enjoy at the time they move.
- B. Relocation to another Equity Residential apartment community:** Eligible residents can relocate to a like-kind apartment at one of Equity Residential's many communities in nearby San Mateo, Redwood City, Burlingame or Sunnyvale – or elsewhere in the Bay Area.
- C. Buy-Out:** Eligible residents can select a cash option of one month of their then current rent and move anywhere they like.

For those residents that select choice A or B, Equity Residential will assign a Relocation Coordinator to assist and facilitate moving the residents and their belongings to their new apartment home. If they select choice C, on-site management will assist in their transition.

With this strategic redevelopment plan, Equity Residential is not only providing a smart solution to counter the growing housing imbalance in Silicon Valley, but they're also delivering a solution which will contribute to a better quality of life for existing and future residents within Foster City.

Elinor Bize

From: Sofia Mangalam
Sent: Thursday, May 4, 2023 9:37 AM
To: Elinor Bize
Subject: FW: 1010 Metro Center Blvd

From: v curci <vincenttds@yahoo.com>
Date: May 3, 2023 at 7:07:39 PM PDT
To: Leslie Carmichael <lcarmichael@fostercity.org>, Marlene Subhashini <msubhashini@fostercity.org>
Cc: lparks@goodcityco.com
Subject: Re: 1010 Metro Center Blvd

It has been awhile since we last communicated.
 I have been tied up dealing with personal issues.

I see that there is a planning commission meeting tomorrow.

I have two concerns as how the zoning is being listed for the referenced site.
 Zoning map item 4 d.

1. The proposed language limits the property commercial use to 58,000 sf.
 My concern is the specific square footage commercial area limitation. I am sure that the site can easily accommodate more square footage. Can't it just say commercial only, as the planned development component allows the city further say in any area increases.

2. The next concern is about the mixed use requirement for the residential option as discussed in the past.

Is the commercial component a requirement of a residential use or just a option?

If a commercial component is a requirement for residential zoning I wish to with draw the site from this proposed zone change to residential.

As discussed in the past any required commercial component puts a damper on potential residential development and increases costs as these retail uses don't integrate well unless the densities are on a New York level which is not the case here.

There is the abundant existing commercial product within walking distance of the site. The neighboring commercial centers such as the Town Center (Vons & CVS) have significant vacancies in their non anchor spaces. Given economic challenges in today's changing economic retailing environment it does not make sense to add space to a potential residential development which will need to be subsidized by the project. This subsidy files in the face of the goal of affordable housing and makes the units even more expensive.

Please respond.

Thank You

Vincent Curdi
Transpacific Development Southwest
5110 N. 40th St #238
Phoenix, AZ 85018
602 957-0924

Planning Commission,
City of Foster City
610 Foster City Blvd
Foster City, Ca. 94404

May 4, 2023

RE: Comments on The Planning Commission Hearing
May 4, 2023 Action Item 4-C, 1601 Beach Park Blvd, and
Request to rezone the site to R-4 PD to accommodate 32 condo's

Mr. Chairman, Member of the Planning Commission;
As you already know , the above site is zoned P-F, and has been vacant , and waiting to be developed for well over 14 years.

On April 15, 2019, we submit plans to the city for 32 condo style townhomes and had a gate keeper City Council hearing , on the project

The draft housing element of January 2022, listed the sites among the available sites for development and label it, as a site with pending application for 32 units, with R-4 zoning designation request.

The City Council / Planning Commission hearing on the housing element twice , has selected the site to be among the available site for development, for 32 units and R-4 designation. That is on March 2nd, 2022, and on November 15, 2022.

At no time throughout the process of approval of the housing element proceeding , the site ever been considered for any zoning designation other than R-4. R-2 Designation has never ever considered in any of the hearing before today. Therefore, I respectfully request that the zoning designation be corrected to be R-4 PD as has been approved previously.

The housing element that you are considering today, allows residential use on publicly and privately owned P-F Zoned sites. That is school and religious sites. Certainly, the density for these units are not going to be anywhere near R-2 or even R-4. It is going to be much higher.

The site is privately owned P-F site and should have the same right as all other similarly zoned site.

Very Truly yours,

G. H. Dababo

**FOSTER CITY
RECEIVED**
MAY 04 2023
**PLANNING/
CODE ENFORCEMENT**

APPENDIX F: PUBLIC PARTICIPATION

HOUSING ELEMENT PUBLIC COMMENTS RECEIVED 5/5/23 – 5/22/2023

2023-05-10: Evan Adams

2023-05-21: Eva Hess

2023-05-21: Prash Chopra (#1)

2023-05-21: Prash Chopra (#2)

2023-05-21: Prash Chopra (#3)

2023-05-22: Nagender Bandi

2023-05-22: Ramiya Iyer

2023-08-14: John Hyjer

From: [Evan Adams](#)
To: Anthony.Errichetto@hcd.ca.gov
Cc: [Foster City Planning Department](#)
Subject: Housing Element Inventory Change in "Likelihood of Development"
Date: Wednesday, May 10, 2023 3:11:10 PM

Dear Anthony and by CC Foster City,

For the Foster City Housing Element there are two projects Lantern Cove (356 units) and Schooner Bay (646 units) that are redevelopments of existing apartment sites. These two projects represent 52.8% of Foster City's total RHNA of 1896.

The Foster City Council met on Monday May 8th 2023 in a publicly noticed meeting. At the meeting, Councilmember and Mayor of Foster City Jon Froomin made clear that and I quote he "doesn't have a lot of faith that these two projects will happen" reference video with time index: 1:32:59 in the video: <https://fostercity.new.swagit.com/videos/228529?ts=5519>

It appears that now these two sites should not be included as the Mayor of Foster City has made clear he "doesn't have ... faith that these two projects will happen" therefore demonstrating a low likelihood of development. "Likelihood of development" is an item HCD spelled out in HCD's most recent letter to Foster City: "The element should discuss likelihood of residential development" ref HCD's 2nd Comment Letter Received on April 24, 2023: <https://engagefostercity.org/13162/widgets/39130/documents/42210>

Mayor Froomin has repeatedly voted to include these sites in the Housing Element sites inventory. Given the statement, the sites no longer have a high likelihood of development. The sites should be removed from the Foster City Housing Element or the city should now prove that they do have a "likelihood of development" within the housing element cycle over and above the Mayor's newly stated opinion on the sites.

