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

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HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

HPD

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:	April 9, 2009	**Phone:**	650 286-3236
Re:	General Plan Annual Report for 2008	**CC:**	

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

•Comments:

Attached please find Foster City's General Plan Annual Report for 2008 and City Council Minute Order No. 1139.

Thank you,

Leslie Carmichael

Planning Manager

650 286-3236

lcarmichael@fostercity.org

MINUTE ORDER

No. 1139

OFFICE OF THE CITY CLERK
FOSTER CITY, CALIFORNIA

Date: April 8, 2009

Attention: City Council/EMID Board
Leslie Carmichael, Planning Manager

City Council/EMID Board Meeting Date: April 6, 2009

Subject: General Plan Annual Report for 2008

Councilmember Kiesel, seconded by Councilmember Koelling, and carried unanimously, 5-0-0, IT WAS ORDERED to accept the General Plan Annual Report for 2008.

Therese Calic

CITY CLERK/DISTRICT SECRETARY

STAFF REPORT

TO: Mayor and Members of the City Council

VIA: James C. Hardy, City Manager

FROM: Richard B. Marks, Community Development Director
Leslie J. Carmichael, Planning Manager

DATE: April 6, 2009

SUBJECT: GENERAL PLAN ANNUAL REPORT FOR 2008

RECOMMENDATION

That the City Council receive and accept, by Minute Order, the General Plan Annual Report for 2008.

EXECUTIVE SUMMARY

Government Code 65400 requires that the legislative body of each city receive an annual report on the status of the General Plan and its implementation. The Annual Report is then forwarded to the California Office and Planning and Research and the Department of Housing and Community Development. The Government Code also includes specific requirements for information to include about the status of housing element programs and progress in meeting the Regional Housing Need Allocations issued by the Association of Bay Area Governments (ABAG).

The attached General Plan Annual Report provides a brief summary of the status of the General Plan and the implementation programs contained in each General Plan Element.

BACKGROUND

The Planning Commission reviewed the General Plan Annual Report on March 19, 2009 and recommended that the City Council accept the Report.

ANALYSIS

The attached Tables comprise the General Plan Annual Report and provide a brief summary of the status of the General Plan and the implementation programs contained in each General Plan Element. The status of the Housing Element implementation is contained on separate forms provided by the Department of Housing and Community Development.

Highlights of accomplishments in implementation of General Plan programs in 2008 include:

- Pilgrim-Triton Master Plan approved with 20% affordable units, an outgrowth of Pilgrim-Triton Land Use Study.
- Chess Office Building review continued, an outgrowth of Chess/Hatch Land Use Study
- Mirabella/Parkview Plaza review continued.
- Increased shuttle ridership for both Connections Shuttle and employer-funded shuttles; Transportation Committee formed to make recommendations to the City Council.
- Teen Center under construction.
- Environmental Sustainability Committee created to make recommendations to the City Council.

Attachments:

Table - General Plan Annual Report for 2008
Table A – Housing Element - Annual Building Activity Report – Very Low-, Low- and Moderate Income Units and Mixed-Income Multifamily Projects
Table B – Housing Element - Regional Housing Needs Allocation Progress
Table C – Housing Element - Program Implementation Status
Planning Commission Staff Report dated March 19, 2009
Planning Commission Resolution P-04-09, adopted March 19, 2009
General Plan*

*Available in Council Office or in the Community Development Department

GENERAL PLAN ANNUAL REPORT – 2008

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
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 approved. Chess/Hatch proposal reviewed at Study Sessions and EIR begun. Project review will continue in 2009.
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 2008.
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 2008-09.
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 2009.
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 2008.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
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 continued through 2008 and into 2009.
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.	City appointed a Transportation Committee that developed proposals to improve transit usage. An Action Plan will be developed in 2009.
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 2008.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
LUC-s Collect information on parking use	Done on a project-by-project basis as needed.	No action in 2008
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 2008
LUC-w Child care facility regulations	No action	No action in 2008
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.	Plans for water rationing underway in 2008-09 in case needed for summer 2009.
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 to be continued in 2009.
PC-a Recreation User Surveys	Ongoing	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
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 construction in 2008-09.
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 (now Mirabella) and negotiations occurred in 2007. Project review will occur in 2008-09. On July 21, 2008, the City Council rescinded the reservation for a public charter high school.
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 2008
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.	
PC-r Wetlands Mitigation	Mitigation was included in projects such as Bayside Towers and lagoon dredging.	

