Community Development Department
610 Foster City Blvd.
Foster City, CA 94404

HOUSING POLICY
DEVELOPMENT, HCD
MAR 21 2008

Transmittal

To:	Dept. of Housing and Community Development 1800 Third Street Sacramento, CA 95814 State Clearinghouse and Planning Unit Office of Planning and Research P.O. Box 3044 Sacramento, CA 95812-3044	**From:**	Leslie Carmichael, Planning Manager
Date:	March 20, 2008	**Phone:**	650 286-3236
Re:	General Plan Annual Report for 2007	**CC:**	

☐ **Urgent** ☑ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Attached please find Foster City's General Plan Annual Report for 2006 and City Council Minute Order No. 1090.

Thank you,

Leslie Carmichael

Planning Manager

650 286-3236

lcarmichael@fostercity.org

MINUTE ORDER

No. 1090

OFFICE OF THE CITY CLERK
FOSTER CITY, CALIFORNIA

Date: March 20, 2008

Attention: City Council
Richard Marks, Community Development Director
Leslie Carmichael, Planning Manager

City Council/Board of Directors Meeting Date: March 17, 2008

Subject: General Plan Annual Report for 2007

Motion by Vice Mayor Kiramis, seconded by Councilmember Wykoff, and carried unanimously, 5-0-0, IT WAS ORDERED to receive and accept the General Plan Annual Report for 2007.