Regards,

 Evan Adams
 Foster City CA

From: [Eva Hess](#)
To: [City Council](#); [Foster City Public Comment](#)
Cc: [6022aef50835525d85ef4bb8@mg.processing.zendcity.io](#); [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Public Comment for May 22 Council Meeting
Date: Sunday, May 21, 2023 12:27:49 PM

Re: Rezoning of 1601 Beach Park Boulevard (Gull Church Land) to change the zoning designation from PF Public Facilities to R-2/PD Two-Family Residence District

Dear Council:

I am Against the rezoning of the Gull Church land. The land is zoned for public/ semi-public use. It is to be used for a church, daycare, or other Amenity for Residents. Rezoning public land to housing sets several Bad precedents:

Are politicians setting the stage to rezone all public amenities to high-density housing? How many churches, schools, parks, and shops will residents lose? Residents have already lost a shopping center at Beach Park and Shell (1) and shops and services at Pilgrim-Triton Phase C (2).

Please do not say that the Gull Church land will never be a church. Residents know that the developer, Mr. Gary Dababo, refuses to consider leasing the land for any use. At the gatekeeper meeting on April 15, 2019, Mr. Dababo admitted he refused to lease the property because he did not want to have to evict a tenant in order to build his high-density housing project. Are you going to reward a developer/landowner for letting their property sit unused?

Public land is cheaper for developers to buy than residentially zoned land. Are you going to reward Mr. Dababo and send a message to other developers that our public land is up for sale at a bargain price only to be rezoned for dense housing?

Residents are watching. We are looking at how you vote. Who do you work for: residents or developers?

Thank you,
Eva Hess

- 1.) Replaced with a school to accommodate increased enrollment due to over-building at Pilgrim-Triton housing development.
- 2.) Bait and Switch = commercial land rezoned to residential in a development that already Had over 700 housing units.

From: [Prash Chopra](#)
To: [Foster City Public Comment](#)
Cc: [Prash Chopra](#); [6022aef50835525d85ef4bb8@mg.processing.zencity.io](#); [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Public Comment - May 22 Public Hearing.
Date: Sunday, May 21, 2023 11:54:35 AM
Attachments: [Agenda_20230518165634211.pdf](#)
[phn_5.22.2023.pdf](#)

Hello,

I am a FC resident and voter. This is the first time I am sending this comment so beat with me.

[Questions to the Mayor or their delegate, whoever I can follow up with and hold accountable]

Greetings. Can you provide information on:

1. Details of the planning commission meeting on May 4 (attendees, notes, resolutions) that certified the EIR in question.
2. What happens after the public hearing (what avenues do voters have to object to the rezoning as proposed).
3. I don't think rezoning existing already dense areas is a great solution to improve the quality of life of current and future residents. What is your long term vision for development of the city? What is the Foster City of future, 5 10 and 20 years out,in your vision?

Thanks.

Prash Chopra

From: [Prash Chopra](#)
To: [City Council](#)
Cc: [Foster City Public Comment](#); [Prash Chopra](#); [6022aef50835525d85ef4bb8@mg.processing.zencity.io](#); [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Public Hearing 5/22/23 - Rezoning for growth
Date: Sunday, May 21, 2023 5:23:57 PM

Dear Foster City Council,

Thanks to certain present and past council members educating me 1:1, I am sending my input to the city council electronically. I'd like it to be ready during the public hearing session and become part of the official record. While we are all citizens with empathy (I'd like to think I give more than I take from the society), our city council needs to stand up to the state's one policy fits all approach, and do what's right for the city in the long term. Caving in to the state mandate and letting random growth happen without a long term strategy and bold action to support it, is not just the wrong thing to do for our present, but is also fundamentally regressive in my opinion. If the council needs strength, spine, and support, let's stand up and give them that. Let's be the city that doesn't duck it's tail and runs around making incremental decisions to catch up. Instead, let's be known for the people that took matter in their local governance's hands, led the front, and did the right thing - especially when doing the wrong thing was easier. P.S. I care more about leaving a properly thought our growth plan for our city and fellow citizens than letting bad decision slip by masked by emotional reasons that won't help any in the end. One of us, A concerned citizen.

Prash Chopra
<https://www.tinyurl.com/ABillionDreams>

From: [Prash Chopra](#)
To: [City Council](#)
Cc: [Foster City Public Comment](#); 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Re: Public Hearing 5/22/23 - Rezoning for growth
Date: Sunday, May 21, 2023 8:41:33 PM

Dear Council,

Comment #2:

It takes tremendous amount of courage to forge a long term vision, and stick to it. Our history is full of stories of sheep, with winners that rotate between lions and hyenas. If you vote for reactive decisions tomorrow, eventually history will catch up. If instead you stand up to an uncertain future (i.e. not be scared of lawsuits), you can write history. I am an optimist. Now it's up to you to show with your actions that you are lions and lionesses, not sheep.

May all the power be with you.