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
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. The Environmental Sustainability Task Force developed recommendations to reduce water use.
PC-z Water Emergencies	Plan contained in Urban Water Management Plan – was last updated in 2005.	Work begun on update to water rationing plan
PC-aa Water Conservation Plan	Urban Water Management Plan updated every 5 years - was last updated in 2005.	The Environmental Sustainability Task Force developed recommendations to reduce water use.
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. TSM programs reviewed as part of Pilgrim-Triton, Mirabella, Chess and Gilead development proposals.
PC-jj Reduction in Automobile Trips	Ongoing – advertising of Connections Shuttle and bus routes.	Ongoing. Transportation Committee formed to study how to improve transportation systems in Foster City.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
PC-kk Coordination with Other Agencies	Ongoing	Coordinated with other agencies as part of Multi-Project Traffic Study. Transportation Committee formed to study how to improve transportation systems in Foster City.
PC-ll Title 24	Ongoing	Ongoing. Environmental Sustainability Task Force developed recommendations to reduce electricity and natural gas consumption and increase use of renewable energy.
PC-mm Solar Heating and Cooling	Ongoing. Fees for solar installations were eliminated in 2007.	Ongoing
PC-nn Solar Heating for Pools	Ongoing. Fees for solar installations were eliminated in 2007.	Ongoing
PC-oo Energy Information and Outreach	No action	Brochures provided to the public in City Hall lobby. Environmental Sustainability Task Force developed recommendations to reduce electricity and natural gas consumption and increase use of renewable energy, including publish outreach.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
PC-pp Citywide Recycling Program	Added yard waste program. Added commercial organics program in 2004.	Ongoing; continued with cell phone and battery collection in City Hall; held one to two e-waste collection events per year since May 2006; held compost give-away events two to four times per year since 2004. 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 ongoing 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. Implemented a residential curbside batteries and cell-phone collection program for residents in October 2007. Environmental Sustainability Task Force developed recommendations to reduce solid waste and increase recycling.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
PC-qq Source Reduction and Recycling Element	Adopted construction & demolition materials recycling requirements in 2005 (Ordinance #523)	Environmental Sustainability Task Force developed recommendations to reduce solid waste and increase recycling. Submitted annual report to the Waste Management Board for 2006 indicating a 50% diversion rate.
PC-rr Recycling Information	Publish quarterly newsletter (Rethinkwaste) for residents including multi-family dwellings.	Ongoing; Environmental Sustainability Task Force developed recommendations to reduce solid waste and increase recycling. SBWMA website: www.RethinkWaste.org was redesigned in 2008 to improve usability.
PC-ss Recycling Bins Incentives	Instituted 25% discount for commercial organics (food scraps) collection program.	Ongoing. Instituted a tiered rate structure for commercial customers (progressive rates) effective June 2008.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
PC-tt City Procurement	Purchased recycled content benches and kiosks for City Parks and Levee/Pedway using funds from the Department of Conservation grant.	As a member of the South Bayside Waste Management Authority (SBWMA), participated in a multi-year procurement process beginning in 2006 for the selection of a collection contractor and a facility operations contractor to begin weekly single stream recycling collection services in January 2011. On October 6, 2008, the City selected Norcal as its future collections contractor. Facility Operations Contractor will be selected by the SBWMA Board. Participated in the development of Master Plan Improvements to the existing transfer station and materials recovery facility to retrofit the existing facilities to increase processing capacity and enable the processing of single stream recyclable materials.
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 2008.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
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 Allied Waste Contract (formerly BFI)	Implemented a Service Resolution Tracking System in 2007 in addition to the hauler's existing customer service tracking system to follow-up and resolve residents' complaints such as excessive noise.	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
S-e Expand Seismic Hazards Identification Program	No action	No action in 2008.
S-f Protect City's Infrastructure and Facilities	Ongoing	Ongoing
S-g Maintain Levees and Lagoon for Flood Protection	Ongoing	Ongoing
S-h Flood Plain Regulations	Flood plain regulations updated in 1995.	City is working with San Mateo and FEMA to address issues with San Mateo levee
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

