

SUMMARY OF REVISIONS TO THE ADOPTED HOUSING ELEMENT IN RESPONSE TO HCD COMMENTS

Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit
<b>Policies and Programs</b>					
General				<p>The City is entirely the highest resource category in access to opportunity and consists of households with the highest median income category. These conditions and circumstances warrant significant and robust actions (not limited to the RHNA) to promote housing mobility and increase housing choices and affordability throughout the City, including in lower-density neighborhoods. While the element includes some programs to promote housing mobility, it should add geographic targeting and numeric targets to existing programs and consider additional actions that are significant and meaningful.</p> <p>For example, some Programs that should include geographic targeting and numeric targets or metrics include Programs H-A-3-a (Technical Assistance), H-A-5-b (Funding for Affordable Housing), H-C-4-a (Rental Assistance), H-D-1-a (Housing Opportunity Areas), H-D-2-a (Re-use of Commercial Sites), H-D-4-b (Accessory Dwelling Units), H-D-5-a (School Sites), H-D-5-b (Religious Owned Sites) and H-E-1 (More and Existing Affordable Housing), H-E-6-a (Housing Sharing). Examples of additional actions include creating more housing choices and affordability in single-family neighborhoods beyond complying with law (e.g., SB 9, accessory dwelling units), targeting funding, more than one junior accessory dwelling unit per single family structure and enhancing capacity and increased densities.</p> <p><b><u>HCD Comment Letter 7/25/23, #3</u></b></p> <p>Add geographic targeting and metrics: H-A-3-A – Add geographic targeting and metric H-D-1-a – Add metric H-D-2-a – Add metric H-D-4-b – Increase metric H-D-5-a – Add metric H-D-5-b – Add metric H-E-1 – Add metric <u>(HCD informal review 9/18/23, #9)</u></p> <p>H-D-3-A – Add geographic targeting H-D-1 – Add metric H-D-2-a– Add metric H-D-4-b– Add metric H-D-5-a– Add metric H-D-5-b– Add metric <u>(HCD informal review 10/17/23, #2)</u></p>	See specifics below for added geographic targeting and metrics for programs and policies

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				H-D-3-a (planned development process) – should add geographic targeting (e.g., citywide) H-D-1 (housing opportunity) and H-D-2-a (commercial reuse) – metrics could include number of units or sites H-D-4-b (ADU finance) – metric should be quantified (e.g., total/estimated number of ADUs to be financed) H-D-5-a (school sites) and H-D-5-B (religious sites) – metrics could include projected unit capacity H-E-10-a (housing mobility) – objective increase could include other program actions, addition of rezoning as alternative action needed  (HCD informal review 10/19/23)	
H-A-1-b	HE-79	HE-81	No Net Loss/Development Pipeline Monitoring.	Add mid-term evaluation	Added 2027 mid-term evaluation of effectiveness and making of adjustments in strategies to achieve quantified objectives by 2031.  <i>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</i>

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					<p>65863(b)(1). No later than December 2023, the <u>City</u> 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 <u>City</u> will monitor and report on the "no net loss" requirement on an annual basis with the Annual Progress Report. The procedure will monitor:</p> <ol style="list-style-type: none"><li>1) Unit count and income/affordability assumed on parcels included in the sites inventory as proposed projects, vacant, and underutilized sites.</li><li>2) Actual units constructed and income/affordability when parcels are developed.</li><li>3) Net change in capacity and income/affordability and a summary of remaining capacity and income/affordability in meeting the City's remaining RHNA.</li><li>4) Within one year of report on the "no net loss", if necessary, <u>make adjustments</u> (e.g., incentives, rezonings, etc.) or identify additional sites.</li></ol> <p>4)5) In 2027 conduct a mid-term evaluation of the effectiveness of strategies in promoting housing opportunities throughout the <u>City</u>, 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.</p> <p>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; <u>2027 mid-term evaluation</u> Performance Metric(s): Maintenance of Sites Inventory sufficient to accommodate the RHNA Funding Source: General Fund</p>

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H-A-3-a	HE-81	HE-83	<b>Technical Assistance to Non-Profits</b>	<p>some Programs that should include geographic targeting and numeric targets or metrics (HCD, 7/25/23, #3)</p> <p>H-A-3-a should commit to how often outreach will occur (e.g., annually) (HCD, 9/18/23, #8)</p>	<p><u>H-A-3-a</u> <b>Technical Assistance to Non-Profits.</b> 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.</p> <p>Responsible Agency: Community Development Department, City Attorney  Timeframe: Update City's BMR Administrative Guidelines and post on the City's website by December 2024; 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</p>
H-A-5	HE-82	HE-84	Funding for Housing Programs		<p>Dropped "secure" from title</p> <p><b>H-A-5</b> <del>Secure</del> <b>Funding for Housing Programs.</b> Identify and/or develop sources of funding for affordable housing programs.</p>
H-A-5-b	HE-83	HE-85	<b>Local, State and Federal Funding for Affordable Housing</b>	<p>some Programs that should include geographic targeting and numeric targets or metrics (HCD, 7/25/23, #3)</p>	<p><u>H-A-5-b</u> <b>Local, State and Federal Funding for Affordable Housing.</b> Monitor the availability of and apply for local, state or federal funding sources that could be used to provide funding for affordable housing programs.</p> <p>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</p> <p>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.</p>
H-A-5-e (new)	HE-83	HE-85	<b>NOFAs for Affordable Housing.</b>		<p><u>H-A-5-e</u> <b>NOFAs for Affordable Housing.</b> Develop a funding program and outline criteria objectives affordable housing developers to apply for Notices of Funding Availability (NOFAs) funded by the City's Affordable Housing Funds.</p> <p>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</p>

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H-C-4-a	HE-90	HE-90	Rental Housing Assistance Information	some Programs that should include geographic targeting and numeric targets or metrics (HCD, 7/25/23, #3)	<p><u>H-C-4-a</u> <b>Rental Housing Assistance Information.</b> 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</p> <p>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.</p> <p>Responsible Agencies: Community Development Department</p> <p>Timeframe: Update website by December 2023 and then annually</p> <p>Quantified objectives: Increase the number of voucher holders by 2 per year</p> <p>Performance Metric(s): Number of housing vouchers used in Foster City</p> <p>Funding Source: General Fund</p> <p><u>Geographic Targeting: Promote programs to expand housing choices in single-family areas.</u></p>
H-D-1-a	HE-91	HE-93	Selection of Housing Opportunity Areas	some Programs that should include geographic targeting and numeric targets or metrics (HCD, 7/25/23, #3)	<p>Funding Source: General Plan Maintenance Fund</p> <p><u>Geographic Targeting: Promote programs to expand housing choices in single-family areas.</u></p>
H-D-2-a	HE-93	HE-95	Potential Re-Use of Commercial Sites	<p>some Programs that should include geographic targeting and numeric targets or metrics (HCD, 7/25/23, #3)</p> <p>Add metric re: reading out to commercial site owners – minimum 1 owner/year (HCD, 10/17/23, #2)</p>	<p>Timeframe: <u>Rezone 1010 Metro Center Boulevard by December 2023;</u> 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.</p> <p><u>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</u></p> <p>Funding Source: General Plan Maintenance Fund</p> <p><u>Geographic Targeting: Promote programs to expand housing choices adjacent to single-family areas.</u></p>