Prash

<https://www.tinyurl.com/ABillionDreams>

APPENDIX F: PUBLIC PARTICIPATION

From: [Nagender Bandi](#)
To: [Jon Froomin-Mayor](#); [Foster City Public Comment](#)
Cc: [6022aef50835525d85ef4bb8@mg.processing.zencity.io](#); [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: rezoning church land on Gull
Date: Monday, May 22, 2023 11:23:47 AM

Dear Mayor,

I heard through nextdoor that the church on Gull is being changed to residential use. We really don't have public-use land left in our beloved city. Taking away this tiny sliver of land for residential is sad - with so many communities that make this city home, we should consider leasing the space for any group that wants it. Please consider not approving this. Please consider pushing for a lease to any organization that is willing to take it.

thanks,
Nagender

From: [Ramiya Iyer](#)
To: [City Council](#); [Foster City Public Comment](#)
Cc: 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Gull Church Rezoning
Date: Monday, May 22, 2023 12:02:06 PM

Mr. Mayor and esteemed Council members,

I am writing on behalf of a dedicated group passionate about establishing an Indian heritage and cultural center in Foster City. In order to assess the level of community interest, we conducted a swift survey which garnered an impressive 672 signatures without significant promotional efforts. To provide further information, you can find the survey here: [\[https://chng.it/HBQ27pTY\]](https://chng.it/HBQ27pTY).

Despite our earnest efforts, we have encountered challenges while reaching out to the existing local churches to explore the possibility of sharing and subletting their premises with us. Understandably, they have expressed reservations due to the potential complexities of accommodating another religious organization within their facilities.

Recently, we became aware of a significant development regarding the Gull Church property. The landlord is currently seeking to have it rezoned, which would entail transforming public-use land into residential property. This shift represents a one-way street, resulting in a gradual erosion of public-use grounds within Foster City. We earnestly urge you to consider an alternative approach that would involve collaborating with the landlord of the Gull Church land. By pursuing a mutually beneficial arrangement through a long-term lease, we can ensure that the land is utilized for community purposes, preserving its public-use status instead of resorting to rezoning it for residential use.

We would like to ask you to consider our proposal. Thank you for your attention to this matter.

Sincerely,
 Ramiya Iyer
 Foster City Resident

APPENDIX F: PUBLIC PARTICIPATION

HOUSING ELEMENT PUBLIC COMMENTS RECEIVED ~~5/5/23~~ ~~5/22/8/14/2023~~

2023-08-14: John Hyjer

From: [John Hyjer](#)
To: [Sofia Mangalam](#)
Cc: [Leslie Carmichael](#); [Drew Sullins](#)
Subject: Re: Anticipated timeline for Lantern Cove and Schooner Bay
Date: Monday, August 14, 2023 2:32:31 PM

Sofia,

I anticipate that Lantern Cove would be queued up for construction approximately 7 months after receipt of entitlements. We would like to see entitlements completed by the first quarter of 2024 for all three projects. This 7 month time frame would give us time to complete the Lantern Cove construction documents and complete the permitting process. I would anticipate that the Schooner Bay I project could begin 24 months later and Schooner Bay II project 24 months after Schooner Bay I. All of these time frames are based upon reasonable fees, construction costs, and economic conditions at those time frames.

Per our conversation last week and in preparation for our call tomorrow could you send me the EIR link.

Best regards,

John E. Hyjer

Equity Residential
 333 3rd Street, Ste. 210, San Francisco, California 94107
 (415) 767-7180 (office) (925) 708-8994 (cell)

jhyjer@eqr.com

www.equityresidential.com

Equity Residential - *live remarkable*

On Fri, Aug 11, 2023 at 4:14 PM Sofia Mangalam <smangalam@fostercity.org> wrote:

This Message Is From an External Sender

This message came from outside your organization.

Hi John,

Could you please email us the anticipated timeline for Lantern Cove and Schooner Bay?

Thank you,
 Sofia

APPENDIX G | GLOSSARY

DEFINITIONS OF HOUSING TERMS

- **Above Moderate-Income Households:** Defined by California Housing Element law households earning over 120% of the median household income. As of June 2021, a family of four earning more than \$179,500 per year in San Mateo County was considered above moderate-income.
- **Accessible Housing:** As defined by HCD, units accessible and adaptable to the needs of the physically disabled.
- **Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs):** Generally defined as a dwelling unit on a residential lot in addition to a primary dwelling. A secondary dwelling unit provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, cooking, and sanitation. Accessory dwelling units are also called granny units, in-law units, or secondary dwelling units. JADUs are units of no more than 500 square feet, located entirely within the walls of an existing or proposed single-family residence.
- **Affordable Housing:** Affordable housing, for the purposes of the Housing Element, refers to housing that is affordable to households at extremely low-income, very low-income, low-income, and moderate-income levels. Generally, housing that costs less than 30% of household income is considered affordable to these groups.
- **Developmental Disability:** As defined by the California Code of Regulations (Title 17, Section 54000), a developmental disability is attributable to any of the following conditions: mental retardation, cerebral palsy, epilepsy, autism; or other disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation. In addition, the disability must originate before an individual becomes 18 years old and can be expected to continue, indefinitely, and constitutes a “substantial disability” for that individual as defined by the California Code of Regulations (Title 17, Section 54001).
- **Emergency Shelter.** As defined by Health and Safety Code Section 50800-50806.5, emergency shelter is housing with minimal supportive services for homeless persons and is limited to occupancy of 6 months or less for each individual. No individual or household may be denied emergency shelter because of an inability to pay.
- **Extremely Low-Income Households:** Government Code Section 65583(a)(1) requires local housing elements to provide “Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households.” Extremely low-income are households earning less than 30% of the median household income, as defined by the U.S. Department of Housing and Urban Development’s (HUD) income limits. An extremely low-income family of four in San Mateo County as of June 2021 would earn less than \$54,800 per year. In Foster City, 7.9% of households make less than 30% of AMI (1008 households), which is considered extremely low-income. Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. Many households with multiple wage earners—including food service workers, full-time students, teachers, farmworkers and healthcare professionals—can fall into lower AMI categories due to relatively stagnant wages in many industries.

