

| | | |
|-----------------|-------------|-------------------------|
| Jurisdiction | Foster City | |
| Reporting Year | 2022 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | 01/31/2015 - 01/31/2023 |

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

| Table B | | | | | | | | | | | | | | |
|---|---------------------|---------------------------------|---|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| Regional Housing Needs Allocation Progress | | | | | | | | | | | | | | |
| Permitted Units Issued by Affordability | | | | | | | | | | | | | | |
| | | 1 | | 2 | | | | | | | | | 3 | 4 |
| Income Level | | RHNA Allocation by Income Level | | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| | | | | | | | | | | | | | | |
| Very Low | Deed Restricted | 148 | - | 83 | - | - | - | - | 2 | - | - | - | 94 | 54 |
| | Non-Deed Restricted | | - | - | - | 1 | - | 2 | 2 | 1 | 3 | - | | |
| Low | Deed Restricted | 87 | - | 49 | - | - | - | - | 2 | - | - | - | 53 | 34 |
| | Non-Deed Restricted | | - | - | - | - | - | - | - | 2 | - | - | | |
| Moderate | Deed Restricted | 76 | - | - | - | - | - | - | 10 | - | - | - | 25 | 51 |
| | Non-Deed Restricted | | - | 14 | - | - | - | - | - | - | 1 | - | | |
| Above Moderate | | 119 | - | 563 | 74 | - | - | 20 | 18 | 42 | 13 | - | 730 | - |
| Total RHNA | | 430 | | | | | | | | | | | | |
| Total Units | | | - | 709 | 74 | 1 | - | 22 | 34 | 45 | 17 | - | 902 | 139 |
| Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1). | | | | | | | | | | | | | | |
| | | 5 | | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 6 | 7 |
| | | Extremely low-Income Need | | | | | | | | | | | Total Units to Date | Total Units Remaining |
| Extremely Low-Income Units* | | 74 | | 7 | - | - | - | - | - | - | 1 | - | 8 | 66 |

*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

| ANNUAL ELEMENT PROGRESS REPORT | | | |
|--|--|-------------------------------|---|
| Housing Element Implementation | | | |
| | | | |
| Jurisdiction | | Foster City | |
| Reporting Year | | 2022 | (Jan. 1 - Dec. 31) |
| D_1_Name | D_2_Objective | D_3_Time | D_4_Status |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
| Housing Programs Progress Report | | | |
| 1 | 2 | 3 | 4 |
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| H-A-1-a Annual Tracking of Housing Activity | Provide statistical summary of residential building activity. | Annually as part of GP Report | See Tables A and B, attached. Building permits were issued in 2015-2021 for 885 units that will apply to the RHNA for 2015-2023 (see breakdown below). Foster City was found by HCD to be one of only 29 jurisdictions on track to meet its prorated RHNA. |
| H-A-1-b Construction of New Units | Review residential proposals as they are received toward RHNA for 2015-2023: Very Low: 148 Low: 87 Moderate: 76 Above-Moderate: 119 Total 430 | 2015-2023 | Permits issued in 2022: <ul style="list-style-type: none">• 321 Topsail Court ADU• 1825 Beach Park Blvd. ADU• 382 Biscayne Ave. ADU• 382 Biscayne Ave. SFD• 171 Flying Cloud Isle ADU As indicated in Table 6-1 of the Draft Housing Element dated 2/6/23, 832 new housing units were completed as of 6/30/22, including 89 very low-income (60% of RHNA), 50 low-income (57% of RHNA), 14 moderate (18% of RHNA), and 679 above-moderate units. |