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H-D-3-a	HE-93	HE-95	<b>Update Planned Development Process</b>	<p>Add geographic targeting</p> <p>H-D-3-a (planned development process) – should add geographic targeting (e.g., citywide) (HCD 10/19/23)</p>	<p><u>H-D-3-a</u> <b>Update Planned Development Process.</b> 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.</p> <p>Responsible Agency: Community Development Department, Planning Commission, City Council</p> <p>Timeframe: Implement program by December 2026</p> <p>Funding Source: General Plan Maintenance Fund</p> <p><b>Geographic Targeting: Citywide</b></p>
H-D-4-a	HE-94	HE-96	<b>ADUs</b>	<p>add geographic targeting</p>	<p><u>H-D-4-a</u> <b>ADUs.</b> 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.</p> <p>Responsible Agency: Community Development Department</p> <p>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.</p> <p>Quantifiable Objectives: 24 ADUs by 2031</p> <p>Funding Source: General Plan Maintenance Fund</p> <p><b>Geographic Targeting: Promote programs to expand housing choices in single-family areas.</b></p>
H-D-4-b	HE-94	HE-96	<b>ADU/JADU Financial Incentive Program</b>	<p>some Programs that should include geographic targeting and numeric targets or metrics (HCD, 7/25/23, #3)</p> <p>H-D-4-b (ADU finance) – metric should be quantified (e.g., total/estimated number of ADUs to be financed) (HCD 10/19/23)</p>	<p><u>H-D-4-b</u> <b>ADU/JADU Financial Incentive Program.</b> 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.</p> <p>Responsible Agency: Community Development Department</p> <p>Timeframe: Implement program by December 2024</p> <p>Quantifiable Objectives: <del>5-8</del> income-restricted ADU units <b>to be financed</b> by 2031 (included in 24 in H-D-4-a)</p> <p>Performance Metric(s): Number of restricted units produced; <u>amount</u> of incentives offered</p> <p>Funding Source: Affordable Housing Fund <b>and/or grant funds</b></p> <p><b>Geographic Targeting: Promote programs to expand housing choices in single-family areas.</b></p>



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H-D-4-c	HE-94	HE-96	<b>Preapproved ADU/JADU Designs and Expedited Review</b>	add geographic targeting	<p>target expanding choices in single family areas</p> <p><u>H-D-4-c</u> <b>Preapproved ADU/JADU Designs and Expedited Review.</b> 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 <u>Geographic Targeting: Promote programs to expand housing choices in single-family areas.</u></p>
H-D-4-d	HE-95	HE-97	<b>Improved Public Information on ADUs</b>	add geographic targeting	<p><u>H-D-4-d</u> <b>Improved Public Information on ADUs.</b> 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 <u>Geographic Targeting: Promote programs to expand housing choices in single-family areas.</u></p>
H-D-4-e	HE-95	HE-97	<b>Amnesty Program for Existing Unapproved ADUs</b>	add geographic targeting	<p><u>H-D-4-e</u> <b>Amnesty Program for Existing Unapproved ADUs.</b> 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 <u>Geographic Targeting: Promote programs to expand housing choices in single-family areas.</u></p>
H-D-4-f	HE-95	HE-97	<b>Objective Design Standards for ADUs</b>	Correct timeframe	Change timeframe from December 2023 to December 2024 to match timeframe noted in Table 2-3 and Table 3-1.

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H-D-4-h	HE-95	HE-97	<b>ADU Monitoring</b>	<p>In addition, Program H-D-4-h (Accessory Dwelling Unit (ADU) Monitoring) has been revised to monitor ADU production and affordability, but it should also identify additional alternative actions to be taken with discrete timing going beyond providing incentives if production and affordability is significantly less than anticipated. Examples include modification to development standards, fee waivers beyond state law and additional rezoning. (HCD 7/25/23, #1e)</p> <p>Specify mid-cycle review and incentives if not on target (HCD, 9/1/23)</p>	<p><u>H-D-4-h</u> <b>ADU Monitoring.</b> 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 <u>at the mid-cycle review in 2027, the City shall adopt additional incentives to facilitate ADUs and/or ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. Examples of incentives include:</u></p> <ul style="list-style-type: none"> <li>• <u>Fee waivers and reductions</u></li> <li>• <u>Annual exploration and pursuit of funding related to ADUs</u></li> <li>• <u>Increased financial incentives in addition to incentives in H-D-4-b</u></li> <li>• <u>Increased promotion of ADU resources in addition to promotion in H-D-4-d</u></li> <li>• <u>Priority processing and over the counter technical assistance</u></li> </ul> <p>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 <u>lower-income need targeted at 30% very low-income and 30% low-income</u>  Funding Source: General Fund</p> <p>Added H-D-4-I (see below)</p>
H-D-4-i (new)	HE-96	HE-98			<p><u>H-D-4-i</u> <b>Provide New Housing Choices and Affordability in High Opportunity Areas through Additional ADUs in R-1 Zoned Areas.</b> The City will amend Chapter 17.78 Accessory Dwelling Units to allow up to three ADUs per single-family lot. <u>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.</u></p> <p><u>Responsible Agency: Community Development Department</u>  <u>Timeframe: Amend Chapter 17.78 by December 2023</u>  <u>Funding Source: General Plan Maintenance Fund</u>  <u>Geographic Targeting: Promote programs to expand housing choices in single-family areas</u></p>
H-D-5-a	HE-96	HE-98	<b>School Sites</b>	<p>some Programs that should include geographic targeting and numeric targets or metrics (HCD, 7/25/23, #3)</p> <p>H-D-5-a (school sites) and H-D-5-B (religious sites) – metrics could include projected unit capacity (HCD 10/19/23)</p>	<p><u>H-D-5-a</u> <b>School Sites.</b> 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.</p> <p>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</p>