- **Housing Affordability:** Housing is generally considered affordable if a household spends no more than 30% of its gross household income on housing costs, including utilities, principal, and interest. The following examples illustrate housing affordability:
 - A cook earning \$29,247 per year can afford \$731 per month for housing;
 - A two-wage-earner household with a cook earning \$29,247 and a retail salesperson earning \$28,327 can afford \$1,440 per month for housing;
 - A schoolteacher earning \$66,590 per year can afford \$1,665 per month for housing;
 - A police officer or fire fighter earning \$97,487 per year can afford up to \$2,437 per month for housing.
 - None of these example households would be able to afford to purchase the San Mateo County median condominium, costing \$925,000 or the median single-family home, costing \$1,700,000 (San Mateo County Association of Realtors [SAMCAR] 2020 Annual).
- **Housing Density:** The number of dwelling units per acre of land. Gross density includes all the land within the boundaries of a particular area and excludes nothing while net density excludes certain areas such as streets, open spaces, easements, water areas, etc.
- **Housing First:** “Housing First” is an approach that centers on providing homeless people with housing quickly and then providing services as needed. What differentiates a “Housing First” approach from other strategies is the immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. The “Housing First” model offers an alternative to emergency shelter or transitional housing for homeless individuals but does not eliminate the City’s need to zone for such uses.
- **Income Limits:** Income limits establish a schedule to determine eligibility for subsidized housing and define the categories used in regional housing needs allocations. Income limits are updated annually by the HCD and the HUD for San Mateo County, with “Extremely Low-Income”, “Very Low-Income” and “Low-Income” schedules published by both agencies. For additional information, see the HUD website at www.huduser.org/dataset/il.html and San Mateo County Department of Housing website at:

<http://www.co.sanmateo.ca.us/portal/site/housingdepartment/>.

TABLE 1: SAN MATEO COUNTY 2021 HOUSEHOLD INCOME SCHEDULE

Number of Persons in Household		1	2	3	4	5	6	7	8
San Mateo County Area Median Income: \$149,600	Acutely Low	15,700	17,950	20,200	22,450	24,250	26,050	27,850	29,650
	Extremely Low	38,400	43,850	49,350	54,800	59,200	63,600	68,000	72,350
	Very Low-Income	63,950	73,100	82,250	91,350	98,700	106,000	113,300	120,600
	Low-Income	102,450	117,100	131,750	146,350	158,100	169,800	181,500	193,200
	Median-Income	104,700	119,700	134,650	149,600	161,550	173,550	185,500	197,450
	Moderate-Income	125,650	143,600	161,550	179,500	193,850	208,200	222,600	236,950

Source: California Department of Housing and Community Development (HCD).

- **Jobs/Housing Balance:** This refers to the ratio of the number and types of jobs in a community with the availability and affordability of housing. There are three different measures that can be used: 1) jobs-households ratio; 2) jobs-housing units ratio; and 3) jobs-employed residents ratio. Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). An appropriate balance is commonly thought to be between 1.0 to 1.5 jobs for every housing unit. However, the issue is more complex when a community strives to reduce in-commuting and provide a more suitable fit of jobs to local residents. Other factors include the types of jobs and the salaries paid, number of employed people in the community, affordability of housing relative to the income of people working in local jobs, and household size and income. Affordable housing strategies strive to create opportunities for local workers, especially those employed in service and retail jobs, to find local housing which fits their household needs in terms of type, affordability, amenities, and location. According to the U.S. Census Bureau's Longitudinal Employer-Household Dynamics data, Foster City has a jobs/employed residents ratio of approximately 1.16 (20,090 jobs and 17,347 employed residents); Foster City is a net importer of workers.
- **Low-Income Households:** Households earning 50% to 80% of the median household income, adjusted for family size, are considered low-income. As of June 2021, a family of four earning between \$91,350 and \$146,350 per year in San Mateo County was considered low-income.
- **Lower-Income Households:** Households earning up to 80% of area median-income, adjusted for family size, are considered lower-income. Lower-income is used to include extremely low-, very low-, and low-income households.
- **Median Household Income:** The middle point at which half of the households earn more and half earn less. Income limits are updated annually by the HUD for San Mateo County. For many State and local programs, HCD income eligibility limits are used. HCD income limits regulations are similar to those used by HUD. In 2021, the HCD median household income for a family of four in San Mateo County was \$149,600.
- **Moderate-Income Households:** Households earning 80% to 120% of the median household income, adjusted for family size, are considered moderate-income. As of June 2021, a family of four earning between \$149,351 and \$179,500 per year was considered moderate-income.
- **Overpayment for Housing or Cost Burden:** HUD considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In Foster City, 18% of households spend 30% to 50% of their income on housing, while 13.3% of households are severely cost burdened and use the majority of their income for housing.
- **Persons per Household:** Average number of persons in each household.
- **Regional Housing Needs Allocation (RHNA):** Within each Housing Element, the State mandates that local governments plan for their share of the region's housing need for all income categories. For the 2023–2031 Housing Element Update, the Association of Bay Area Governments allocated the following RHNA for Foster City:

TABLE 2: REGIONAL HOUSING NEEDS ALLOCATION (RHNA) FOR FOSTER CITY: 2023–2031

Income Group	Foster City Units
Very Low-Income (<50% of AMI)	520
Low-Income (50% to 80% of AMI)	299
Moderate-Income (80% to 120% of AMI)	300
Above Moderate-Income (>120% of AMI)	777
Total	1,896

Source: Association of Bay Area Governments.