Therese Calic

CITY CLERK/DISTRICT SECRETARY

GENERAL PLAN ANNUAL REPORT – 2007

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2007
LAND USE AND CIRCULATION ELEMENT	Adopted May 1993; Amended June 1999 Update in progress; Draft background section and goals/policies sections were reviewed by Planning Commission on November 18, 2004, and direction provided to staff.	
LUC-a Periodic Monitoring of Land Uses	The Community Development Department has done this, resulting in such efforts as the redevelopment of the failing Marlin Cove and Port O'Call shopping centers in 1999-02 and the Chess/Hatch and Pilgrim/Triton land use studies in 2005-06. Draft policies were developed and endorsed by the City Council in February 2006.	Pilgrim-Triton Master Plan review begun, Draft EIR prepared and circulated. Public Hearings to take place in 2008. Chess/Hatch proposal reviewed at Study Sessions. Project review will continue in 2008.
LUC-b Periodic review of architectural guidelines	Changes to the architectural review process were adopted in 2003 and 2005.	No changes or updates approved in 2007.
LUC-c Continue code enforcement	Ongoing	Ongoing
LUC-d Parks Facilities Plan	Park facilities improvements are included in the five-year Capital Improvements Program	Park facilities improvements included in the CIP approved for FY 2007-08.
LUC-e Community Development Agency Funds	Ongoing use of CDA funds in CIP programs.	Ongoing use of CDA funds in CIP programs.
LUC-f Chess Drive Special Study Area	Chess/Hatch and Pilgrim/Triton land use studies were conducted in 2005-06. Draft policies were developed and endorsed by the City Council in February 2006.	Review of Chess/Hatch development proposed in response to draft policies begun in 2007 and will continue in 2008.
LUC-g M-1 (Light Industrial) zoning	No action	This is recommended for inclusion as one of the implementation programs following General Plan amendments resulting from the Chess/Hatch land use study.
LUC-h C-1 (Neighborhood Business) Zoning	This amendment was approved in 1999.	
LUC-j Werder Pier Land Use and Recreation Plan	County staff has taken the lead but lack of funding has slowed progress.	No action in 2007.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2007
LUC-k City-owned and controlled lands	Civic Center Master Plan and related Design Guidelines were adopted in 1999. Policy adopted for use of the City-owned 15-acres adjacent to City Hall in 2003 (Resolution 2003-76). In 2006, after much study and public debate, the City Council determined that the land uses for the 15-acre site should be senior housing and retail with 4 acres reserved for a public charter high school and initiated a RFP process.	Developer was selected and business terms negotiated in 2007. Planning process and environmental review will continue in 2008.
LUC-l Monitor neighborhood retail centers	This is an ongoing program, which resulted in the redevelopment of the Marlin Cove and Port O'Call shopping centers in 1999-2002. Status of retail centers was reviewed in 2003 and discussed with the Planning Commission.	Ongoing
LUC-m East Third Avenue site	Now developed as Bayside Towers. Third building approved in December 2005.	
LUC-n Traffic management program	Developments with TSM programs must submit annual reports. TSM programs required in new developments per C/CAG Guidelines.	Annual Reports are submitted and reviewed for various developments.
LUC-o Periodically monitor traffic conditions	Ongoing	Ongoing
LUC-p Bicycle route and pedestrian plan	New bike routes and signage were added.	Ongoing maintenance
