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July 5, 2022

State Department of Housing and Community Development
C/O Land Use and Planning Unit (HousingElements@hcd.ca.gov)
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

RE: FOSTER CITY HOUSING ELEMENT UPDATE

Dear Reviewer,

We are pleased to submit a draft of the 2023–2031 Foster City Housing Element for review. This Housing Element describes the City’s plan for addressing the housing needs of its residents through 2031. This is a draft element.

The City of Foster City is committed to working with the California Department of Housing and Community Development (HCD) to ensure that this Housing Element obtains certification to maintain eligibility for grant funding programs, to ensure the legal adequacy of the General Plan, and to preserve local control of land use decisions.

Foster City has complied with the public review requirements pursuant to AB 215. In addition to extensive public engagement beginning in 2019, the Public Review Draft was posted on the City’s website (<https://engagefostercity.org/housing-element>) from May 4, 2022-June 3, 2022. During this time, the public was invited through a variety of media to review it and provide comments. The City then considered and incorporated responses to the public comments received.

We look forward to hearing from your office. Please do not hesitate to contact me with any questions regarding the draft at lcarmichael@up-partners.com.

Sincerely,

URBAN PLANNING PARTNERS, INC.

A handwritten signature in black ink, reading 'Leslie Carmichael', written in a cursive style.

Leslie Carmichael
PRINCIPAL PLANNER

CC: Marlene Subhashini, Community Development Director, City of Foster City

Attached:
2023-2031 Housing Element
Foster City Sites Inventory Spreadsheet



City of FOSTER CITY

2023 - 2031 Housing Element Update

HCD REVIEW DRAFT



Prepared for:
City of Foster City
July 2022

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INC.

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EXECUTIVE SUMMARY

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

INTRODUCTION AND BACKGROUND

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

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

HOUSING NEEDS

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

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

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

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

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

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

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

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

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) ASSESSMENT

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

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

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

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

- **There are disparities in housing cost burden in Foster City by race and ethnicity—but not by tenure (renters/owners).** Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the City. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.
- **Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production.** Just 9% of the City's rental units rent for \$2,000 and less. The County has four times the proportion of rentals priced under \$2,000 than the City.
- Racial and ethnic minority students served by the San Mateo Union High School District, of which Foster City is part, **experience lower educational outcomes compared to other students.** Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. However, **Pacific Islander, Hispanic, and Black students in the San Mateo Union High School District were less likely to meet the admission standards.** Although San Mateo Union High School District has relatively low dropout rates—4% of students—compared to other districts in the County, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.**
- 80% of Housing Choice (Section 8) voucher holders in Foster City reported in a survey that **finding a unit that takes vouchers is “somewhat” or “very” difficult.**
- 20% of residents who thought they had been **discriminated against in sales transactions** said a real estate agent required prequalification before they would show properties; 17% were refused a mortgage loan; 10% said a real estate agent would not make a disability accommodation.
- **Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments.** These jobs often do not support the City's housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden.