- **Residential Care Facilities:** There are a variety of residential care facilities that address the needs of special segments of the population, including special care for the chronically ill, seniors, special need adults or youths, etc. The California Department of Social Services, Community Care Licensing Division, issues licenses for residential facilities that provide 24-hour non-medical care for children, adults, and the elderly.
- **Senior Housing.** Defined by California Housing Element law as projects developed for and used as housing for senior citizens. Senior housing is based on: 1) if HUD has determined that the dwelling is specifically designed for and occupied by elderly persons under a Federal, State or a local government program; 2) if it is occupied solely by persons who are 62 or older; or 3) if it houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older. Under Federal law, housing that satisfies the legal definition of senior housing or housing for older persons described above can legally exclude families with children.
- **Supportive Housing.** Defined by California Housing Element law as permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. This housing type targets persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition; or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) or the Welfare and Institutions Code). This type of housing has no limit on length of stay and is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- **Transitional Housing.** Defined by California Housing Element law as buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than 6 months. The time limits on transitional housing are intended to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional apartment for up to 2 years while receiving supportive services that enable independent living.
- **Very Low-Income Households:** Households earning up to 50% of the area median household income, adjusted for family size, are considered very low-income. As of June 2021, a family of four

earning between \$54,800 and \$91,350 per year in San Mateo County would be considered very low-income.

- **Workforce Affordable Housing:** According to the Urban Land Institute (ULI), workforce housing is defined as housing affordable to households earning between 60 and 120 percent of area median-income. The term is also used to generally refer to housing that is affordable to the workforce in the community who is earning a moderate-income or below.

APPENDIX H | LINKS TO ACTIONS TAKEN TO IMPLEMENT PROGRAMS OF THE HOUSING ELEMENT PROGRAM IMPLEMENTATION PRIOR TO AND UPON ADOPTION OF HOUSING ELEMENT

<u>ORDINANCE OR RESOLUTION</u>	<u>DATE ADOPTED</u>	<u>AMENDED</u>	<u>LINK</u>	<u>PAGES</u>
<u>Resolution No. -2022-138</u>	<u>12/5/22</u>	<u>Amend Land Use Element: Town Center Land Use Designation</u>	<u>https://engagefostercity.org/13162/widgets/39130/documents/43002</u>	<u>4</u>
<u>Resolution No. -2023-3</u>	<u>1/9/23</u>	<u>Amend preferences for tenant selection for Existing Unit Purchase Program</u>	<u>https://engagefostercity.org/13162/widgets/39130/documents/39774</u>	<u>3</u>
<u>Ordinance 657</u>	<u>1/17/23</u>	<u>Amend Municipal Code Chapters:</u> <u>17.18 R-3</u> <u>17.20 R-4</u> <u>17.26 C-2</u> <u>17.36 PD</u> <u>17.94 By Right Housing Overlay</u> <u>17.12 R-1</u> <u>17.14 R-2</u> <u>17.16 R-T</u> <u>17.22 C-0</u> <u>17.24 C-1</u> <u>17.28 C-M</u> <u>17.55 Replacement Units</u> <u>17.70 Non-conformity Uses</u> <u>17.78 Accessory Dwelling Units</u>	<u>https://engagefostercity.org/13162/widgets/39130/documents/39962</u> <u>Redline of Exhibits A - Q:</u> <u>https://engagefostercity.org/13162/widgets/39130/documents/43018</u>	<u>76</u> <u>REDLINE:</u> <u>70</u>

APPENDIX H: LINKS TO ACTIONS TAKEN TO IMPLEMENT PROGRAMS OF THE HOUSING ELEMENT

<u>ORDINANCE OR RESOLUTION</u>	<u>DATE ADOPTED</u>	<u>AMENDED</u>	<u>LINK</u>	<u>PAGES</u>
		<u>17.82 Emergency Shelters</u>		
<u>Ordinance 658</u>	<u>1/17/23</u>	<u>Amend Zoning Map: RHNA 5 Sites</u>	https://engagefostercity.org/13162/widgets/39130/documents/39346	<u>12</u>
<u>Ordinance 660</u>	<u>1/17/23</u>	<u>Rescind Municipal Code Chapter 17.56 Floor Area Standards</u>	https://engagefostercity.org/13162/widgets/39130/documents/39347	<u>5</u>
<u>Resolution No. -2023-48</u>	<u>5/22/23</u>	<u>Certify Final EIR</u>	https://engagefostercity.org/13162/widgets/39130/documents/43001	<u>72</u>
<u>Resolution No. -2023-49</u>	<u>5/22/23</u>	<u>Adopt Housing Element; amend Land Use Element descriptions; and amend land use designations for Foster's Landing and 1601 Beach Park Blvd.</u>	https://engagefostercity.org/13162/widgets/39130/documents/43000	<u>122</u>
<u>Ordinance 664</u>	<u>6/5/23</u>	<u>Amend Zoning Map: Eaves, Foster's Landing, 1601 Beach Park Blvd.</u>	https://engagefostercity.org/13162/widgets/39130/documents/46100	<u>8</u>
<u>Ordinance 665</u>	<u>6/5/23</u>	<u>Amend Zoning Map: 1010 Metro Center Blvd.</u>	https://engagefostercity.org/13162/widgets/39130/documents/46101	<u>8</u>
<u>Ordinance 666</u>	<u>6/5/23</u>	<u>Amend Municipal Code Chapters: 17.14 R-2 17.82 Emergency Shelters</u>	https://engagefostercity.org/13162/widgets/39130/documents/46102	<u>14</u>
<u>Ordinance 669</u>	<u>10/2/23</u>	<u>Amend Municipal Code Chapter 17.78 Accessory Dwelling Units</u>	https://engagefostercity.org/13162/widgets/39130/documents/48424	<u>9</u>
<u>Ordinance 670</u>	<u>10/2/23</u>	<u>Amend Municipal Code Chapter 17.86 Density Bonuses</u>	https://engagefostercity.org/13162/widgets/39130/documents/48423	<u>6</u>
<u>P-13-23 Ordinance 671</u>	<u>10/19/23 12/18/23</u>	<u>Amend Chapter 17.90 BMR Housing</u>	https://engagefostercity.org/13162/widgets/39130/documents/50563	<u>27</u>

Table of Contents

Introduction

List of Ordinances and Resolutions—available at: <https://engagefostercity.org/housing-element>