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| H-A-1c Future Housing Element Updates | Update the Housing Element consistent with State requirements. | 2023 | <p>On March 24, 2021, the City Council & Planning Commission held a joint Special Meeting on Housing and the Housing Element.</p> <p>On April 14, 2021, the City Council & Planning Commission held a joint Special Meeting to continue the discussion on Housing and the Housing Element.</p> <p>On July 15, 2021, the Planning Commission held a Study Session on the Housing Element 2023-2031 Update (GP2020-0002).</p> <p>On March 2, 2022 and April 21, 2022,, May 17, 2022, the City Council & Planning Commission held a joint Study Session Meeting to continue discussion on the Housing Element.</p> <p>The 30-day public comment period on the Public Review Draft was open from May 4, 2022 through June 3, 2022. A revised Draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) on July 5, 2022 for a 90-day review period. The City received a comment letter from HCD on October 3, 2022.</p> <p>On November 15, 2022, the City & Planning Commission held a joint Study Session Meeting to review comments from HCD on the draft Housing Element; receive feedback and commenst from the public, Commission, and the City Council; and provide comments to staff to address comments from the HCD resubmittal.</p> <p>On December 1, 2022, Planning Commission held a Regular Public Meeting and adopted multiple resolutions to recommend to City Council to approve text amendments and map amendments to the zoning map related to the Housing Element.</p> <p>In January 2023, the City Council adopted ordinances making zoning amendments to implement the Housing Element and adopted a resolution to facilitate using Existing Unit Purchase Program units for supportive housing. On February 7, 2023, the Revised Draft Housing Element was posted for public review and comment. The new Housing Element is expected to be adopted in 2023 following completion of the EIR.</p> |
| H-A-2 - Public Participation | 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. | Ongoing | The City used a wide variety of methods to encourage public participation: in-person tabling at events, online surveys, interactive map, listserves, newspaper notices, announcements on City marquee, handouts, and outreach to groups. On March 2, 2022 and April 21, 2022, May 17, 2022, and November 15, 2022 the City Council & Planning Commission held joint Study Session Meetings to continue discussion on the Housing Element. |
| H-A-3-a Community Outreach | Improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing programs. | Ongoing | Continued to provide housing information on website, printed materials, and through social media. Participated in 21 Elements community workshops and listening sessions in Fall of 2022. Launched housing section of engagefostercity.org in October 2021 and continued updates throughout 2022. |
| H-A-3-b Technical Assistance to Non-Profits | Provide technical assistance to non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs. | 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. The City also update the GMR Guideines in 2020 and has been continuing to update to clarify procedures. City hired a Housing Coordinator in December 2022 to oversee all non-development housing related activities, including assisting non-profit groups with housing efforts in the City. |

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| 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. | Annual and ongoing. | In Urban Water Management Plan (UWMP). |
| H-A-3-d Outreach to Community Service Clubs and Organizations | Contact service clubs and organizations to determine interest in a volunteer labor assistance housing improvement program | 2015. One-two cases were referred and assisted by service clubs. | No action in 2022. |
| H-A-4-a Air Quality Impacts | Study air quality impacts of proposed housing. | Ongoing. Air quality studies are required as part of project environmental review and prior to building permit. | An Addendum to a Final EIR was prepared for Pilgrim Triton Phase C to study potential environmental impacts for the project specific proposal. No other large housing proposal was completed in 2022 that requires its own air quality analysis. |
| H-A-4-b Geotechnical Studies | Perform geotechnical study of proposed housing. | Ongoing. Geotechnical studies are required as part of project environmental review and prior to building permit. | An Addendum to a Final EIR was adopted in 2018 for the environmental review of a housing proposal for Pilgrim Triton Phase C. The Mitigation and Monitoring Reporting Program is ongoing following adoption of the Final EIR and Addendum. No other large housing proposal was completed in 2022 that requires its own geotechnical analysis. |
| H-A-4-c Building Codes | Buildings shall conform to requirements of UBC and Title 24. | Ongoing. Building permits are reviewed for conformance with adopted codes. | Ongoing. On October 3, 2022 the City Council passed Resolution 2022-119 entering into contract with Integrated Design 360 to provide outreach to public and stakeholders to develop Reach Codes for City of Foster City. Timeline for completion is 3rd Quarter 2023. |
| H-A-4-d Site Investigation | Conduct site investigations for proposed housing. | Ongoing. Site specific investigations are required as part of project environmental review and prior to building permit. | An Addendum to the Pilgrim Triton Final EIR was adopted in 2018 for the environmental review of a housing proposal for Pilgrim Triton Phase C. The Mitigation and Monitoring Reporting Program is ongoing following adoption of the Final EIR and Addendum. No other large housing proposal was completed in 2022 that requires its own site investigation analysis. |
| H-A-4-e NPDES Requirements | NPDES requirements should be met or required as mitigation measures. | Ongoing | Ongoing. |
| H-A-4-f Noise Studies | Perform noise studies for proposed housing. | Ongoing. Site specific noise report are required as part of project environmental review and prior to building permit. | An Addendum to a Final EIR was adopted in 2018 for the environmental review of a housing proposal for Pilgrim Triton Phase C. The Mitigation and Monitoring Reporting Program is ongoing following adoption of the Final EIR and Addendum. No other large housing proposal was completed in 2022 that requires its own noise analysis. |
| H-A-4-g Traffic Evaluations | Complete traffic evaluation for proposed housing. | Ongoing. Site specific traffic reports are required as part of project environmental review and prior to building permit. | An Addendum to a Final EIR was adopted in 2018 for the environmental review of a housing proposal for Pilgrim Triton Phase C. The Mitigation and Monitoring Reporting Program is ongoing following adoption of the Final EIR and Addendum. No other large housing proposal was completed in 2022 that requires its own transportation evaluation. |
| H-B-1-a Continue Code Enforcement | Continue code enforcement program. | Ongoing | In 2022, Code Enforcement closed 140 cases. |
| H-B-2-a Rehabilitation Loans | Encourage rehabilitation loan and disaster assistance programs to the extent possible given program funding criteria and local need. | 2023 | The City used to participate in the County's housing rehabilitation loan program, but the program has been suspended. No updates to this program in 2022. |