CONSTRAINTS

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

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

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

RESOURCES AND SITES

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

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

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

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

2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

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

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

TABLE ES-2: HOUSING SITE SELECTION CRITERIA

Site Name	Distance to Arterial St	Distance to E. Hillsdale Blvd (Evacuation)	Distance to Park	Distance to Grocery Store	Distance to Bus Stop	Distance to Rec Center or Library	% Border with SF or TH	AFFH-Expand Locations	Size
Pipeline Projects									
Laguna Vista Condos & Apts	0.0	0.0	0.0	0.7	0.1	0.5	0	N	
Project Applications									
Lantern Cove	0.3	1.4	0.2	0.8	0.8	2.0	13%	Y	16.8
Schooner Bay	0.0	1.7	0.1	1.0	1.1	2.2	0%	Y	24.8
Eaves Apartments MF ADUs	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11
Triton Apartments MF ADUs	0.1	0.1	0.0	0.9	0.1	0.6	0%	N	
RHNA 5 Sites									
Franciscan Apartments	0.0	0.4	0.0	0.5	0.0	0.6	30%	N	6.4
Sand Cove Apartments	0.0	0.3	0.0	0.1	0.0	0.0	0%	Y	8.77
The Lagoons Apartments	0.0	0.4	0.0	0.5	0.1	0.2	0%	Y	9.64
Beach Cove Apartments	0.0	0.7	0.1	0.1	0.1	0.8	14%	Y	18.7
Shadow Cove Apartments	0.0	0.8	0.2	0.1	0.0	0.9	15%	Y	7.9
Harbor Cove Apartments	0.0	0.0	0.0	0.2	0.0	0.6	0.0	Y	15.1
Other Residential Sites									
Eaves Apartments	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11.0
Foster's Landing Apartments	0.0	0.3	0.1	0.4	0.1	0.1	0%	N	46.35
Commercial Sites to Convert or Allow Mixed Use									
OSH	0.0	0.0	0.2	0.6	0.1	0.5	0%	N	6.345

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

 = 0.6 to 0.9 miles; 30% or more border with SF or TH

 = 1.0 miles or more

Y = would expand geographic area of BMR housing

N = would not expand geographic area of BMR housing

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

- The City worked with developers to facilitate the completion of the Foster Square mixed-use development, which includes 200 market rate senior condominiums, 131 units of assisted living and 24 memory care beds in the Atria, and 66 units of below market rate senior apartments at Alma Point, owned and operated by Mid-Peninsula Housing.
- The City adopted a Commercial Linkage Fee in December 2016 applicable to new commercial developments to support the provision of affordable housing.
- The City worked with Essex Properties to develop and implement several programs to assist the BMR tenants at Foster's Landing as the affordability covenants began to expire in phases between 2020 and 2023.
- City Council approved Resolution 2020-24b to place tenants at-risk of displacement in the top tier (1a) of the affordable housing preference categories.