~~Ordinance 657—Zoning Text Amendments~~

~~Ordinance 657—Redline of Exhibits A through Q~~

~~Ordinance 658—Zoning Map Amendments~~

~~Ordinance 660—Rescind Chapter 17.56~~

~~Resolution No. 2022-138—General Plan Amendment to Town Center~~

~~Resolution No. 2023-3—Amend Preferences for Existing Unit Purchase Units~~

~~Resolution No. 2023-48—Certifying EIR, Adopting Findings, and Adopting SCAMMRP~~

~~Resolution No. 2023-49—General Plan Amendments to Adopt Housing Element and Amend Land Use and Circulation Element~~

~~Draft Ordinance—Zoning Map Amendments~~

~~Draft Ordinance—Zoning Map Amendment for 1010 Metro Center Boulevard~~

~~Draft Ordinance—Zoning Text Amendments for Chapters 17.14 and 17.82~~

Introduction

In January 2023, the City undertook certain actions including adoption of Ordinances and resolutions to comply with obligations for housing sites identified in the Sites Inventory in the RHNA 5 Housing Element and implement policies and programs contained in the Draft RHNA 6 Housing Element for 2023-2031.

~~Ordinance 657, Exhibits A and B: Rezone R-3 RHNA 5 Sites to R-4, Add New Chapter 17.94 By-Right Development and Ordinance 658: Rezone R-4 RHNA 5 Sites to Allow By-Right Development~~

Description. Any site that is included in the Sites Inventory in both the current (RHNA 5) and proposed (RHNA 6) Housing Element must either be “up-zoned” (meaning zoned for a higher intensity of use) or rezoned to allow for “by right” development of housing at specific densities if the project includes at least 20% of its units as affordable to lower income (very low and low income) households. “By-right” development means that the use is allowed by right, and does not need discretionary review, but does not preclude the imposition of objective design review standards (HCD Housing Element Site Inventory Guidebook, 6/10/2020, p. 12. <https://www.hcd.ca.gov/community-development/housing-element/docs/sites-inventory-memo-final06102020.pdf>). Substantial work on new Multi-Family Objective Design Standards took place in 2021 and will be completed in 2023 following adoption of the Housing Element. (See <https://designstandardsfostercity.org/> for additional information.)

There are six (6) sites identified in both the RHNA 5 housing element that are also included in the RHNA 6 Draft Housing Element. The RHNA 6 Draft Housing Element proposes a zoning map amendment to either up-zone or apply an overlay for by-right development to these sites:-

Table H-1: Zoning Map Amendments for RHNA 5 Sites

APPENDIX H: LINKS TO ACTIONS TAKEN TO IMPLEMENT PROGRAMS OF THE HOUSING ELEMENT

Site Name	APN	Address	Old Zoning	New Zoning
Harbor Cove	094-470-420	900 E. Hillsdale Blvd.	R-3	R-4/PD
Franciscan	094-091-020	888 Foster City Blvd.	R-3/AHO	R-4/PD/AHO
Sand Cove	094-470-160	777 Shell Blvd.	R-3/PD/AHO	R-4/PD/AHO
Lagoons	094-472-010	611 Bounty Dr.	R-3/PD/AHO	R-4/PD/AHO
Beach Cove	094-320-040 094-330-010	699-703 Catamaran St.	R-4/PD/AHO	R-4/PD/AHO/ BRHO (with By Right Overlay for development with 20% lower income)
Shadow Cove	091-312-420	1055 Foster City Blvd.	R-4/PD/AHO	R-4/PD/AHO/ BRHO (with By Right Overlay for development with 20% lower income)

Source: Foster City Community Development Department

All six sites are designated Apartment Residential on the Land Use Map of the General Plan. As described in the Land Use Element of the General Plan, Apartment Residential allows densities of 20-35 units per acre, with additional density above the density ranges pursuant to Density Bonus Law and other incentives. The General Plan Land Use Map designation for the sites will remain Apartment Residential. The zoning of a city generally must be consistent with its General Plan (Cal. Gov. Code Section 65860). With the zoning text amendment described below, both R-3 and R-4 zoning now allow up to 35 units/acre, giving them equal density potential. The difference in height allowance between the two zones is 7 feet, which is a minor change.

State Law Requirement. Government Code Section 65583.2 contains the requirements for the Sites Inventory. HCD's Site Inventory Guidebook provides guidance for complying with these requirements. The Guidebook notes on p. 11 that for sites that have been rezoned to allow a higher density and therefore increasing potential housing capacity of the site, they can be considered a "new" site for the purposes of the housing element inventory. This avoids the requirement for a "by right" process for reused sites.

Ordinance 657, Exhibit A and B: Amendments to R-3 and R-4 for Consistency with General Plan Minimum and Maximum Densities

Description. Chapters 17.18 R-3 Medium Density Multiple Family Residence District and 17.20 R-4 High Density Multiple Family Residence District is modified to more clearly reflect the allowed densities described in the General Plan. The General Plan allows for densities of 15-35 units/acre for sites designated Condominium Residential, and for 20-35 units/acre for sites designated Apartment Residential. These densities are reflected in the "Area, bulk, yard and height regulations" table present in each zoning chapter.

APPENDIX H: LINKS TO ACTIONS TAKEN TO IMPLEMENT PROGRAMS OF THE HOUSING ELEMENT

In R-3, the Minimum Lot Area Per Dwelling Unit column is revised from 2,190 to 1,244 square feet, to correctly reflect the maximum density of 35 units/acre, and a Maximum Lot Area Per Dwelling Unit column has been added, with 2,178/2,904 square feet shown, to reflect the minimum densities of 15 units/acre for condominiums and 20 units/acre for apartments, respectively.