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| H-B-2-b: Facilitate Non-Profit Rehabilitation and Maintenance Assistance | 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. Target: 2016 and ongoing thereafter Responsible Agency: Community Development Department | 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. |
| H-B-3-a Energy Conservation Assistance | 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. Target: 2015; Responsible Agency: Community Development Department. | 2015 | In addition to new CalGreen codes, the City's Solar Rebate program adopted in 2016 provides \$1000 rebates for solar PV systems. 89 rebates were provided between 2016-2022, including 9 rebates in 2022. |
| H-B-3-b Increased Energy Conservation | Continue to enforce CalGreen, consider fee waivers and fast-track incentives for energy conservation improvements, and will review its development ordinances to determine if zoning, building subdivision and others discourage the use of energy conservation measures. | Ongoing | Fees for solar installations are waived. The City has waived building permit fees for photovoltaic solar panels and has issued between 43 and 104 solar PV permits per year since 2016. The City issued 14 EV charging permits in 2020, 21 in 2021 and 24 in 2022. The City of Foster City also continued to offer residents who install solar photovoltaic technology (solar PV) a \$ 1,000 rebate on qualifying systems. In 2022, six households qualified and received this rebate incentive. Total from 2016 through 2022 is 89 rebate applications completed and granted. |
| H-B-4-a Architectural Review | Continue Architectural Review to ensure that development preserved character and scale of neighborhoods. | Ongoing | In 2022, the Planning Division approved 50 Architectural Review Permits. |
| H-C-1-a Condo Conversion Regulations | Continue implementation of the condo 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. 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 fifteen percent. 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. | Ongoing | No conversions proposed in 2022. |

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| H-C-1-b | 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. Target: 2016. Responsible Agency: Community Development Department, Planning Commission, City Council. | 2016 | No action taken in 2022. |
| 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. | Ongoing | <p>For 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.</p> <p>On May 2, 2022, the Owners of Lantern Cove Apartment submitted a Use Permit application (UP2022-0016) proposing the demolition of 10 building for a total of 64 units and construction of 420 units. The project is still under review.</p> <p>On May 3, 2022, the applicant submitted a Preliminary Review Application (PR2022-0003) for the Schooner Bay project to remove 14 building for a total of 112 units and construction of 758 units. The City has reviewed and provided a comment letter. No formal Use Permit application has been submitted.</p> |
| H-C-3-a Moderate Rent Increases | Continue working with PCRC and Tri-County Apt. Association as a vehicle to moderate rent increases and to resolve rental disputes. | Ongoing | <p>Ongoing</p> <p>City staff continues to respond to and refer rent disputes to PCRC and Tri-County Apt. Association.</p> |
| H-C-4-a Rental Dispute Resolution | Continue to encourage residents' use of PCRC as a vehicle to resolve rental disputes. | Ongoing | <p>Ongoing.</p> <p>City staff continues to respond to and refer rent disputes to PCRC and Tri-County Apt. Association.</p> |
| 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. | 15 extremely low and very low-income households provided assistance per year. | <p>Ongoing.</p> <p>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 related resources including rental assistance, food, shelter, eviction moratorium, PCRC, Project Sentinel, etc.</p> |