PUBLIC PARTICIPATION

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

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

HOUSING PLAN

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

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

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



CHAPTER 1 | INTRODUCTION

PURPOSE OF THE HOUSING ELEMENT

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

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

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

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

1. INTRODUCTION

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

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

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

WHY HOUSING IS IMPORTANT: KEY FINDINGS

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

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

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



Senior Housing Building at Foster Square

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

THE VISION OF FOSTER CITY AS PRESENTED IN THE HOUSING ELEMENT

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

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

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

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

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



CHAPTER 2 | HOUSING NEEDS ASSESSMENT

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

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

COMMUNITY PROFILE

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

POPULATION CHARACTERISTICS AND TRENDS

Population Growth

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

2. HOUSING NEEDS ASSESSMENT

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

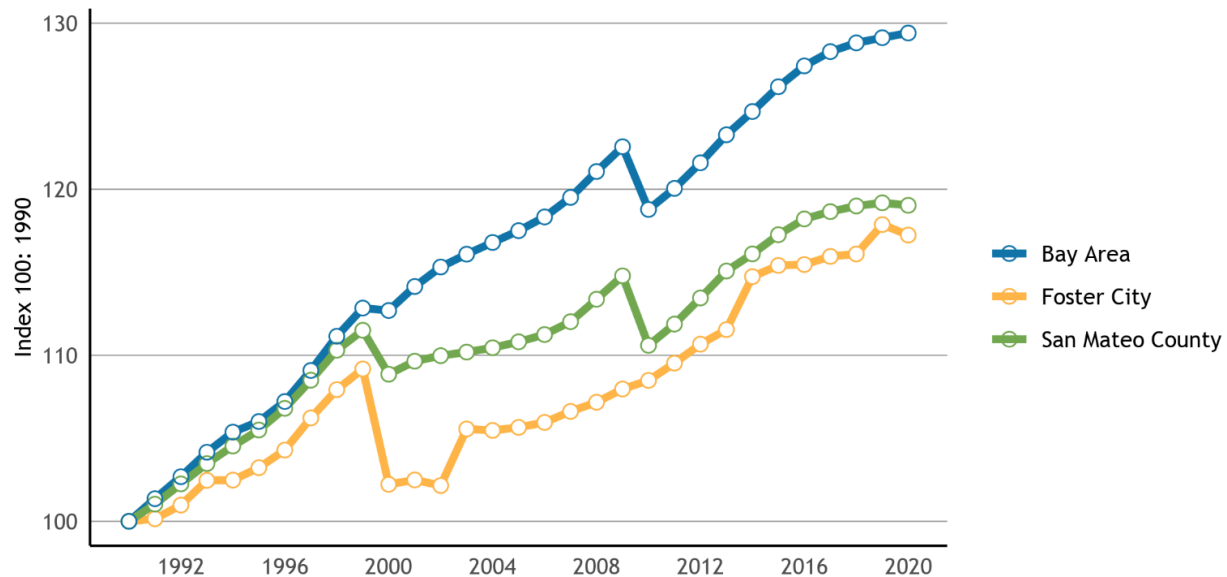


Figure 2-1: Population Growth Trends

Source: California Department of Finance, E-5 series

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

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

Age Composition

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

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

Race and Ethnicity

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

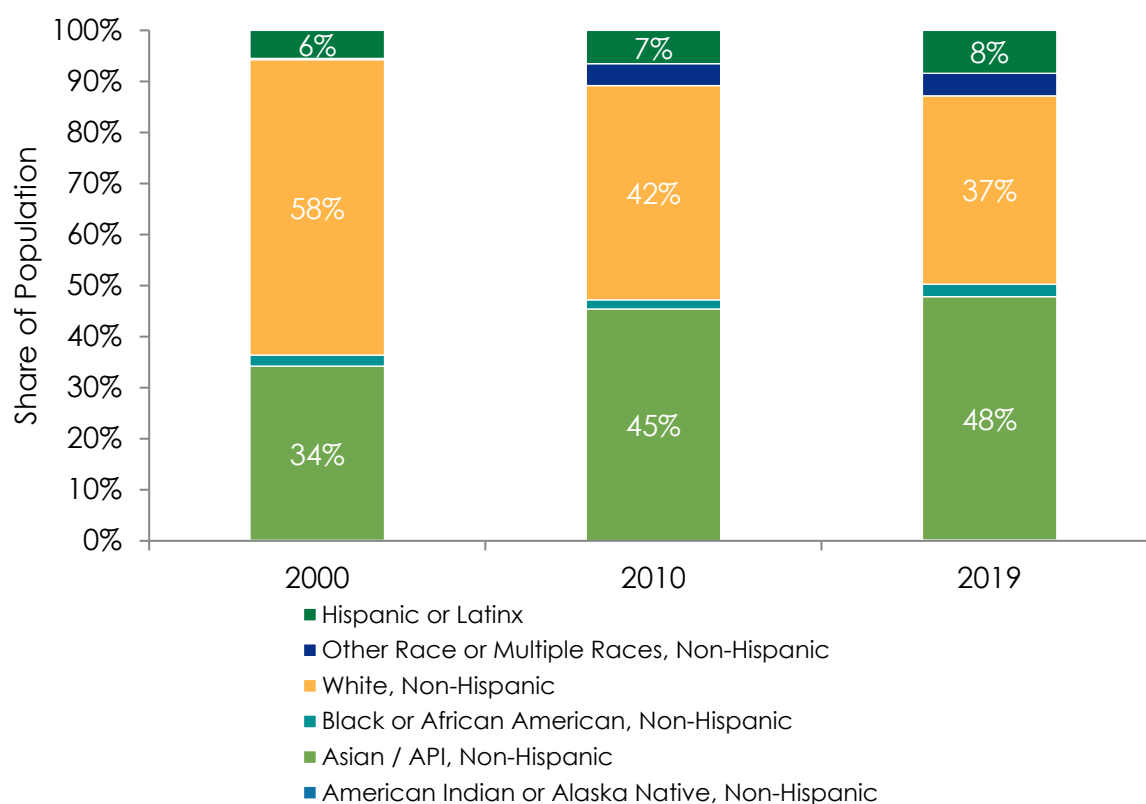


Figure 2-2: Foster City Population by Race, 2000-2019

Universe: Total population

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

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

In absolute terms, the Asian/API, Non-Hispanic population increased the most while the White, Non-Hispanic population decreased the most. **Foster City has become more diverse since 2000 and today no one racial group comprises a majority of the city’s population. Asian/API, Non-Hispanic residents make up the largest percentage (48%),** which is larger than the Asian/API, Non-Hispanic population of both San Mateo County and the larger Bay Area (30% and 27%, respectively). White residents (37% of Foster City’s population) and Black or African American residents make up a similar proportion compared

2. HOUSING NEEDS ASSESSMENT

to the County and region, while Hispanic or Latinx residents in Foster City (8%) make up a significantly smaller proportion (24% in both the County and region).