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					<p>Performance Metric(s): Adoption of zoning amendments; <u>Coordinate with the school district to implement and promote development of housing in conformance with AB 2295 by December 2024;</u> A minimum of two meetings held with public school districts and private schools <u>by December 2027</u>.</p> <p>Funding Source: General Fund</p> <p><u>Geographic Targeting: Promote programs to expand housing choices adjacent to single-family areas.</u></p>
H-D-5-b	HE-97	HE-978	<b>Religious and Nonprofit-Owned Sites</b>	<p>some Programs that should include geographic targeting and numeric targets or metrics (HCD, 7/25/23, #3)</p>	<p><u>H-D-5-b</u> <b>Religious and Nonprofit-Owned Sites.</b> 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.</p> <p>Responsible Agency: Community Development Department</p> <p>Timeframe: Amend zoning regulations by December 2024</p> <p><u>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;</u> 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.</p> <p>Funding Source: General Fund</p> <p><u>Geographic Targeting: Promote programs to expand housing choices adjacent to single-family areas.</u></p>
H-D-6-e	HE-98	HE-100	<b>Multi-Family Objective Design Standards</b>	<p>Programs: As noted above, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints. (HCD 7/25/23, #2b)</p> <p>Program H-D-6-e must include more specific commitments to revise lot size, lot width (R-3 and R-4), building coverage to ensure max densities, open green area requirements (15-30%), heights GP), setbacks (R-3 and R-4), and parking requirements. The program should also include specific language to revise standards to ensure there are no constraints on development including impacts on cost, supply, and ability to achieve maximum densities. (HCD 9/18/23, #5)</p>	<p><u>H-D-6-e</u> <b>Multi-Family Objective Design Standards.</b> 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 <u>to reduce of lot size, increase building coverage, revise setbacks, decrease open space green area</u> and other requirements to ensure the densities allowed by the General Plan can be achieved in compliance with the Housing Accountability Act.</p> <p>Responsible Agency: Community Development Department, Planning Commission, City Council</p> <p>Timeframe: Adopt objective design standards and amend zoning regulations by December 2023</p> <p>Funding Source: General Plan Maintenance Fund</p> <p>Note: Planning Commission public hearing on ODDS and related amendments is scheduled for 11/16 /23; City Council tentatively scheduled for 12/18/23.</p>

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H-E-1-b	HE-99	HE-101	New Units for City-Owned Affordable Housing Program	Explain how this expands housing choices; add geographic targeting	<p><u>H-E-1-b</u> <b>New Units for City-Owned Affordable Housing Existing Unit Purchase Program.</b> If funds are available, purchase existing older single-family or duplex units <b>or other units</b> 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.</p> <p>Responsible Agency: Community Development Department  Timeframe: as funds are available  Performance Metric(s): Number of units purchased <b>and made affordable</b> under the program  Funding Source: Affordable Housing Fund  <b>Geographic Targeting: Promote programs to expand housing choices in single-family areas.</b></p>
H-E-1-c	HE-99	HE-101	First-Time Homebuyer Program.	Expand performance metric; add geographic targeting	<p><u>H-E-1-c</u> <b>First-Time Homebuyer Program.</b> 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 <b>through the City's website, social media, and other means.</b></p> <p>Responsible Agency: Community Development Department  Timeframe: Continue to implement program <b>at least quarterly on the City's website, social media, and/or other means.</b>  <b>Quantified Objectives: Two (2) loans every four (4) years.</b>  Performance Metric(s): Number of loans granted  Funding Source: Affordable Housing Fund</p>
H-E-6-a	HE-103	HE-103	Home Sharing Program.	Add geographic targeting	<p><u>H-E-6-a</u> <b>Home Sharing Program.</b> 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.</p> <p>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  <b>Geographic Targeting: Promote programs to expand housing choices in single-family areas.</b></p>

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H-E-9-b	HE-103	HE-105	<b>SRO</b>	<p>Add more detail for allowing single room occupancy units (SROs)</p> <p><i>Single-Room Occupancy (SRO):</i> Program H-E-9-b clarifies which zones will allow for SROs; however, the Program should also provide specific commitment for how they will be permitted (e.g., by-right, conditionally, etc.) and establish or modify development standards to encourage the development of SROs. <b>(HCD 7/25/23, # 1d(ii))</b></p> <p>Some commitment to possible menu of actions to encourage development needed. (HCD 9/18/23, #3)</p>	<p><b><u>H-E-9-b</u></b> <b>Small Housing Units.</b> 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.</p> <p>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</p>
H-E-10 (new)	HE-103	HE-105	<b>Housing Mobility and Housing Choices.</b>	<p>Include a new policy &amp; program for housing mobility and housing choices – it can summarize other policies/programs</p>	<p><b><u>H-E-10</u></b> <b>Housing Mobility and Housing Choices.</b> 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.</p>

H-E-10-a (new)	HE-103	HE-105	<p><b>Improve Housing Mobility and Increase Missing Middle Housing Choices.</b></p> <p>Add a program summarizing programs to promote housing mobility and choices (HCD, 8/22/23)</p> <p>H-E-10-a with mid cycle review Add an additional land use strategy (e.g., missing middle) Increase objective for housing mobility (HCD 9/18/23, #7)</p> <p>Increase objective for housing mobility and alternative action should also include additional rezoning. (HCD 10/17/23, #1)</p> <p>H-E-10-a (housing mobility) – objective increase could include other program actions, addition of rezoning as alternative action needed (HCD 10/19/23)</p>	<p><b>H-E-10-a Improve Housing Mobility and Increase Missing Middle Housing Choices.</b> 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 missing middle housing (duplexes, triplexes, and fourplexes). Actions and strategies include:</p> <ul style="list-style-type: none"> <li>• <b>Accessory Dwelling Units:</b> Nine 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. See Programs H-D-4-a through H-D-4-h.</li> <li>• <b>Home Sharing Program:</b> 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.</li> <li>• <b>Institution-Owned Sites:</b> 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.</li> <li>• <b>Supportive Housing:</b> 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.</li> <li>• <b>Lower Income Homeowner Rehabilitation:</b> 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.</li> <li>• <b>Rental Housing Assistance Information:</b> 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.</li> <li>• <b>Amend Zoning Regulations to Facilitate Missing Middle Housing:</b> 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.</li> </ul>
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					<p><u>Responsible Agency: Community Development Department</u></p> <p><u>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 progress toward this</u></p> <p><u>quantified objective is not being met.</u></p> <p><u>Quantified Objectives:</u></p> <p><u>H-E-10-A: SUBSET OF QUANTIFIED OBJECTIVES BY PROGRAM TO IMPROVE HOUSING MOBILITY IN SINGLE-FAMILY AREAS (2023-2031)</u></p> <table><tr><th>Program</th><th>Very Low</th><th>Low</th><th>Moderate</th><th>Above Moderate</th><th>Total</th></tr><tr><td><u>New Construction</u></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>H-D-4-a ADUs (includes other programs under H-D-4)</td><td>7</td><td>7</td><td>7</td><td>3</td><td>24</td></tr><tr><td><u>Rehabilitation</u></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>H-B-2-a: Lower-Income Homeowner Rehabilitation Loans</td><td>9</td><td>9</td><td></td><td></td><td>18</td></tr><tr><td><u>Conservation</u></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>H-B-2-b: Facilitate Nonprofit Rehabilitation/Maintenance Assistance</td><td>6</td><td></td><td></td><td></td><td>6</td></tr><tr><td>H-C-4-a: Rental Housing Assistance Information</td><td>8</td><td></td><td></td><td></td><td>8</td></tr><tr><td>H-E-1-a: Existing Unit Purchase Program – Opportunities for Supportive Housing</td><td>1</td><td></td><td></td><td></td><td>1</td></tr><tr><td>H-E-6-a: House Sharing Program</td><td>20</td><td>20</td><td></td><td></td><td>40</td></tr><tr><td><u>Total</u></td><td>51</td><td>36</td><td>7</td><td>3</td><td>97</td></tr></table> <p><u>Source: Foster City Community Development Department.</u></p> <p><u>Funding Source: City Affordable Housing Fund/</u></p>	Program	Very Low	Low	Moderate	Above Moderate	Total	<u>New Construction</u>						H-D-4-a ADUs (includes other programs under H-D-4)	7	7	7	3	24	<u>Rehabilitation</u>						H-B-2-a: Lower-Income Homeowner Rehabilitation Loans	9	9			18	<u>Conservation</u>						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	<u>Total</u>	51	36	7	3	97
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H-F-1-i	HE-107	HE-109		In addition, as stated in HCD’s prior review, Program H-F-1-I (Community Care Facilities) must address spacing requirements as a constraint on housing for persons with disabilities. Please see HCD’s prior review for additional information. HCD 7/25/23, #2c)	The language about elimination spacing requirements was previously included in H-F-1-i.																																																																		