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| H-C-5-b City Rental Assistance Program | If a source of funding can be secured, develop a local housing rental assistance program, and work with the owners of existing rental projects in the City to provide as many subsidized rental units as possible. | An additional 10 extremely low income, 10 very low income and 20 low income by rental subsidy by 2022 | <p>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 \$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.</p> <p>In 2022, the City staff worked with HIF to provide 10 tenants with Emergency Subsidy while they explore relocation options. As of December 31, 2022, a total of nine tenants remain on site and in the program. The City plans to continue implementing the program for the years 2023 - 2024.</p> |
| H-D-2-a Tier 1 Housing Opportunity Sites | <p>The City will work with the developers of Tier 1 sites to assure that RHNA can be met at these sites. Tier 1 sites include:</p> <ul style="list-style-type: none">• Pilgrim-Triton (remaining phases)• Foster Square• Harbor Cove• Beach Cove• Franciscan• Sand Cove• Shadow Cove | Approvals within 1 year of application | <p>The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units and was approved in 2008, including a requirement for 20% affordable units. Phase A for 307 units was completed and occupied in 2013, including 60 BMR units.</p> <p>One Hundred Grand (Triton Pointe-Phase D of Pilgrim Triton) obtained approvals in 2012 and completed 166 units in 2016, including 33 BMR units.</p> <p>The Triton (Waverly-Phase B of Pilgrim Triton) obtained development approvals in 2013, demolished the existing buildings in 2014 and is under construction of 220 units in 2015-18, including 48 BMR units.</p> <p>An amendment to the General Development Plan and a Development Agreement for housing in Pilgrim Triton Phase C was approved in 2018 to include 70 townhouses and 22 workforce housing units.</p> <p>The Foster Square development was approved by the City Council on November 18, 2013 with up to 421 units and 35,000 sq. ft. of commercial space. Alma Point by MidPen Housing received building permit approval in November 2014 and was completed in 2016, including 65 BMR units.</p> <p>Atria including 131 units and 24-bed memory care completed construction in late 2016.Lennar obtained building permits for 200 units in 2015-16 and has completed 90 units in 2017-2018.</p> <p>In October 2018, Planning Permits were issued for Pilgrim Triton Phase C (Townhomes): 70 units and Pilgrim Triton Phase C (Workforce Apartments): 22 units. Building permits for these units are in process.</p> <p>City staff has been communicating with the remaining property owners/representatives about the Affordable Housing Overlay Combining District to encourage additional housing units on existing multi-family sites.</p> |

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| H-D-2-b Affordable Housing Overlay Combining District | Adopt and implement an Affordable Housing Overlay (AHO) Combining District to encourage production of additional housing units, including affordable units. | 2015 (SB 375 required rezoning to be completed by 2/1/2018) | <p>On May 3, 2021, the City Council adopted a resolution of intention Per Foster City Municipal Code Section 17.74.030 Requesting that the Planning Commission Consider a New Foster City Municipal Code Chapter 17.92, Affordable Housing Overlay (AHO) Combining District</p> <p>On July 15, 2021, the Planning Commission held a Study Session on the Affordable Housing Overlay Zone (RZ2019-0001 and RZ2020-0001).</p> <p>AHO Combining District adopted in 2022 and requires some extremely low-income units in exchange for overall 15% inclusionary requirement instead of 20%.</p> |
| H-D-2-c Rezoning with Affordable Housing Overlay District | Rezone selected housing sites with the AHO. | 2015 (SB 375 required rezoning to be completed by 2/1/2018) | <p>On May 3, 2021, the City Council adopted a Resolution of Intention Per Foster City Municipal Code Section 17.74.030 Requesting That the Planning Commission Consider Application of a New Affordable Housing Overlay Combining District to Specific Properties</p> <p>On July 15, 2021, the Planning Commission held a Study Session on the Affordable Housing Overlay Zone (RZ2019-0001 and RZ2020-0001).</p> <p>AHO Combining District was adopted in 2022 and requires some extremely low-income units in exchange for overall 15% inclusionary requirement instead of 20%.The AHO Combining District was applied to 7 apartment properties: <u>Beach Cove, Franciscan, Sand Cove, Shadow Cove, Lagoons, Lantern Cove, Schooner Bay.</u></p> |
| H-D-2-d Design Criteria for Affordable Housing Overlay District | <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"> • Character that is consistent with quality of neighborhoods. • Features are utilized to minimize the impacts on adjacent development. • Affordable units are dispersed and indistinguishable from market rate units. | 2015 | <p>On May 3, 2021, the City Council adopted a Resolution of Intention Per Foster City Municipal Code Section 17.74.030 Requesting That the Planning Commission Consider Creation of a New Chapter 17.94, Multi-Family Objective Design Standards,</p> <p>On July 15, 2021, the Planning Commission held a Study Session on Multi-family Objective Design and Development Standards (RZ2021-0001)</p> <p>Multi-family Objective Design Standards being prepared 2021-2023.</p> |
| H-D-3-a Potential Re-Use of Commercial Sites | The City will reevaluate the land use designations for the neighborhood shopping centers or other commercial sites if, at a future date, any of these commercial activities become not viable. | As appropriate | Included 1010 Metro into the RHNA Cycle 6 inventory. |
| H-D-3-b Increase Supply of Rental Units | Work to increase the supply of rental units in the City by re-planning and rezoning failed, or underutilized commercial properties to include rental units. | Ongoing, following completion of Housing Element or when a unique development opportunity arises. | No action in 2022. |
| H-D-4-a Mixed Use Housing | Encourage mixed residential-commercial uses in areas consistent with the Land Use Plan. | Ongoing | Pilgrim Triton Phase C was approved in 2018 as part of the mixed use Pilgrim Triton Development.Mixed use development was included in Foster Square and Pilgrim Triton, including increased densities, reduced unit sizes, and reduced parking ratios. |
| 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. | Ongoing | On going and permit requirements are based on stand alone development proposal. No updates in 2022. |
| H-D-6-a Second Units | Continue implementation of the City's second unit ordinance. | Ongoing | <p>On October 5, 2020, City Council adopted a new ADU Ordinance to Comply with New State Laws Pertaining to Accessory Dwelling Units. The City permitted 11 ADUs between 2015 and March 2022.</p> <p>In 2022, 4 building permits were issued and 2 were finaled for second units/ADUs.</p> <p>The City continues to distribute resources for ADUs on an on going basis as well as respond to inquires.</p> |