LUC-q Designation of new bus routes	City worked with AC/Transit in the development of the Line M. City developed employer-funded shuttles now managed by the Peninsula Traffic Congestion Relief Alliance. Senior Shuttle continues to be managed by the Park and Recreation Department.	Shuttle ridership increased in 2007.
LUC-r Vintage Park transit service	City developed employer-funded shuttles serving Vintage Park now managed by the Peninsula Traffic Congestion Relief Alliance.	Ongoing. Shuttle ridership increased in 2007.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2007
LUC-s Collect information on parking use	Done on a project-by-project basis as needed.	Parking study of Marlin Cove was performed in conjunction with a request for additional restaurant seats – approved 1/4/07.
LUC-t Capital Improvement Program (CIP)	Ongoing	Ongoing
LUC-u Fire Department annual inspections	Ongoing	Ongoing
LUC-v Child care funding mechanisms	City has approved new employer-provided child care facilities, such as at EFI.	No action in 2007
LUC-w Child care facility regulations	No action	No action in 2007
LUC-x Household hazardous waste management plan	Ongoing	Ongoing
LUC-y Library/Community Center	New library was completed in 1998	
LUC-z Water system improvements	Ongoing; 4th water tank completed in 2005	Ongoing
LUC-aa Water rationing	Water rationing plan is in place as part of the Urban Water Management Plan. Urban Water Management Plan updated in 2005.	
LUC-bb Foster City/Triton/Metro Center improvements	Completed in 1995	
LUC-cc Edgewater/SR 92 ramps improvements	Completed in 1998	
LUC-dd Community Development Agency plan	No action	
LUC-ee Chess Dr/SR 92 Improvements	Completed in 2001	
HOUSING ELEMENT	Adopted December 2001	See ANNUAL ELEMENT PROGRESS REPORT on forms provided by the California Housing and Community Development Department
PARKS OPEN SPACE AND CONSERVATION ELEMENT	Adopted May 1993. Work begun on update of the Element but put on hold due to staffing.	Some work done on update of the Element but put on hold due to staffing.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2007
PC-a Recreation User Surveys	Ongoing	Ongoing
PC-b Changing Recreation Needs	Ongoing	Ongoing
PC-c Multi-Purpose Gym and Rec Center	City obtained use agreements for the Audubon Multi-purpose room and Peninsula Jewish Community Center.	Ongoing
PC-d Foster City Bikeway System Report	Completed	
PC-e Improve Facilities	Ongoing. Leo Ryan Park renovation was completed in 2006.	Teen Center plans prepared in 2007. Construction to occur in 2008.
PC-f Marina High School site	Site has been developed with North Peninsula Jewish Center with 15 acres left undeveloped. In 2006, after much study and public debate, the City Council determined that the land uses for the 15-acre site should be senior housing and retail with 4 acres reserved for a public charter high school and initiated a RFP process.	Developer selected for Village Square and negotiations occurred in 2007. Project review will occur in 2008.
PC-g Park Inspections	Ongoing	Ongoing
PC-h Playfield Inspections	Ongoing	Ongoing
PC-i Pedestrian Improvements	Ongoing	Ongoing
PC-j Sea Cloud Park Improvements	Completed	
PC-k Levee Pedway Maintenance	Ongoing	CIP 798 includes levee pedway improvements.
PC-l Existing Pedway Enhancement	Ongoing	Ongoing
PC-m Waterfront Open Space	Completed	
PC-n Special Needs	Ongoing	Ongoing
PC-o Public Access	Public access added at part of Bayside Towers	No new projects in 2007
PC-p Lagoon Waterways Dredging	Dredging completed in 2004; mitigation area completed in 2005.	
PC-q Wetlands Enhancement	Improvements included with Bayside Towers and Lagoon Dredging projects.	