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					<p>▲ H-F-1-i <b>Community Care Facilities.</b> 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 approval certainty similar to other residential uses, and allow group homes in all residential zones.</p>
H-F-2-d	HE-108	HE-110	<b>Emergency Shelter Zoning</b>	<p>Emergency Shelters: While Programs H-F-2-d and H-F-2-e were revised with specific commitment to provide for objective development standards, the Programs must also include specific commitment to remove the 60-day maximum stay requirements, as stated in HCD’s prior review. (HCD 7/25/23, #1d(i))</p> <p>Spell out potential amendments needed to comply with AB 2339 (most or all of these have already been adopted).</p>	<p>H-F-2-d <b>Emergency Shelter Zoning.</b> 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 <b>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.</b></p> <p>Responsible Agency: Community Development Department Timeframe: Amend Chapter 17.82 <b>upon adoption of the Housing Element (see Appendix H) and eliminate limits on length of stay by DecemberMay 20243.</b> Performance Metric(s): Number of emergency shelters allowed Funding Source: General Plan Maintenance Fund</p>
<b>Sites Inventory</b>					
Sites Inventory and Appendix D: Housing Resources and Sites	HE-113 D-7 D-8 D-50 D-55	HE-115 D-7 D-8 D-52 D-56	Sites Inventory	<p>Realistic Capacity: As stated in HCD’s prior review, the element must provide substantial support for realistic capacity assumptions and demonstrate a significant history of developing at maximum densities. As part of this analysis, the element should denote all past multifamily developments by gross allowable density and whether there was use of any exceptions to allowable densities (e.g., state density bonus law, SB 35, etc.). Alternatively, the element could rescale assumptions (e.g., 80 percent of maximum allowable densities) or utilize minimum densities. (HCD 7/25/23, #1b)</p> <p>Given some recent development trends at less than 100 percent of max density and not utilizing SDBL 100 percent of the time, the element</p>	<p>Added language on p. D-7, including: <b>“The apartment developments built between 2002 and 2022 also illustrate the city’s commitment to allowing higher densities for this building type. The apartment developments total 1351 units on 28.5 acres for an average density of 47.4 units, well above the conservative 30-35 units per acre used as realistic capacity for new apartment units in the Apartment Residential designation in the Sites Inventory.”</b></p> <p>Added columns to Table 2 on p. D-8 to note built percent of allowed density and noted where exceptions were used.</p> <p><b>Included more detail about Foster’s Landing Phase 1 preliminary proposal on page D-50.</b></p> <p>References in multiple places to: 1) lowered RHNA5 sites &amp; Eaves to 90% of GP capacity (31.5 u/a), 2) left Harbor Cove at 91 units (93% of general plan capacity) because this was based on a lowered projection for redevelopment plus their proposal for <u>21</u> ADUs, and 3) projected Foster’s Landing at 80% of GP due to PG&amp;E Easement, and 4)</p>



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				should rescale realistic capacity assumptions (e.g., 90%) and could lump very low and low capacity. (HCD 9/18/23, #1)	<div>combined VL &amp; L, then we have a 16% buffer for VL/L and an 7% buffer for Moderate.</div> <div>Revised Sites Inventory in Table 17 (changed site capacity shown in yellow):</div> <table><tr><th>Site Name</th><th>EXTREME LY LOW</th><th>VERY LOW</th><th>LOW</th><th>MODERA TE</th><th>ABOVE- MODERA TE</th><th>TOTAL</th><th>Perce nt of GP Capaci ty</th></tr><tr><td colspan="8">Pipeline Projects:</td></tr><tr><td>Laguna Vista Condos</td><td></td><td></td><td></td><td></td><td>48</td><td>48</td><td></td></tr><tr><td>Workforce Apartments</td><td></td><td>5</td><td>12</td><td>5</td><td></td><td>22</td><td></td></tr><tr><td>ADUs Under Construction</td><td></td><td>2</td><td>1</td><td>1</td><td></td><td>4</td><td></td></tr><tr><td colspan="8">Proposed Projects:</td></tr><tr><td>Lantern Cove<sup>a</sup></td><td>14</td><td>14</td><td>25</td><td></td><td>303</td><td>356</td><td></td></tr><tr><td>Schooner Bay</td><td>26</td><td>26</td><td>45</td><td></td><td>549</td><td>646</td><td></td></tr><tr><td>Eaves Apartments MF ADUs</td><td></td><td>7</td><td>7</td><td>7</td><td>1</td><td>22</td><td></td></tr><tr><td colspan="8">Accessory Dwelling Units</td></tr><tr><td>ADUs</td><td></td><td>7</td><td>7</td><td>7</td><td>3</td><td>24</td><td></td></tr><tr><td colspan="8">RHNA 5 Sites</td></tr><tr><td>Franciscan Apts</td><td></td><td>21</td><td>14</td><td>14</td><td>32</td><td>81</td><td>90%</td></tr><tr><td>Sand Cove Apts</td><td></td><td>29</td><td>19</td><td>19</td><td>45</td><td>112</td><td>90%</td></tr><tr><td>The Lagoons Apts</td><td></td><td>33</td><td>22</td><td>22</td><td>51</td><td>128</td><td>90%</td></tr><tr><td>Beach Cove Apts</td><td></td><td>46</td><td>29</td><td>29</td><td>69</td><td>173</td><td>90%</td></tr><tr><td>Shadow Cove Apts</td><td></td><td>23</td><td>14</td><td>14</td><td>34</td><td>85</td><td>90%</td></tr><tr><td>Harbor Cove Apts</td><td></td><td>25</td><td>15</td><td>15</td><td>36</td><td>91</td><td>83%</td></tr><tr><td colspan="8">Other Residential Sites</td></tr><tr><td>Eaves Apartments</td><td></td><td>16</td><td>10</td><td>10</td><td>23</td><td>59</td><td>90%</td></tr><tr><td>Foster's Landing Apartments</td><td></td><td>236</td><td>154</td><td>154</td><td>363</td><td>907</td><td>80%</td></tr><tr><td colspan="8">Commercial Site to Allow Mixed Use</td></tr><tr><td>OSH</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td>30</td><td>18</td><td>22</td><td>41</td><td>111</td><td>29%</td></tr><tr><td colspan="8">Non-Residential Site to Rezone to Residential</td></tr></table>	Site Name	EXTREME LY LOW	VERY LOW	LOW	MODERA TE	ABOVE- MODERA TE	TOTAL	Perce nt of GP Capaci ty	Pipeline Projects:								Laguna Vista Condos					48	48		Workforce Apartments		5	12	5		22		ADUs Under Construction		2	1	1		4		Proposed Projects:								Lantern Cove <sup>a</sup>	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		RHNA 5 Sites								Franciscan Apts		21	14	14	32	81	90%	Sand Cove Apts		29	19	19	45	112	90%	The Lagoons Apts		33	22	22	51	128	90%	Beach Cove Apts		46	29	29	69	173	90%	Shadow Cove Apts		23	14	14	34	85	90%	Harbor Cove Apts		25	15	15	36	91	83%	Other Residential Sites								Eaves Apartments		16	10	10	23	59	90%	Foster's Landing Apartments		236	154	154	363	907	80%	Commercial Site to Allow Mixed Use								OSH										30	18	22	41	111	29%	Non-Residential Site to Rezone to Residential							
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Sites Inventory  Also See Appendix D)	D-7 D-17 D-18 D-20 D-21	D-8 D-17 D-18 D-20 D-21		Nonvacant Sites: The element must demonstrate the potential for redevelopment during the planning period for all identified sites, including those which do not have property owner interest. While the element explains that the Franciscan and Lagoons sites have similar characteristics as other nonvacant sites in the inventory, it also acknowledges that these sites do not have property owner interest to redevelop the sites during the planning period. The element should provide additional analysis to demonstrate the likelihood that these sites will redevelop in the planning period, including discussion of other indicators that the sites will redevelop in the planning period or remove and identify other sites. Based on the outcomes of this analysis, the element should add or modify programs to encourage redevelopment. For example, program(s) could commit to provide financial assistance, regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards." (HCD, 7/25/23, #1c)	<p>Discussed history of nonvacant site development at high densities in discussion of Recent Development Trends: Marlin Cove, Miramar, Pilgrim Triton – p. D-7.</p> <p>Added new section on “Indicators for Redevelopment of Nonvacant Sites” (p. D-17) and Table 4: <b>Summary of Site Indicators for Redevelopment</b> of indicators (p. D-19) for likely redevelopment in next 8 years: owner interest, age, % increase potential, land/improvement ratio, etc.; used colors to illustrate positive indicators; column showing “additional unit potential at General Plan density”.</p> <p>Added a section on “Additional Analysis of Two Sites Without Owner Interest” p. D-18</p> <p>Added a section on “Likelihood of Redevelopment of Nonvacant Sites” (D-20) including examples in Table 5, p. D-20</p> <p>Added info on “Likelihood of Construction post-Entitlements”; discussed likelihood of continuing – p. D-20</p> <p>Added a section on “City Initiatives to Encourage Redevelopment” to show policy/program actions. (p. D-21).</p>																																																																