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2008
S-m Water Supply and Delivery	Ongoing	Ongoing
S-n Resale and Rental Housing Inspections	No action	No action in 2008
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

Attachment 1

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

Jurisdiction Foster City

Reporting Period Jan-08 - Dec-08

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 See Instructions	Deed Restricted Units See Instructions	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				
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 ► ► ►										

Attachment 1

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

Jurisdiction Foster City

Reporting Period Jan-08 - Dec-08

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

Attachment 1

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

Jurisdiction Foster City

Reporting Period Jan-08 - Dec-08

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.			2007	2008	2009	2010	2011	2012	2013	2014	2015	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	111	0										111
	Non-deed restricted												
Low	Deed Restricted	80	0										80
	Non-deed restricted												
Moderate	Deed Restricted	94	0										94
	Non-deed restricted												
Above Moderate		201	0										201
Total RHNA by COG. Enter allocation number:		486											
Total Units ► ► ►			0										486
Remaining Need for RHNA Period ► ► ► ► ►													

ANNUAL HOUSING ELEMENT PROGRESS REPORT – 2008
Housing Element Implementation
(CCR Title 25, §6202)

Jurisdiction Foster City

Reporting Period Jan 2008 - Dec 2008

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 2008.
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 2007-08, although 730 units were approved for Pilgrim-Triton in 2008. The Mirabella proposal for 440 senior apartment units is under review in 2008-09.
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 began work on the Housing Element update in 2008 and will complete the update in 2009.

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 2008.
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 and Mirabella 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 and Mirabella 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 and Mirabella 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 and Mirabella EIR.

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-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 and Mirabella EIR.
H-B-1-a Continue Code Enforcement	Continue code enforcement program.	Ongoing	Ongoing
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	No activity in 2008.
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

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-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.
H-C-2-a Rental Unit Monitoring	Monitor the availability and cost of rental units.	Annually	Not done in 2008.
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 2008.
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 and FY 2008-09. 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. Information is included in housing packets provided to the public.
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 2008

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 and was approved in 2008. The City initiated the process for housing on the City's 15-acres in 2006. Subsequently, the Village Square (Mirabella) proposal was submitted in 2007 for senior housing and will be reviewed in 2008-09.
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 and was approved in 2008.
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 and was approved in 2008.

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 (Mirabella) project will include 70 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 (Mirabella).
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.

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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 (Mirabella) 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 was approved in 2008, including 730 housing units and 20% BMR housing. Village Square (Mirabella) development will include 70 (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. Two more units purchased in 2008.
H-E-1-c First-Time Homebuyer Program	Establish a revolving fund to provide low interest and/or deferred second mortgages.	2002	As of 12/31/08, a total of 29 loans have been made, with 16 loans still outstanding. Three loans were made in 2008.
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 (Miramar) 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 (Mirabella). 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 (Mirabella) 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.

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-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 2007-08, 19 residents placed in shared housing arrangements; 44 residents were provided with housing and community resource information and 41 additional residents received assistance through telephone counseling. Home Equity Conversion counseling was provided to 6 Foster City senior homeowners. 2 Foster city families were provided with housing and case management services through the Self-Sufficiency Program for Families with Children.
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 (Miramar) 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 2008.
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

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Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
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.