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2007
PC-r Wetlands Mitigation	Mitigation was included in projects such as Bayside Towers and lagoon dredging.	
PC-s Landscaped Setbacks	Ongoing	Ongoing
PC-t Median Strip Planting	Completed	Ongoing maintenance
PC-u Existing Median Islands	Completed	Ongoing maintenance
PC-v Architectural Review	Ongoing	Ongoing
PC-w Development Adjacent to Lagoon or Canal	Ongoing	Ongoing
PC-x Water Saving Land and Irrigation	Ongoing	Ongoing
PC-y Water Saving Techniques	Ongoing	Ongoing
PC-z Water Emergencies	Plan contained in Urban Water Management Plan – was last updated in 2005.	
PC-aa Water Conservation Plan	Urban Water Management Plan updated every 5 years - was last updated in 2005.	
PC-bb Water Quality	Ongoing	Ongoing
PC-cc Lagoon Water Quality	Ongoing	Ongoing
PC-dd Lagoon Views and Recreation Opportunities	Ongoing	Ongoing
PC-ee Public Information	Ongoing	Ongoing
PC-ff Water Quality Discharge	Ongoing	Ongoing
PC-gg Air Quality Impacts	Included in project reviews.	Ongoing
PC-hh Air Pollution Sensitive Land Uses	Ongoing	Ongoing
PC-ii TSM Ordinance Enforcement	Developments with TSM programs must submit annual reports. TSM programs required in new developments per C/CAG Guidelines.	Ongoing
PC-jj Reduction in Automobile Trips	Ongoing – advertising of Connections Shuttle and bus routes.	Ongoing
PC-kk Coordination with Other Agencies	Ongoing	Ongoing
PC-ll Title 24	Ongoing	Ongoing
PC-mm Solar Heating and Cooling	Ongoing	Fees for solar installations were eliminated in 2007.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2007
PC-nn Solar Heating for Pools	Ongoing	Fees for solar installations were eliminated in 2007.
PC-oo Energy Information and Outreach	No action	Brochures provided to the public in City Hall lobby.
PC-pp Citywide Recycling Program	Added yard waste program. Added commercial organics program in 2004.	Ongoing; provide cell phone and battery recycling in City Hall; held first e-waste collection event; held compost give-aways. Purchased recycled content bill boards to be mounted in the City's parks and levee system and also purchased recycled content benches to be installed at some of the City's tennis courts. Continued existing programs in the commercial sector to increase the City's diversion—distribution of in-unit recycling bags to multi-family dwellings (MFD's), organics outreach to food-based businesses, participated in monthly meetings with Allied Waste to target the largest commercial generators. Worked with the SBMWA, Allied Waste, and the Parks Department to implement a program to assist operators of qualifying large events and venues to establish waste reduction plans for the events in accordance with AB2176.
PC-qq Source Reduction and Recycling Element	Adopted construction & demolition materials recycling requirements in 2005 (Ordinance #523) Submitted required report to Waste Management Board for 2005, indicating a 45% diversion rate.	Recycling events held in 2007.
PC-rr Recycling Information	Publish quarterly newsletter for residents	Ongoing; recycling events held in 2007.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2007
PC-ss Recycling Bins Incentives	Instituted 25% discount for commercial organics program.	Ongoing
PC-tt City Procurement	No action	No action
PC-uu Public Viewing Areas	Completed along levee pedway.	
PC-vv Wetland Habitat	Ongoing	Ongoing
PC-ww 57-Acre Wildlife Refuge	Ongoing	Ongoing
PC-xx Projects in Vicinity of Shoreline Bans	Ongoing	Ongoing
PC-yy NPDES Stormwater management Plan	Ongoing	Ongoing
NOISE ELEMENT	Adopted May 1993. Some work done on an update of the Element in 2000 but then put on hold due to staffing reductions.	
N-a Noise Ordinance and Training	Ongoing	Ongoing
N-b Periodic Noise Monitoring	Noise readings taken in 2000.	No action in 2007.
N-c Purchase of City Vehicles/Equipment	Ongoing	Ongoing
N-d Regulation of Special Events	Ongoing	Ongoing
N-e Coordinate Complaints Information	Ongoing	Ongoing
N-f BFI Contract	Held periodic performance hearings, latest in January 2006.	Ongoing
N-g Airport Noise Mitigation	Ongoing	Ongoing
SAFETY ELEMENT	Adopted October 1995.	
S-a Geotechnical and Engineering Reports	Ongoing	Ongoing
S-b Geotechnical Reports Library	Completed	
S-c Seismic Safety Education	Ongoing	Ongoing
S-d Non-Structural Hazards Assessment	Ongoing	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2007
S-e Expand Seismic Hazards Identification Program	No action	No action in 2007.
S-f Protect City's Infrastructure and Facilities	Ongoing	Ongoing
S-g Maintain Levees and Lagoon for Flood Protection	Ongoing	CIP 792 includes lagoon pump rehabilitation.
S-h Flood Plain Regulations	Flood plain regulations updated in 1995.	No action in 2006.
S-i Use of Uniform Codes	Ongoing	Ongoing
S-j Development Review for Fire Safety	Ongoing	Ongoing
S-k Fire Education/Prevention	Ongoing	Held annual open house with a Fire Safety Trailer. Continued CERT program.
S-l Annual Inspections for Fire Safety and Hazardous Materials	Ongoing	Ongoing
S-m Water Supply and Delivery	Ongoing	Ongoing
S-n Resale and Rental Housing Inspections	No action	No action in 2007
S-o Electromagnetic Fields	Ongoing	Ongoing
S-p Emergency Response	Ongoing	Extensive employee training was implemented, as required by FEMA.
S-q Emergency Plan	Ongoing	Ongoing
S-r Emergency Power	All 49 lift stations have either permanent power or ability to use temporary power. Stand-by power was added at critical facilities.	Ongoing
S-s Monitoring of Water, Sewer and Lagoon Systems	Ongoing	Ongoing
S-t Water Supply	Studies undertaken; New water tank added in 2005.	
S-u Water Delivery System	Ongoing	Ongoing
S-v Police Services	Ongoing	Ongoing
S-w Crime Prevention	Ongoing	Ongoing
S-x Development Review for Crime Prevention	Ongoing	Ongoing