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| 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 in order to increase the supply of affordable housing. | Ongoing | No proposal for, specifically, faculty housing for public or private school in 2022. |
| H-D-8-a Housing Impact Fee | Conduct the necessary nexus study to enable consideration of a housing impact fee. | 2015 | On November 21, 2016 and December 19, 2016, the City Council adopted code amendments and Affordable Housing Commercial Linkage fees that went into effect on February 17, 2017. Successful adoption of commercial linkage fee, first revenue inflow in 2020. Continue to collect as appropriate. No fees were collected in 2022, but estimating about three projects will be subject to this fee in early 2023. |
| H-D-8-b Local, State and Federal Funding for Affordable Housing | Monitor availability of other sources of local, state or federal funding for affordable housing programs. | Annual and ongoing | Staff monitors Notices of Funding Availability for programs that could be used affordable housing in Foster City on an ongoing basis. In 2021, the City assisted RPPG and Assemblymember Mullin in authoring AB-1029 Housing elements: prohousing local policies. This bill would add the preservation of affordable housing units through the extension of existing project-based rental assistance covenants to avoid the displacement of affected tenants and a reduction in available affordable housing units to the list of specified prohousing local policies. 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. 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. In 2022, the City staff worked with HIF to provide 10 tenants with Emergency Subsidy while they explore relocation options. As of December 31, 2022, a total of nine tenants remain on site and in the program. The City plans to continue implementing the program for the years 2023 - 2024. |
| H-D-9-a Government Constraints | Review the 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. | Ongoing | Constraints were reviewed as part of the Housing Element Update and various programs included for implementation. Streamlining ADU permit process was adopted in 2020 to eliminate the requirement for Architectural Review required (60 day review period). In 2021, as a part of the Housing Element 2023-2031 Update, City staff has been working to identify governments constraints. The 30-day public comment period on the Public Review Draft was open from May 4, 2022 through June 3, 2022. A revised Draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) on July 5, 2022 for a 90-day review period. This includes Appendix C with Governmental Constraints |
| H-D-9-b Pre-Permit Review Process | Continue to hold pre-application reviews of affordable housing projects. | Ongoing | Ongoing. The City provides a pre-application review by the Interdepartmental Evaluation Committee (IDEC), providing quick (approximately one week turnaround) and early feedback to applicants. |
| H-D-9-c Minimum Density Requirements | Consider enacting minimum density requirement to prevent use of land zoned for multiple-family use for lower density housing in order to make more efficient use of the limited opportunity to provide additional housing. | 2016 | On Devenber 1, 2022, Planning Commission held a Regular Public Meeting and adopted multiple resolutions to recommend to City Council to approve text amendments and map amendments to the zoning map related to the Housing Element. Approval for these recommendations to be completed in early 2023. |