In R-4, the Minimum Lot Area Per Dwelling Unit column has been updated from 1,245 to 1,244 square feet, to correctly reflect the maximum density of 35 units/acre, and a Maximum Lot Area Per Dwelling Unit column has been added, with 2,178/2,904 square feet shown, to reflect the minimum densities of 15 units/acre for condominiums and 20 units/acre for apartments.

State law requirement: As noted above, Government Code Section 65860 generally requires that the zoning be consistent with the General Plan. In addition, Government Code Section 65589.5(j)(4) of the Housing Accountability Act, as amended in 2018, states in part:

A proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project (Cal. Gov. Code § 65589.5(j)(4)).

Resolution 2022-138: General Plan Amendment to Town Center and Ordinance 657, Exhibit C: Amend C-2 to Allow Mixed Use and Establish Allowed Densities

Description: The Commercial Housing Opportunity Site at 1010 Metro Center was identified by the Housing Element as a site for future housing. The site is within the boundaries of the General Plan land use designation of Town Center Commercial and is zoned C-2 General Business District. The language in the Town Center Commercial designation in the Land Use Element was modified by Resolution No. 2022-138 to accommodate requests to allow R&D uses and at the same time clarify that residential uses are allowed in Town Center and to specify allowed densities.

The C-2 District does include the following as a conditional use: "F. Any permitted use in any residential (R) districts" but does not specify allowed densities. Chapter 17.26 C-2 General Business District is proposed to be modified to allow only R-3 and R-4 residential uses in future development. Two columns are added to the chapter's Area, bulk, yard and height regulations table for Minimum and Maximum Lot Area Per Dwelling Unit (2,904 and 544 respectively) to reflect a density range of 15-60 units/acre. This reflects the existing allowed densities in the C-2 District, including:

Metro Senior Apartments: 60 units/acre

Citypark Townhouses 26 units/acre

Cityhomes East and Cityhomes West: 15 units/acre

The language in the Draft Housing Element is adjusted to clarify that the 1010 Metro Center Boulevard site is designated for commercial or a mix of commercial and residential uses.

State Law Requirement: Government Code Section 65583(a)(3) requires that cities demonstrate they have adequate sites to meet their housing obligations. Sites can be located in both residential and mixed-use zones. Government Code Section 65583.2(a)(3) includes "residentially zoned sites..." and "sites zoned for nonresidential use that can be redeveloped for residential use..." This change, combined with Item 4 below, will provide consistency between the General Plan Land Use designations and the zoning for the densities allowed in the mixed-use designations.

APPENDIX H: LINKS TO ACTIONS TAKEN TO IMPLEMENT PROGRAMS OF THE HOUSING ELEMENT

Ordinance 657, Exhibit D: Update Planned Development Process

Description. The old Planned Development (PD) process required that a General Development Plan (GDP) is established by a zoning map amendment by City Council Ordinance and the Specific Development Plan/Use Permit (SDP/UP) to be approved by Planning Commission Resolution. The GDP is the more general framework for the development and the SDP/UP include the more specific site plan, building architecture, and landscape planning. In order to facilitate residential development and in an effort to address HCD's guidance for Sites Inventory that provides that to be considered "suitable for residential development if zoned appropriately and available for residential use during the planning period," the zoning code amendment changes the process for housing developments to have their GDP approved by City Council Resolution instead of by Ordinance. This eliminates the need for a zoning amendment, but still provides for review by both the Planning Commission and City Council.

State Law Requirements. Government Code Section 65583.2(a) includes a list of types of sites that can be considered "land suitable for residential development," including but not limited to sites zoned for residential use and sites zoned for nonresidential use that can be redeveloped for residential use. The amendment eliminate the need for an additional zoning ordinance to redevelop sites in a PD District with housing.

Ordinance 657 and Ordinance 660: Minimize Zoning Constraints

Description. Two constraints were identified for immediate removal in the Housing Element: floor area standards and manufactured homes. The first constraint, floor area standards, establishes minimum sizes for each type and size of dwelling unit. By requiring larger units, this standard prevents the development of smaller units, which are inherently more affordable. Removal of this constraint in Chapter 17.56 is also mentioned in the previous Housing Element for 2015-2023 in Housing Program H-D-g-d. To remove this constraint, Chapter 17.65 Floor Area Standards is rescinded (Ordinance 660), along with all references to the chapter throughout the code (Ordinance 657).

The second constraint revolves around manufactured homes, building materials and types, and the evolution of the construction industry. Many new types of manufactured and factory built homes have been developed, and State law has changed to incorporate them. In order to stay consistent with State law and ensure homes of all sizes and construction types are encouraged, the following changes are made:

In Chapter 17.04 Definitions, "Mobilehome" is rescinded, to be replaced with "Manufactured Home" (see Exhibit F of Ordinance 657).

In Chapter 17.12 R-1 Single Family Residence District, new language describing factory built and manufactured homes is inserted (see Exhibit G of Ordinance 657).

The new language in R-1 clarifies that modular or factory built homes should be considered the same as any other construction type and lists the federal regulations which apply to manufactured homes when they are used as permanent dwellings.

State Law Requirements. Government Code Section 65583(a)(5-6) requires that the Housing Element include a discussion of the factors that present constraints to the maintenance, improvement, or development of housing for all income levels and for persons with disabilities.

Government Code Section 65852.3 requires that manufactured homes on a foundation system be allowed on lots zoned for conventional single-family dwellings.

Ordinance 657, Exhibit N: Replacement Unit Requirements

Description. State law requires that each jurisdiction have a policy of "no net loss," meaning that the total count of residential units in the jurisdiction shall not be reduced, even when housing units are demolished or altered. In these cases, new units must be built as replacement units.