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

risdiction Foster City

porting Period Jan-07 - Dec-07

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
None			0	0	0	0	0	0	0	
9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►							0	0		
10) Total by income units (Field 5) Table A ► ► ►										

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

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porting Period Jan-07 - Dec-07

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	0	0	0	0	0	0

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

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porting Period Jan-07 - Dec-07

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			1999	2000	2001	2002	2003	2004	2005	2006		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	96				88						88	8
	Non-deed restricted												
Low	Deed Restricted	53				0							53
	Non-deed restricted												
Moderate	Deed Restricted	166				44						44	122
	Non-deed restricted												
Above Moderate		375	59		4	338						401	-26
Total RHNA by COG. Enter allocation number:		690											
Total Units ► ► ►			59		4	470						533	157
Remaining Need for RHNA Period ► ► ► ► ►													

ANNUAL HOUSING ELEMENT PROGRESS REPORT – 2007
Housing Element Implementation
(CCR Title 25, §6202)

Jurisdiction Foster City

Reporting Period Jan 2007 - Dec 2007

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline 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. No new units were constructed in 2007.
H-A-1-b Construction of New Units	Review residential proposals as they are received toward RHA of 690 units.	Approve some units by 2004	See Table B, attached. 533 units have been constructed for the 1999-2006 period, compared to the RHA of 690. No new units were constructed in 2007, although 790 units are proposed for Pilgrim-Triton, currently under review.
H-A-1c Future Housing Element Updates	Update the Housing Element consistent with State requirements.	The original June 2006 date has been extended by the state to June 2009.	Staff has attended several seminars and workshops regarding new requirements for the upcoming Housing Element update.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
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	Ongoing - primarily through web site, distribution of information packets and through agreement with HIP Housing.
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.	Ongoing	City staff assisted in the development of Marlin Cove and Miramar apartment developments. No new housing developments occurred in 2007.
H-A-4-a Air Quality Impacts	Study air quality impacts of proposed housing.	Ongoing	Impacts were studied for the Marlin Cove and Miramar developments. Impact study is included in Pilgrim/Triton EIR.
H-A-4-b Geotechnical Studies	Perform geotechnical study of proposed housing.	Ongoing	Impacts were studied for the Marlin Cove and Miramar developments. Impact study is included in Pilgrim/Triton EIR.
H-A-4-c Uniform Building Code & Title 24	Buildings shall conform to requirements of UBC and Title 24.	Ongoing	Ongoing
H-A-4-d Site Investigation	Conduct site investigations for proposed housing.	Ongoing	Impacts were studied for the Marlin Cove and Miramar developments. Studies are included in Pilgrim/Triton EIR.
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	Impacts were studied for the Marlin Cove and Miramar developments. Impact study is included in Pilgrim/Triton EIR.
H-A-4-g Traffic Evaluations	Complete traffic evaluation for proposed housing.	Ongoing	Impacts were studied for the Marlin Cove and Miramar developments. Impact Study is included in Pilgrim/Triton EIR.
H-B-1-a Continue Code Enforcement	Continue code enforcement program.	Ongoing	Ongoing

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
H-B-1-b Expand Code Enforcement	Consider expansion of program to include: 1) resale inspections of single family homes; 2) rental housing inspections; 3) public outreach and education.	2003	Public outreach has been expanded to use FCTV, utility bill inserts and other means.
H-B-2-a Rehabilitation Loans	Encourage rehabilitation loan and disaster assistance programs to the extent possible given program funding criteria and local need.	20 loans by 2006	Loans are advertised with other housing programs.
H-B-2-b Facilitate Rehab Assistance	Start a community outreach program to help the disabled and elderly maintain or rehabilitate their homes to match households in need with non-profit organizations.	2002	In 2007, efforts were made to match a needy family with local non-profits.
H-B-3-a Energy Conservation Assistance	Use CDBG or other funds to assist lower-income residents to weatherize their homes or make other energy conserving home repairs.	5 low income households by 2006	Fees for solar installations eliminated in 2007.
H-B-3-b Increased Energy Conservation	Continue to enforce Title 24 and review development ordinances to determine if they discourage the use of energy conservation measures.	Ongoing	Fees for solar installations eliminated in 2007. Architectural Review of solar installations discontinued.
H-B-4-a Architectural Review	Continue Architectural Review to ensure that development preserved character and scale of neighborhoods.	Ongoing	Ongoing
H-C-1-a Condo Conversion Regulations	Continue implementation of the condo conversion ordinance. Amend the existing conversion regulations to change the percentage of converted units required to be set aside for BMR housing from 10 to 15%.	2002	No conversions have been proposed.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
H-C-2-a Rental Unit Monitoring	Monitor the availability and cost of rental units.	Annually	Not done in 2007
H-C-2-b Phased Redevelopment of Apartments	If a large apartment development is redeveloped, the project shall be phased to minimize displacement.	Ongoing	No proposals in 2007
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	Ongoing
H-C-4-a Rental Dispute Resolution	Continue the City's financial contribution to and encourage resident use of PCRC as a vehicle to resolve rental disputes.	Ongoing	City contributed to Conflict Resolution Center up to FY 2004-05 and again in FY 2007-08. Renters with landlord disputes are referred to the Conflict Resolution Center.
H-C-5-a Rental Housing Assistance	Encourage the use of federal, State and local rental housing programs.	15 households provided assistance per year.	Ongoing – In FY 2006-07, 35 Foster City residents were provided with housing and community resource information and an additional 38 residents received telephone counseling by HIP. 6 home share matches made in FY 2006-07.
H-C-5-b City Rental Assistance Program	Develop a local housing rental assistance program.	An addition 20 very low income and 20 low income by rental subsidy by 2006.	No action in 2007