| Table D | | | |
|---|--|------------------|--|
| Program Implementation Status pursuant to GC Section 65583 | | | |
| Housing Programs Progress Report | | | |
| 1 | 2 | 3 | 4 |
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| H-D-9-d Zoning Incentives | Evaluate zoning incentives that encourage the development of diverse housing types such as smaller more affordable unit and 2- and 3-bedroom units for families. | 2016 | <p>The Triton Pointe development approved in 2012 and The Waverly approved in 2013 included some waivers to the minimum square footage requirements in order to allow slightly smaller units.</p> <p>On Devember 1, 2022, Planning Commission held a Regular Public Meeting and adopted multiple resolutions to recommend to City Council to approve text amendments and map amendments to the zoning map related to the Housing Element which includes rescinding Chapter 17.56, Floor Areas. These amendments were adopted in January 2023.</p> |
| H-D-9-e Reevaluate Parking Requirements | Conduct a study of whether, how and when to modify parking requirement to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements. | 2016 | The Triton Pointe and Waverly development approvals included use of the reduced parking standards pursuant to State Housing Density Bonus law and also provided parking analyses to verify the adequacy of the proposed parking. No action in 2022. |
| H-D-9-f Development Fee Waivers | Where appropriate and feasible, continue to allow waivers of development fees as a means for promoting BMR housing. | Ongoing | Adopted waivers for Development Impact Fees on June 20, 2022 by City Council. |
| H-D-9-g Nonconforming Uses | Allow use of development agreements and amend Chapter 17.70, Nonconformity Uses, of the Foster City Municipal Code to 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 and also allow them to be expanded or rebuilt if destroyed. | 2016 | Included in Pilgrim Triton Development Agreement. |
| H-E-2 Private Development of Affordable Housing – Inclusionary Requirement. | Encourage the provision of affordable housing by the private sector through: a. Requiring that 20% of the units, excluding bonus units, in residential projects be affordable (an inclusionary requirement). b. Requiring 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. c. Providing incentives to encourage the provision of affordable housing as provided in Policy H-E-3. | Ongoing | <p>On July 15, 2021, the Planning Commission held a Study Session on an Inclusionary Housing Ordinance (RZ2021-0004 & GP2021-0002).</p> <p>On October 21, 2021, the Planning Commission conducted a Study Session to continue the discussion on an Inclusionary Housing Ordinance (RZ2021-0004 & GP2021-0002).</p> <p>On March 7, 2022, City Council approved an ordinance to add a new Chapter 17.90, Below Market Rate Inclusionary Housing Program; an ordinance to add Chapter 17.92, Affordable Housing Overlay Combining District; an ordinance to amend certain zoning maps to zone certan properties within the AHO Combining District, and; a resolution to adopt a BMR Housing in-lieu fee. Inclusionary units have been provided in all new housing developments in the RHNA 5 cycle.</p> |
| H-E-1-a Funding for Affordable Housing | Conduct the necessary nexus study to enable consideration of housing impact fees. | Ongoing | On November 21, 2016 and December 19, 2016, the City Council adopted code amendments and Affordable Housing Commercial Linkage fees that went into effect on February 17, 2017. On June 20, 2022, City Council approved a resolution adopttig a nexus study and updated charges for commercial linkage fees along with other devlopment impact fees (DIFs). |
| H-E-1-b Existing Unit Purchase Program | Continue to maintain the existing units owned by the City as rentals for large very low- and low-income families. Purchase existing older 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. Target units that need rehabilitation and thereby improve the neighborhood in which they are located. | Ongoing | Six units continue to be rented to very low- and low-income families. City hired a Housing Coordinator in December 2022 to oversee all non-development housing related activities, including monitoring the program and associated contractors for the program. |