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<b>Appendix B: AFFH</b>					
Appendix B	B-114	B-114			Made edits to Table 16 for consistency with revised Sites Inventory
Appendix B	B-116 B-117	B-117		Need to add geographic targets to improve housing mobility	<ul style="list-style-type: none"><li>○ Added: 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.</li><li>○ Added references to H-E-10 and H-E-10-a and H-D-4-i</li></ul>
Appendix B	B-120	B-120			Made edits to Tables 17 and 18 re: programs referenced for consistency with Chapter 8 (mostly additions of geographic targeting)
<b>Appendix C: Constraints</b>					
Appendix C	C-2	C-2	General Plan designations and zoning	Land Use Controls: While the element identifies a few development standards as constraints on development, it still must evaluate all other development standards for impacts on housing costs, feasibility, and the ability to achieve maximum densities and add or modify programs, as appropriate. (HCD 7/25/23, #2a)	Updated Table 1 (p. C-2) and Table 3 (p. C-4) with recently adopted <b>increases in allowed densities</b> .

Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit																																							
					<div><div>Table 1: General Plan Land Use Designations and Zoning Districts Including Residential Use</div><table><tr><th>Designation</th><th>Allowed Density</th><th>Zoning Districts</th></tr><tr><td colspan="3">Residential Categories:</td></tr><tr><td>Single-Family Residential</td><td>Up to 8 du/acre</td><td>R-1, Single-Family</td></tr><tr><td>Two-Family Residential</td><td>Up to <del>40-13</del> du/acre (amended 5/22/23)</td><td>R-2, Two-Family</td></tr><tr><td>Townhouse Residential</td><td>Up to 15 du/acre</td><td>R-T, Townhouse</td></tr><tr><td>Condominium Residential</td><td>15-35 du/acre</td><td>R-3, Medium Density R-4, High Density</td></tr><tr><td>Apartment Residential</td><td>20-35 du/acre</td><td>R-3, Medium Density R-4, High Density</td></tr><tr><td colspan="3">Mixed Use Categories:</td></tr><tr><td>Town Center Commercial</td><td>As approved by General Development Plan. This designation is applied to the Metro Center Master Plan area. <del>15-60 du/acre</del></td><td>C-2, General Business</td></tr><tr><td>Neighborhood Commercial</td><td>Housing or mixed use allowed at specifically designated "housing opportunity sites". Floor Area Ratios range between 0.20 to 0.30 FAR</td><td>CM, Commercial Mix</td></tr><tr><td>Service Commercial with Housing</td><td>As approved by General Development Plan. This designation is applied to the Pilgrim Triton Master Plan area. <del>20-60 du/acre (amended 5/22/23)</del></td><td>CM, Commercial Mix</td></tr><tr><td><del>Apartment/Neighborhood Commercial</del></td><td><del>As approved by General Development Plan, this designation is applied to Marlin Cove. 20-35 units per acre (amended 5/22/23)</del></td><td></td></tr><tr><td>Civic Center Mixed Use</td><td>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-<del>35-60</del> 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)</td><td>CM, Commercial Mix</td></tr></table><div>Source: Foster City General Plan; Foster City Municipal Code</div></div>	Designation	Allowed Density	Zoning Districts	Residential Categories:			Single-Family Residential	Up to 8 du/acre	R-1, Single-Family	Two-Family Residential	Up to <del>40-13</del> 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. <del>15-60 du/acre</del>	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. <del>20-60 du/acre (amended 5/22/23)</del>	CM, Commercial Mix	<del>Apartment/Neighborhood Commercial</del>	<del>As approved by General Development Plan, this designation is applied to Marlin Cove. 20-35 units per acre (amended 5/22/23)</del>		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- <del>35-60</del> 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
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Appendix C: Table 3	C-4	C-4	Development Standards for Residential Zoning Districts	Land Use Controls: While the element identifies a few development standards as constraints on development, it still must evaluate all other development standards for impacts on housing costs, feasibility, and the ability to achieve maximum densities and add or modify programs, as appropriate. (HCD 7/25/23, #2a)	Updated Table 3 with recent amendments and added narrative describing standards and potential constraints																																							