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
H-D-2-a Housing Sites Study	General Plan Amendments, rezonings or other implementing action would occur for the potential housing sites identified.	December 2002 for one or more sites and December 2004 on additional sites, if necessary.	The City initiated the General Plan Amendment for the Pilgrim/Triton area in 2006. The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units. The City initiated the process for housing on the City's 15-acres in 2006. Subsequently, the Village Square proposal was submitted in 2007 for senior housing and will be reviewed in 2008.
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.	As appropriate	Marlin Cove and Port O'Call sites were redeveloped in 1999-02. An application was reviewed for housing use on the AAAAA Rent-a-Space site in 2006 but was later withdrawn. The City initiated the General Plan Amendment for the Pilgrim/Triton area in 2006. The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units.
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.	As appropriate	This resulted in rental housing developments at Marlin Cove and Miramar. The City initiated the General Plan Amendment for the Pilgrim/Triton area in 2006. The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
H-D-4-a Mixed Use Housing	Encourage mixed residential-commercial uses.	2006	Mixed use was accomplished at Marlin Cove. Pilgrim/Triton proposal for redevelopment submitted in 2006, including 730 housing units and commercial space, including some live-work units. The City Council's decision on use of the City-owned 15-acre site is that is will also include mixed housing and commercial uses with 4 acres set aside for a public charter high school.
H-D-6-a Second Units	Continue implementation of the City's second unit ordinance.	1 moderate income unit by 2006	1 unit was approved in 2005 but not constructed. 1 unit was approved in 2006 and constructed in 2007.
H-D-6-b Second Unit Regulations	Review and consider revising the second unit ordinance.	2003	Second unit regulations revised in 2003.
H-D-8-a Community Development Agency	The CDA will use its power to reduce the costs and expedite the construction of 15% of the units within redevelopment project areas for BMR housing.	Ongoing	The Village Square project will include 65 subsidized senior housing units with CDA assistance.
H-D-9-a Government Constraints	Review the development process and remove any government and regulatory constraints to the production of affordable housing.	2003	Constraints for second units removed in 2003.
H-D-9-b Pre-Permit Review Process	Continue to hold pre-application reviews of affordable housing projects.	Ongoing	Pre-application reviews were conducted for Marlin Cove, Miramar, Pilgrim-Triton and Village Square.
H-D-9-c Minimum Density Requirements	Consider enacting minimum density requirements.	2003	Under consideration in draft Land Use/Circulation Element revision.
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.	2003	3 bedroom units were included in Miramar.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
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.	2003	Done on a case-by-case basis such as at Marlin Cove.
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	In Marlin Cove and Miramar, the CDA paid the park-in-lieu fees in order to assist the housing development. CDA will provide some assistance for affordable housing in the Village Square development.
H-D-9-g Nonconforming Uses	Amend Chapter 17.70, Nonconformity Uses to reduce or eliminate disincentives to having an existing non-residential site zoned for housing.	2002	Studied as part of Pilgrim-Triton General Plan Amendment.
H-E-1-a New Project Development Program	All new residential development within redevelopment project areas will meet affordable housing requirement on-site.	Ongoing	Marlin Cove and Miramar developments were completed with 30% BMR housing in 2002. Pilgrim/Triton proposal for redevelopment submitted in 2006, including 730 housing units and 20% BMR housing. Review by Planning Commission in 2007-08. Village Square development will include 65 (20%) affordable units.