| Table D | | | |
|---|---|--------------------|---|
| Program Implementation Status pursuant to GC Section 65583 | | | |
| Housing Programs Progress Report | | | |
| 1 | 2 | 3 | 4 |
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| H-E-1-c First-Time Homebuyer Program | Continue to monitor the existing First-Time Homebuyer loans. Deposit any payoffs into the City's Affordable Housing Fund. | Ongoing | As of December 31, 2022, a total of 34 loans have been made, with 2 loans still outstanding. No additional loans are being made due to the termination of CDA funding for the program. |
| H-E-1-d Homeowner Rehab Loan Program | Increase use of CDBG loans administered by the County, through improved promotion and publicity to residents; target the elderly. | Ongoing | County discontinued the program. |
| H-E-3-a Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law | Offer density bonuses consistent with State Density Bonus Law. | Ongoing | The Triton Pointe and Waverly developments utilized the State Housing Density Bonus Law, specifically the lower parking requirements. |
| H-E-3 b Financing and Subsidy Programs | Encourage project sponsors to apply for available federal, state and locally subsidized new affordable construction programs, 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 tax increment 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. | Annual and ongoing | Project sponsors were made aware of available housing subsidies, specifically HEART loans and County funds. |
| H-E-3-c Cooperative Ventures | Encourage cooperative and joint ventures between owners, developers and non-profit groups to provide BMR housing. | Ongoing | The City has been an active partner with Mid-Peninsula Housing in the development of the Alma Point project. The City is also working with SummerHill on the workforce housing component of Pilgrim Triton Phase C. |
| H-E-4-a Maintain Owner Occupied BMR Units | Administer agreements for existing ownership BMR units to ensure continued affordability. | Ongoing | Ongoing. Owner-occupied BMR units in Emerald Bay are reviewed annually for compliance with regulatory agreement |
| 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. | Ongoing | City staff reviews annual reports for 446 rental units in 10 properties and responds to questions and complaints. |
| 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. | Ongoing | <p>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 \$454,626.94 in rental subsidies.</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.</p> <p>In 2022, the City staff worked with HIF to provide 10 tenants with Emergency Subsidy while they explore relocation options. As of December 31, 2022, a total of nine tenants remain on site and in the program. The City plans to continue implementing the program for the years 2023 - 2024.</p> |
| 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. | 2018 | Pursuant to Government Code Sections 65863.10, 65863.11, and 65863.13, State Preservation Notice Requirements Rights and Responsibilities, in addition to 3-year notices, one-year and 6-month notices are required. |

| Table D | | | |
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| Program Implementation Status pursuant to GC Section 65583 | | | |
| Housing Programs Progress Report | | | |
| 1 | 2 | 3 | 4 |
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| 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 extension, use of rental vouchers, preference at other affordable housing sites or other means. | 2018 | <p>City staff, Essex, and HIF (Housing Industry Foundation) met on a weekly basis to discuss housing placement progress, other strategies, resources, and other updates regarding the expiration of the affordability covenant at Foster's Landing.</p> <p>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 be able to remain in affordable units for another year. This was made possible by a 50/50 split between Essex and the City, 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 9/18/2020. In 2021, the City in partnership with Essex Properties, provided approximately \$454,626.94 in rental subsidies in order to extend the affordability of the Phase I Units at Foster's Landing.</p> <p>On February 1, 2021, the City Council approved the Early Relocation Assistance Program which 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 and minimize the impacts of the expiration of the affordability covenants. To date, the City and Essex has processed 16 applications totalling approximately \$109,969.36 in relocation assistance.</p> <p>On January 14, 2021, the City applied for the Permanent Local Housing Assistance (PLHA) Grant from San Mateo County and was awarded \$643,636 to fund the Relocation Services & Rent Subsidy Program.</p> <p>On September 20, 2021, the City executed an agreement with HIF for \$100,000 to Provide Tenant Relocation Services and administer the Emergency Rental Subsidy Program for the tenants at Foster's Landing to minimize the impacts of the expiration of the affordability covenants.</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.</p> <p>In 2022, the City staff worked with HIF to provide 10 tenants with Emergency Subsidy while they explore relocation options. As of December 31, 2022, a total of nine tenants remain on site and in the program. The City plans to continue implementing the program for the years 2023 - 2024.</p> |
| 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 restrictions. | 2018 | On March 18, 2020, City Council Approved Resolution 2020-24, an amendment of Resolution 2000-123 to include tenants at-risk of displacement because of termination of affordability restrictions and place them in the top tier (1a) of the affordable housing preference category |
| H-E-6-a Homeshare Program | Continue to work with HIP 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. | 15 new matches per year | 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. In 2022, HIP fielded 40 calls from Foster City residents who inquired about housing services. There were 19 residents and 6 individuals who work in Foster City who applied to the Home Sharing program and provided housemate referrals and community resource information. During the calendar year, there were 11 residents and 6 individuals who work in Foster City who were in Home Sharing matches either formed during 2022 or prior to 2022. There was 1 family who participated in the Self Sufficiency Program representing 1 adult and 1 child. |
| H-E-8-a BMR Eligibility Guidelines | Implement BMR selection guidelines based on BMR Eligibility Priorities. | Ongoing | Ongoing. Staff continues to provide support to all BMR Managers for all of the housing developments in Foster City with inclusionary units on the eligibility guidelines in addition to other fair housing practices. |