APPENDIX H: LINKS TO ACTIONS TAKEN TO IMPLEMENT PROGRAMS OF THE HOUSING ELEMENT

~~The focus of this policy is on affordability and ensuring that affordable units are not replaced with market rate units. To this end, the replacement provisions of the policy must state that all lower income (very low and low income) units shall be replaced at the same level of affordability.~~

~~A new chapter is added comply with these requirements, Chapter 17.55 Replacement Units.~~

~~State Law Requirements. Government Code Section 65915 contains density bonus provisions and includes affordability provisions for replacement units in subdivision (c)(3) that replacement units shall match the proportion of lower income renter households previously existing at the site and if the proportion is not known, it shall be rebuttably presumed that the proportion of lower income renter households is the same as the Housing and Urban Development (HUD) data for the jurisdiction.~~

~~Government Code Section 66300(d) of the Housing Crisis Act of 2019 references the requirements in 65915 and includes requirements for replacement units, relocation benefits, and existing tenants' right of first refusal for a comparable unit in the new development.~~

~~Ordinance 657, Exhibit P: Accessory Dwelling Units (ADUs)~~

~~Description. The California state legislature has made changes to the State ADU laws for many years running. The updates simply bring the City's ADU ordinance into compliance with the most recent updates and changes. Changes focus on the following areas:~~

~~Attached ADUs were limited to 16 feet in height, now revised to 25 feet or the primary dwelling height, whichever is lower.~~

~~Where ADUs are located within ½ mile of a major transit stop or on a lot with a multi-family multi-story dwelling, it shall not exceed 18 feet, with exceptions.~~

~~Any properties with ADUs built or developed by a nonprofit corporation, as defined, may qualify to be sold or conveyed separately from the primary residence.~~

~~If a local agency has not acted upon the completed application for an ADU within 60 days, the application shall be deemed approved.~~

~~Various minor clarifications.~~

~~State Law Requirements. California Government Code Section 65852.2 et seq. contains the regulations pertaining to ADUs. New legislation regarding ADUs has been adopted each year since 2016. Staff also used the Accessory Dwelling Unit Handbook Updated July 2022 published by HCD to review the recent legislation.~~

~~Ordinance 657, Exhibits F and G: Employee Housing Act~~

~~Description. The Employee Housing Act requires that all jurisdictions allow for the provision of employee housing for six or fewer employees. Employee housing of this size must be permitted where single family housing is permitted, without any additional permitting or regulation requirements. Two changes are proposed to meet this requirement: 1) the addition of Employee Housing to Chapter 17.04 Definitions (see Exhibit F), and the addition of Employee Housing to the permitted uses listed in Chapter 17.12 R-1 Single Family Residential District (see Exhibit G).~~

~~State Law Requirements. California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single family use. Other provisions of the Employee Housing Act apply to larger employee housing uses, which are deemed agricultural uses and therefore not relevant to Foster City.~~

~~Ordinance 657, Exhibits F, K, M, and Q: Low Barrier Navigation Center~~

APPENDIX H: LINKS TO ACTIONS TAKEN TO IMPLEMENT PROGRAMS OF THE HOUSING ELEMENT

Description. Low Barrier Navigation Centers are homeless shelters that focus on moving clients into permanent housing, providing services, and presenting as few barriers to their use as possible. State law requires that they be allowed by right in areas zoned for mixed-use and non-residential zones permitting multi-family uses. In order to comply with state law, changes to the zoning code include:

The addition of "Navigation Center, Low Barrier" to Chapter 17.04 Definitions (see Exhibit F).

The addition of Low Barrier Navigation Centers to the list of uses permitted by right in the C-1 Neighborhood Business District zone (see Exhibit K).

The addition of Low Barrier Navigation Centers to the list of uses permitted by right in the P-F Public Facilities District zone (see Exhibit M).

The addition of text describing Low Barrier Navigation Centers, their development standards and requirements, permitting, processes, and definitions specific to their use, to Chapter 17.82 Emergency Shelters (see Exhibit Q).

State Law Requirements. Government Code Section 65660 (added by AB 101 in 2019) requires a Low Barrier Navigation Center (LBNC) be a use by right in areas zoned for mixed-use and nonresidential zones permitting multi-family uses if it meets specified requirements.

Ordinance, Exhibits F and Q: Supportive Housing

Description. Supportive Housing is housing with no limit on length of stay that is linked to on- or off-site services that assist residents in retaining housing, improving health, and maximizing residents' ability to live and work in the community. State law requires that supportive housing be allowed by right in zones where multi-family and mixed uses are permitted, including in non-residential zones. In order to comply with state law, changes to the zoning code includes the addition of text describing Supportive Housing (see Exhibit F), their development standards and requirements, permitting, processes, and definitions specific to their use, to the existing provisions in Chapter 17.82 Emergency Shelters (see Exhibit Q).

State Law Requirements. Government Code Section 65651 (added by AB 2162) requires that supportive housing shall be a use by right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses. The regulation requires a local government to approve, within statutory timelines, a supportive housing development that complies with specified criteria.

Resolution No. 2023-3: Existing Unit Purchase Program Opportunities for Supportive Housing

Description. The City has an Existing Unit Purchase Program, created in 1997 pursuant to the Community Development Agency's Affordable Housing Strategic Plan, with the goal of acquiring existing residential units to provide affordable rental housing for larger families. The City now owns six units that are rented to very low- and low-income families as part of this program. As part of this program, the City established a preference order for tenants of the units.

The Housing Element has identified a need for supportive housing, especially for persons with disabilities, due to compounding issues such as low income, racial discrimination, need for supportive services, and/or other factors. The adopted change to the Existing Unit Purchase Program adjusts the preferences, so that when vacancies occur, supportive housing providers would have an opportunity to propose renting the unit to provide supportive housing for people with disabilities. If no acceptable proposals are received, then the unit would continue to be rented to very low- and low-income households. The Program is modified via City Council Resolution.

State Law Requirements. Government Code Section 65583(a)(7) requires an analysis of special housing needs. Section 65583(c)(3) requires the jurisdiction where appropriate and legally possible, remove governmental constraints to housing, including housing for persons with disabilities.