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					<div><div>Table 3: Development Standards for Residential Zoning Districts</div><table><tr><th>District</th><th>Minimum Lot Area/Unit</th><th>Min. Area (sq. ft.)</th><th>Min. Width (ft)</th><th>Maximum Height</th><th>Maximum Coverage</th><th>Minimum Open Green</th><th>Front Yard (ft.)</th><th>Side Yard (ft.)</th><th>Rear Yard (ft.)</th></tr><tr><td>R-1, Single-Family</td><td>5000 <del>sq. ft.</del> (8.7 units/acre)</td><td>5,000</td><td>40</td><td>2 stories/25 ft. avg.</td><td>50%</td><td>NA</td><td>20</td><td>5</td><td>20</td></tr><tr><td>R-2, Two-family</td><td><del>3500-3350 sq. ft. ***</del> (12-413 units/acre)</td><td>5,000</td><td>40</td><td>2 stories/25 ft. avg.</td><td>50%</td><td>NA</td><td>20</td><td>5</td><td>20</td></tr><tr><td>R-T, Townhouse</td><td>Per Planned Development approval for each project</td><td></td><td></td><td>Per Planned Development approval for each project</td><td>Per Planned Development approval for each project</td><td>Per Planned Development approval for each project</td><td></td><td></td><td></td></tr><tr><td>R-3, Medium Density Multiple Family</td><td>1244 <del>sq. ft.</del> ** (35.0 units/acre)</td><td>20,000</td><td>200</td><td>3 stories/38 ft. avg.</td><td>50%</td><td><del>NA</del>47%</td><td>20</td><td>5</td><td>20</td></tr><tr><td>R-4, High Density Multiple Family</td><td>1244 <del>sq. ft.</del> ** (35.0 units/acre)</td><td>20,000</td><td>200</td><td>5 stories/45 ft. avg.</td><td>40%</td><td>47%</td><td>20</td><td>5</td><td>20</td></tr><tr><td>CM, Commercial Mix</td><td>Per Planned Development approval for each project</td><td></td><td></td><td>Per Planned Development approval for each project</td><td>Per Planned Development approval for each project</td><td>Per Planned Development approval for each project</td><td></td><td></td><td></td></tr><tr><td>PF, Public Facilities</td><td>Per most restrictive adjacent district</td><td></td><td></td><td>Per most restrictive adjacent district</td><td>Per most restrictive adjacent district</td><td>15%</td><td></td><td></td><td></td></tr><tr><td>PD, Planned Development Combining District</td><td>Per Planned Development approval for each project</td><td></td><td></td><td>Per Planned Development approval for each project</td><td>Per Planned Development approval for each project</td><td>Per Planned Development approval for each project</td><td></td><td></td><td></td></tr></table><div><div><div><div>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.</div><div>**As amended January 2023.</div></div><div><div>***As amended June 2023</div></div></div></div></div>	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 <del>sq. ft.</del> (8.7 units/acre)	5,000	40	2 stories/25 ft. avg.	50%	NA	20	5	20	R-2, Two-family	<del>3500-3350 sq. ft. ***</del> (12-413 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 <del>sq. ft.</del> ** (35.0 units/acre)	20,000	200	3 stories/38 ft. avg.	50%	<del>NA</del> 47%	20	5	20	R-4, High Density Multiple Family	1244 <del>sq. ft.</del> ** (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			
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Appendix C	C-3 C-6 C-7	C-5 C-6 C-7	Impacts of Development Standards on Housing Costs and Ability to Achieve Maximum Densities (new)	Land Use Controls: While the element identifies a few development standards as constraints on development, it still must evaluate all other development standards for impacts on housing costs, feasibility, and the ability to achieve maximum densities and add or modify programs, as appropriate. <b>(HCD 7/25/23, #2a)</b>	<div>Added new section analyzing standards and noting H-D-6-e to amend standards to ensure the densities allowed by the General Plan can be achieved</div> <div>Added Table 4 (p. C-6) to illustrate as-built conditions including recent developments and expanded narrative analyzing this data.</div> <div>Added “Evaluation of Cumulative Impacts of Development Standards” (p. C-7)</div>																																																																																										

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					<p><i><b>Table 4: Recent Developments with As-Built Development Standards</b></i></p> <table><tr><th>Project Name</th><th>Site Size (Acre)</th><th>Zoning District</th><th>Unit Count</th><th>Units per Acre</th><th>Minimum Lot Area/Unit</th><th>Min. Area (sq. ft.)</th><th>Min. 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Foster Square															Alma Point Senior Apartments	0.83	CM/PD/SO	66	79.5	546	36,010	112	55	4	46	18	7	3	10	Atria Assisted Living Apartments	1.38	CM/PD/SO	131	94.9	458	59,934	127	80	6	50	24	5	5	5	Foster Square Condos	5.87	CM/PD/SO	200	34.1	1,278	255,590	141	53	4						Retail Parking, Public Plazas, & Streets	6.93	CM/PD/SO	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. 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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.																																																																																																																																																																																																																																																																																																																																
Appendix C	C-7	C-8			<ul style="list-style-type: none"><li>Referenced Ordinance 660 that rescinded Chapter 17.56, Floor Areas. Referenced amendments combined with objective design standards.</li></ul>																																																																																																																																																																																																																																																																																																																											
Appendix C	C-9	C-10			<ul style="list-style-type: none"><li>Added new section: “Impacts of Development Standards on Housing Costs and Ability to Achieve Densities” – and referenced H-D-6-e to amend zoning regulations.</li></ul>																																																																																																																																																																																																																																																																																																																											
Appendix C	C-32	C-33		<b>ADUs</b>	<ul style="list-style-type: none"><li>Updated to reflect October 2023 amendments, including up to 3 ADUs/JADUs per lot</li></ul>																																																																																																																																																																																																																																																																																																																											
Appendix C	C-34	C-34		<b>Community Care Facilities must address spacing requirements as a constraint on housing for persons with disabilities.</b>	<ul style="list-style-type: none"><li>Program H-F-1-i is included that will eliminate the spacing requirements for group homes by December 2024 (no change from adopted Housing Element)</li></ul>																																																																																																																																																																																																																																																																																																																											
Appendix C	C-35	C-35		<b>SROs</b>	<ul style="list-style-type: none"><li>Referenced revised program H-E-9-b: 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 <u>establish or modify development standards to streamline the development of SROs.</u></li></ul>																																																																																																																																																																																																																																																																																																																											
Appendix C	C-35	C-36		<b>Emergency Shelters: remove the 60-day maximum stay requirements. (HCD provided specific language for a program to be included)</b>	<ul style="list-style-type: none"><li>Reference changes to H-F-2-d.</li><li>To address AB 2339, the City will amend 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 by May 2024.</li><li>Also to address AB 2339, an analysis of the categories of sites is included, including that there is a vacant site with mixed-use zoning.</li></ul>																																																																																																																																																																																																																																																																																																																											
Appendix C	C-40	C-40		Land Use Controls: While the element identifies a few development standards as constraints on development, it still must evaluate all other development standards for impacts on housing costs, feasibility, and the ability to achieve maximum densities and add or modify programs, as appropriate. <b>(HCD 7/25/23, #2a)</b>	<p>Added subsection: “Successful Actions to Remove Constraints” – This section discusses actions to reduce governmental and non-governmental constraints, including density regulations revisions that the City has already undertaken in January 2023, EIR certification action that the City Council approved In May 2023, 75% reduction in Impact fees for Very-low- and Low-income units that City already has in place.</p> <p>Similar explanation of removing constraints added to discussion of Lantern Cove and Schooner Bay</p>																																																																																																																																																																																																																																																																																																																											



Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit
					In Appendix D: Discussion added regarding removing constraints for Eaves, Lantern Cove, and Schooner Bay
Appendix C	C-41	C-42			Updated Table 18 for consistency with program amendments
<b>Appendix D: Housing Resources and Sites</b>					
Appendix D	D-5	D-5 -		<b>AFFH</b>	Referenced H-E-10, H-E-10-a, and H-D-4-i in AFFH analysis of the sites inventory as addressing housing mobility.
Appendix D	D-7	D-7		<b>The element must provide substantial support for realistic capacity assumptions and demonstrate a significant history of developing at maximum densities. (HCD 7/25/23, #1b)</b>	In Recent Development Trends section included gross densities for multi-family housing in Foster City since 2002, including Foster Square, Pilgrim Triton, Marlin Cove, and Miramar in Table 2. Added language “The apartment developments built between 2002 and 2022 demonstrate that the City’s has allowed the higher densities necessary to accomplish the City’s housing goals and to create more vibrant mixed-use neighborhoods. The apartment developments total 1351 units on 28.5 acres for an average density of 47.4 units, well above the conservative 30-35 units per acre used as a realistic capacity for new apartment units in the Apartment Residential designation in the Sites Inventory.”
Appendix D	D-17 --	D-17-		<b>Nonvacant Sites: The element must demonstrate the potential for redevelopment during the planning period for all identified sites, including those which do not have property owner interest. The element should provide additional analysis to demonstrate the likelihood that these sites will redevelop in the planning period, including discussion of other indicators that the sites will redevelop in the planning period or remove and identify other sites. Provide financial assistance, regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards." (HCD, 7/25/23, #1c)</b>	<ul style="list-style-type: none"> <li>○ Added heading for “Indicators for Redevelopment of Nonvacant Sites” and expanded discussion and new Table 4.</li> <li>○ Added discussion of indicators for redevelopment</li> <li>○ Added Table 4: Summary of Site Indicators for Redevelopment</li> <li>○ Provided additional analysis of the 2 non-owner interest sites, including Franciscan Apartments and The Lagoons.</li> <li>○ Discussed history of nonvacant site development at higher densities in discussion of Recent Development Trends: Marlin Cove, Miramar, Pilgrim Triton. Also, we included examples of sites outside of Foster City but within the Peninsula region because we don't have any examples of constructed redevelopments of apartment projects in FC to validate this trend. This approach has been used in some of the examples provided, such as Campbell. Use of examples from outside the City was also suggested by HCD.</li> <li>○ Added a new program for funding assistance to affordable housing unit developers to apply for Notices of Funding Availability (NOFAs) funded by the City’s Affordable Housing Funds.</li> <li>○ Added sections on: <ul style="list-style-type: none"> <li>○ -Likelihood of Construction Post-Entitlements</li> <li>○ -Potential for Multifamily ADUs</li> <li>○ -Summary of Suitability of Nonvacant Sites</li> <li>○ -City Initiatives to Encourage Redevelopment</li> </ul> </li> </ul>
Appendix D	D-23 --	D-24 -	Sites Inventory		Added more information on characteristics of each site and update of realistic capacity to 90% of general plan density for most sites
Appendix D	D-32	D-33	Sites Inventory		Updated Table 7 to conform to new Sites Inventory capacities for RHNA 5 carry-over sites
Appendix D	D-33	D-34			Updated the status of “Pipeline Projects” like The Pilgrim Workforce Housing and Laguna Vista condominiums to show number of units completed.
Appendix D.	D-34	D-35-	Sites inventory	<b>While the revised element now describes the status of pending projects, it must still demonstrate the availability of projects in the planning period, including describing remaining steps, known barriers to development and the likelihood of development in the planning period (HCD 7/25/23, #1.a)</b>	Added more descriptions, including remaining steps and conceptual site plans for three (3) proposed projects that have submitted applications, including Lantern Cove, Schooner Bay, and multi-family ADUs at Eaves Apartments. Discussed successful actions taken to remove barriers to address the likelihood of development in the planning period. Added an email from John Hyjer from Equity Residential in Appendix J regarding his anticipated timeline for Lantern Cove and Schooner Bay projects. Added summary tables for each of these projects. In addition, added discussion of progress regarding two building permits under review for multi-family ADUs at Eaves Apartments.

Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit
Appendix D	D-44	D-45			Under ADUs, staff included a section on recent amendments regarding ADUS and JADUs to conform to state law to clarify the options for multiple ADUs. These amendments were approved by the City Council, Ordinance was introduced and read on September 18, 2023, and passed and adopted on October 2, 2023 (Ordinance 669).
Appendix D	D-50	D-52			Also, added information on the proposal for Foster’s Landing, "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. Essex has also reviewed with staff preliminary plans for a proposal to remove 60 units in the northwest corner of the site and replace them with a larger podium style building above parking with approximately 360 units for a net gain of approximately 300 units."
Appendix D	D-53	D-55			Added information on general plan/zoning amendment approved for 1601 Beach Park Blvd.
Appendix D	D-56	D-58			Updated Table 18 with status of projects as of August 2023 and updated narrative describing progress of projects
<b>Appendix F: Public Participation</b>					
Appendix F: Public Participation	F-214	F-214			Added public comments received 5/5/23-5/22/23 and 8/14/2023
<b>Appendix H:</b>					
Appendix H: Links to Actions Taken to Implement Programs of the Housing Element					Changed to include links to adopted resolutions and ordinances instead of descriptions

## SUMMARY OF REVISIONS TO THE ADOPTED HOUSING ELEMENT IN RESPONSE TO HCD COMMENTS

Revisions made for January 22, 2024 Version are shown in **yellow** highlights in the Revised 2023-2031 Housing Element Update

Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit
Chapter 8 and Appendix A	HE-26 and A-78	HE-26 and A-78	Table 2-3: Housing Needs Action Plan  Table 14: Housing Needs Action Plan	<p><b><u>HCD Comment Letter 1/11/24:</u></b></p> <p><i>Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)</i></p> <p>As described in HCD's prior review, the City in its entirety is among the highest resource category in access to opportunity and consists of households with the highest median income in the region. These conditions and circumstances warrant significant and robust actions, not limited to the Regional Housing Needs Assessment (RHNA), to meaningfully promote housing mobility and increase housing choices and affordability throughout the City, including in lower-density neighborhoods. While the element contains a few programs to promote housing mobility such as accessory dwelling units (ADUs), it should include additional actions that promote housing choices and affordability throughout the</p>	<p>Reference added to edits in H-D-4-g (see below)</p> <p>Reference added to edits in H-D-4-j (see below)</p>

Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit
				City and increase quantified objectives for housing choices and affordability. Additional examples of housing mobility actions include identifying additional multifamily capacity, missing middle housing capacity, religious institutional sites, City-owned and public facility sites, and additional conversion of existing spaces within single family residences to ADUs beyond junior accessory dwelling units (JADU).	
Chapter 3 and Chapter 8	HE-39 and HE-118	HE-39 and HE-120	Table 3-1: Summary Matrix of Fair Housing Issues and Actions  Table 17: Summary Matrix of Fair Housing Issues and Actions		Reference added to edits to H-D-4-g (see below)  Reference added to edits in H-D-4-j (see below)
H-D-4-g	HE-95	HE-97	Multi-Family ADUs		<b>Multi-Family ADUs.</b> <i>The City will develop incentives to encourage multifamily 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</i>

Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit
					<p>opportunities to convert underutilized spaces including carports, garages, laundry rooms, etc.</p> <p>Responsible Agency: Community Development Department</p> <p>Timeframe: Develop incentive program by December 2024; Conduct outreach to at least two properties per year.</p> <p>Quantified Objective: 40 70 multi-family ADUs by 2031</p> <p>Performance Metric(s): Number</p>
H-D-4-j	HD-96	HE-98	<b>ADUs and JADUs in Religious and Institutional Uses and School Sites.</b>		<p><b>ADUs and JADUs in Religious and Institutional Uses and School Sites.</b></p> <p>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.</p> <p>Responsible Agency: Community Development Department</p> <p>Timeframe: Amend zoning regulations by December 2024, Conduct outreach to at least two properties per year.</p> <p>Quantified objective: 12 ADUs in religious and institutional uses and 12 ADUs in school sites by 2031</p> <p>Funding Source: General Fund</p> <p>Geographic Targeting: Promote programs to expand housing choices adjacent to single-family areas.</p>
H-E-10-a	HE-103	HE-105	<b>Improve Housing Mobility and Increase Missing Middle</b>		<p><b>Improve Housing Mobility and Increase Missing Middle Housing Choices.</b></p> <p>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</p>

Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit
			<b>Housing Choices.</b>		<p>moderate income households as well as missing middle housing (duplexes, triplexes, and fourplexes). Actions and strategies include:</p> <ul style="list-style-type: none"> <li>• Accessory Dwelling Units: <del>Nine</del>Ten 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>



Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit
					<ul style="list-style-type: none"> <li>• <i>Lower Income Homeowner Rehabilitation.</i> 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.</li> <li>• <i>Rental Housing Assistance Information.</i> 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.</li> <li>• <i>Amend Zoning Regulations to Facilitate Missing Middle Housing.</i> 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.</li> </ul> <p><i>Responsible Agency: Community Development Department</i></p> <p><i>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,</i></p>

Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit																																																																														
					<p><i>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 progress toward this quantified objective is not being met.</i></p> <p><b>Quantified Objectives:</b></p> <p>H-E-10-A: SUBSET OF QUANTIFIED OBJECTIVES BY PROGRAM TO IMPROVE HOUSING MOBILITY <b>IN SINGLE-FAMILY AREAS</b> (2023-2031)</p> <table> <tr> <th>Program</th><th>Very Low</th><th>Low</th><th>Moderate</th><th>Above Moderate</th><th>Total</th></tr> <tr> <td><b>New Construction</b></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>H-D-4-a ADUs (includes other programs under H-D-4)</td><td>7</td><td>7</td><td>7</td><td>3</td><td>24</td></tr> <tr> <td><b>H-D-4-g Multi-Family ADUs</b></td><td><b>21</b></td><td><b>21</b></td><td><b>21</b></td><td><b>7</b></td><td><b>70</b></td></tr> <tr> <td><b>H-D-4-j Religious/Institutional and School Sites</b></td><td><b>7</b></td><td><b>7</b></td><td><b>7</b></td><td><b>3</b></td><td><b>24</b></td></tr> <tr> <td><b>Rehabilitation</b></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>H-B-2-a: Lower-Income Homeowner Rehabilitation Loans</td><td>9</td><td>9</td><td></td><td></td><td>18</td></tr> <tr> <td><b>Conservation</b></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>H-B-2-b: Facilitate Nonprofit Rehabilitation/Maintenance Assistance</td><td>6</td><td></td><td></td><td></td><td>6</td></tr> <tr> <td>H-C-4-a: Rental Housing Assistance Information</td><td>8</td><td></td><td></td><td></td><td>8</td></tr> <tr> <td>H-E-1-a: Existing Unit Purchase Program – Opportunities for Supportive Housing</td><td>1</td><td></td><td></td><td></td><td>1</td></tr> <tr> <td>H-E-6-a: House Sharing Program</td><td>20</td><td>20</td><td></td><td></td><td>40</td></tr> <tr> <td><b>Total</b></td><td><b>579</b></td><td><b>564</b></td><td><b>735</b></td><td><b>313</b></td><td><b>9719</b></td></tr> </table> <p>Source: Foster City Community Development Department.</p> <p><b>Funding Source: City Affordable Housing Fund</b></p>	Program	Very Low	Low	Moderate	Above Moderate	Total	<b>New Construction</b>						H-D-4-a ADUs (includes other programs under H-D-4)	7	7	7	3	24	<b>H-D-4-g Multi-Family ADUs</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>7</b>	<b>70</b>	<b>H-D-4-j Religious/Institutional and School Sites</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>3</b>	<b>24</b>	<b>Rehabilitation</b>						H-B-2-a: Lower-Income Homeowner Rehabilitation Loans	9	9			18	<b>Conservation</b>						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	<b>Total</b>	<b>579</b>	<b>564</b>	<b>735</b>	<b>313</b>	<b>9719</b>
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Chapter 8	HE-118	HE-121	Table 8-5: Policy/Program Matrix		<p>Reference changes in H-D-4-g (see above)</p> <p>Reference changes in H-D-4-j (see above)</p>																																																																														
Appendix B	B-120	B-127	Table 18: AFFH		Reference changes in H-D-4-g (see above)																																																																														

Section or Program	Page # in clean version	Page # in redline version	Topic or Program Title	HCD Comment	Edit
			Meaningful Actions Matrix		Reference changes in H-D-4-j (see above)
Appendix B	B-121	B-128	Table 18: AFFH Meaningful Actions Matrix		Reference changes in H-E-10-a (see above)
Appendix B	B-127	B-132	Table 18: AFFH Meaningful Actions Matrix		Reference changes in H-D-4-g (see above) Reference changes in H-D-4-j (see above)
Appendix B	B-128	B-133	Table 18: AFFH Meaningful Actions Matrix		Reference changes in H-E-10-a (see above)
Appendix H	H-2	H-2	Table with links to actions		Substituted Ordinance 671, adopted 12/18/23 for Planning Commission Resolution P-13-23 to Amend Chapter 17.90 BMR Housing