| Table D | | | |
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| Program Implementation Status pursuant to GC Section 65583 | | | |
| Housing Programs Progress Report | | | |
| 1 | 2 | 3 | 4 |
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| 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 more economically meet their needs than by moving and purchasing a new home. | Ongoing | Staff continues to process and review Architecture Review applications for room additions in 2022. Staff processed and approved 12 Architectural Review applications in 2022. |
| H-F-1-a Non-Discrimination | Ensure that state and federal laws are adhered to regarding fair housing. The City will assist local non-profit organizations, as appropriate, to provide public information and education services. | Ongoing | Ongoing. Staff continues to audit Property Status Reports to ensure non-discriminatory practices as well as investigate all allegations of discrimination. |
| H-F-1-b Anti-Discrimination Ordinance and Zoning Definitions | Provide information to landlords advising them of the City's Anti-Discrimination Ordinance to prohibit discrimination based on the source of a person's income or the use of rental subsidies | Ongoing | Ongoing. Staff continues to provide the City's Anti-Discrimination Ordinance to landlords and tenants. |
| H-F-2-a Facilities/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 with disabilities. | Ongoing | 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. |
| H-F-2-b 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. In addition, in coordination with existing service providers, determine any other actions the City can take to assist persons in Foster City. | Ongoing | Ongoing. Police Department provides coordination with other service providers. |
| 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. | Ongoing | Ongoing |
| H-F-2-d Adaptable/Accessible Units | The City will ensure that new multi-family housing includes units that are accessible and adaptable in conformance with the Building Code. | 2% of units built | 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. |
| H-F-2-e Reasonable Accommodation. | Utilize Chapter 17.84, Reasonable Accommodation, to ensure equal access to housing. | Ongoing | Ongoing. No request submitted in 2022. |
| H-F-2-f Home Sharing Program | 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. | Ongoing | Ongoing. The City continues to work with the HIP Homeshare Program pursuant to a 2005 agreement and distribute Home Sharing Flyers. In 2022, HIP fielded 40 calls from Foster City residents who inquired about housing services. There were 19 residents and 6 individuals who work in Foster City who applied to the Home Sharing program and provided housemate referrals and community resource information. During the calendar year, there were 11 residents and 6 individuals who work in Foster City who were in Home Sharing matches either formed during 2022 or prior to 2022. There was 1 family who participated in the Self Sufficiency Program representing 1 adult and 1 child. |

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| H-F-2-g Support Services for Special Needs | 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, multiple diagnoses, veterans and victims of domestic violence. | 2016 and ongoing | 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. |
| H-F-2-h Expansion of BMR Eligibility Guidelines for Disabled Persons | Consider expansion of the BMR Eligibility Priorities adopted by City Resolution 2000-123 to include persons with disabilities. | 2016 | No action in 2022. |
| H-F-3-a Emergency Housing Assistance | Participate and allocate funds for County and non-profit programs providing emergency shelter and related counseling services. | Ongoing | Funding was provided to social service agencies, including CALL Primrose, HIP Housing, Samaritan House & InnVision/Shelter Network. |
| H-F-3-b Emergency Shelter Uses | Contribute a portion of Housing Set Aside fund to non-profit agencies involved in providing housing for the homeless. 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. | Ongoing | Funding was provided to several housing/social service agencies, including CALL Primrose, HIP Housing, Samaritan House & InnVision/Shelter Network. |
| H-F-3-c Multi-Jurisdictional Emergency Shelter | The City will consider participation in a multi-jurisdictional emergency shelter should one be proposed in the future. | Based on opportunity and feasibility of a proposal. | No multi-jurisdictional shelter proposed in 2022. |
| H-F-3-d Emergency Shelter Zoning | The City will allow emergency shelters as a provided in Chapter 17.82. | Ongoing | Updates to Chapter 17.82 preapred in 2022 and adopted in January 2023. No emergency shelters were proposed. |
| H-F-4-a Transitional and Supportive Housing Zoning | Enforce existing zoning regulations that allow transitional and supporting 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 | Ongoing.Updates to zoning regulations prepared in 2022 and adopted in January 2023. Permits were issued for a transitional care home. |

| | |
|------------------|-------------------------|
| Jurisdiction | Foster City |
| Reporting Period | 2022 (Jan. 1 - Dec. 31) |

NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For San Mateo County jurisdictions, please format the APN's as follows:999-999-999

| Table H | | | | | | |
|-------------------------------------|--|--------------|-----------------|---------------------|------------------------|-------|
| Locally Owned Surplus Sites | | | | | | |
| Parcel Identifier | | | | Designation | Size | Notes |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| APN | Street Address/Intersection | Existing Use | Number of Units | Surplus Designation | Parcel Size (in acres) | Notes |
| Summary Row: Start Data Entry Below | | | | | | |
| | The City has not designated any property as surplus. | | | | | |
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