H-E-1-b Existing Unit Purchase Program	Purchase existing older units to provide affordable rental housing.	3 units by 2006	Two units purchased in 2005-06.
H-E-1-c First-Time Homebuyer Program	Establish a revolving fund to provide low interest and/or deferred second mortgages.	2002	26 loans made in 1998-2007.
H-E-1-d Homeowner Rehab Loan Program	Increase use of CDBG loans administered by the County.	2002	Ongoing
H-E-1-e Rental Assistance Program	Provide assistance in the form of rental subsidies.	2002	Subsidies provided through CDA funded BMR programs at Marlin Cove, Miramar, Foster's Landing and Metro Senior Apts.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
H-E-2-a Inclusionary Requirement	Develop and adopt an inclusionary housing ordinance.	2002	20% BMR requirement made clear to all project applicants of new housing developments.
H-E-3-a Density Bonuses for Affordable Units	Offer density bonuses of at least 25% consistent with state density bonus law.	Ongoing	Ongoing state law supersedes City's program.
H-E-3 b Financing and Subsidy Programs	Encourage project sponsors to apply for available housing programs.	Ongoing	City facilitated use of tax credit bond financing for Marlin Cove and Miramar. City/CDA will assist in Village Square project, including facilitating use of HUD loan.
H-E-3-c Cooperative Ventures	Encourage cooperative and joint ventures between owners, developers and non-profit groups to provide BMR housing.	Ongoing	City is facilitating joint venture between City, non-profit Pacific Retirement Services and Sares Regis Group for Village Square. The project includes lease of the land from the City and financial assistance from the CDA for the affordable housing.
H-E-4-a Maintain Owner Occupied BMR Units	Administer agreements for existing ownership BMR units to ensure continued affordability.	Ongoing	Annual owner/occupant check performed.
H-E-4-b Replace Marina Green BMR Units	Replace the 17 Marina Green units when they begin to expire.	2006-07	Pilgrim-Triton and Village Square projects will provide 20% of the total units as BMR units.
H-E-5-a Maintain Existing Rental BMR Units	Administer the agreements for the existing rental BMR units.	Ongoing	Ongoing-review annual and semi-annual reports.
H-E-6-a Homeshare Program	Continue to work with HIP to expand the existing outreach program for the Homeshare Program.	15 new matches per year	In FY 2006-07, 35 Foster City residents were provided with housing and community resource information and an additional 38 residents received telephone counseling by HIP. 6 home share matches made in FY 2006-07.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
H-E-7-a Ownership Housing for Employees	City will consider recommending that the developer contact private investment firms that arrange joint homeownership programs for employers and employees.	Ongoing	No action
H-E-8-a BMR Eligibility Guidelines	Implement BMR selection guidelines based on BMR Eligibility Priorities.	Ongoing	Housing Preference Policy adopted. Guidelines developed for Marlin Cove and Miramar.
H-F-1-a Non-Discrimination	Ensure that state and federal laws are adhered to regarding fair housing.	Ongoing	Ongoing
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 heeds of households with special needs.	Ongoing	Village Square will include housing for seniors with special needs.
H-F-2-b Victims of Domestic Violence	Provide one affordable housing unit for victims of domestic violence.	Ongoing	Transitional Housing Program for Victims of Domestic Violence adopted in 2001. No action in 2007.
H-F-2-c Density Bonuses for Handicapped	The City may allow a one-for-one density bonus 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 units includes units that are accessible and adaptable in conformance with the Building Code.	2% of units built	Ongoing
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 provided to social service agencies.
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.	Ongoing	Funding provided to social service agencies.