EMPLOYMENT AND INCOME TRENDS

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

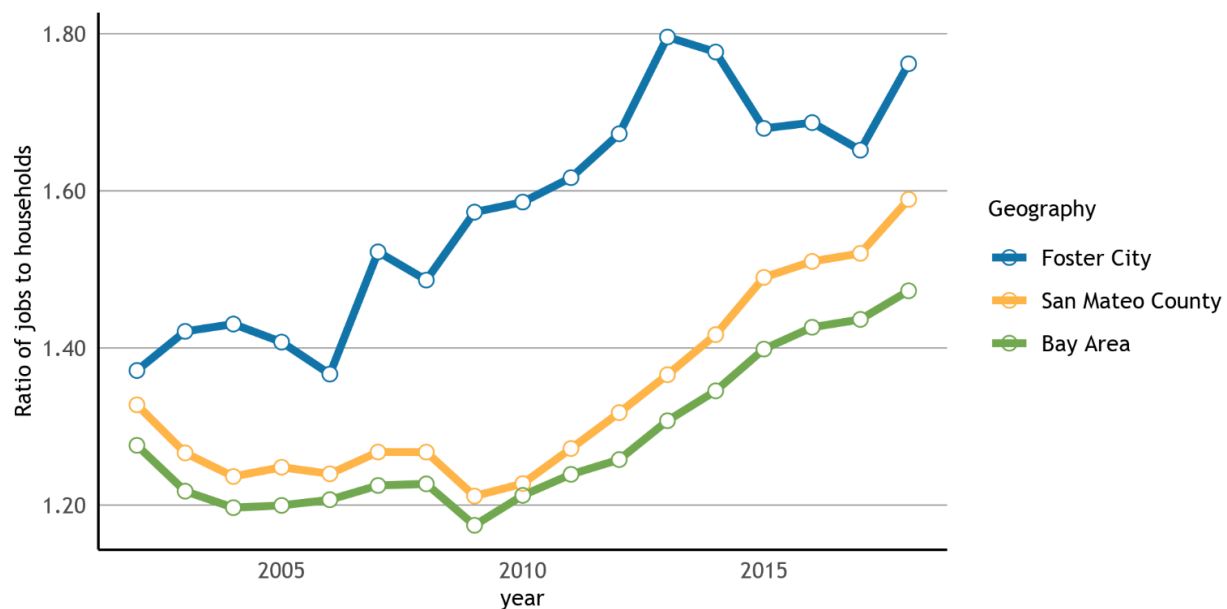


Figure 2-3: Jobs-Household Ratio

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

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

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

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

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

HOUSING STOCK CHARACTERISTICS AND TRENDS

Housing Growth

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

Housing Costs and Cost Burden

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

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

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

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

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

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

2. HOUSING NEEDS ASSESSMENT

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

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

Housing Type and Tenure

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

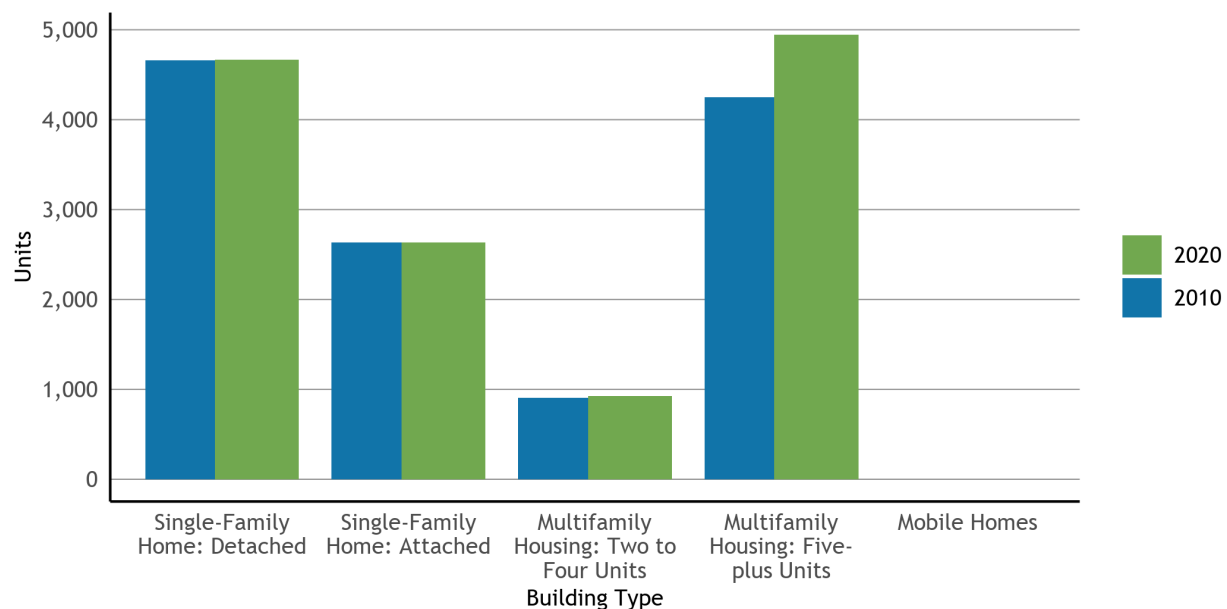


Figure 2-4: Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series

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

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

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

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity—ability for individuals to stay in their homes—in a city and region. Generally, renters may be displaced more quickly if prices increase, and are more likely to experience overcrowding. Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. **In Foster City fewer residents rent than own their homes: 42.9% versus 57.1%. By comparison, 39.8% of households in San Mateo County and 44% of Bay Area households rent their homes.**

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

Housing Condition

Generally, there is limited data on the extent of substandard housing issues in a community. However, Census Bureau data gives a sense of some of the substandard conditions that may be present in Foster City. 1.1% of renters in Foster City reported lacking a kitchen (likely as a result of unpermitted ADUs/garage conversions and rented rooms with no kitchen privileges) and 0.2% of renters lack plumbing, compared to 0% of owners who lack a kitchen and 0% of owners who lack plumbing. The City’s Code Enforcement staff estimates that approximately 10 ownership units, comprising .08% of the housing stock, need rehabilitation. The City works with non-profit organizations, such as Rebuilding Together Peninsula, to assist low-income homeowners with repairs.

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

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

2. HOUSING NEEDS ASSESSMENT

SPECIAL NEEDS POPULATIONS

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

SENIOR HOUSEHOLDS

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

PERSONS WITH DISABILITIES

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

- Ambulatory – 3.3%
- Cognitive – 1.8%
- Independent Living Difficulty – 2.6%
- Hearing – 2.1%
- Vision – 0.9%

Developmental Disabilities

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

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

Large Households

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

Female-Headed Family Households

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

Farmworkers

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

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

2. HOUSING NEEDS ASSESSMENT

Extremely Low-Income Households

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

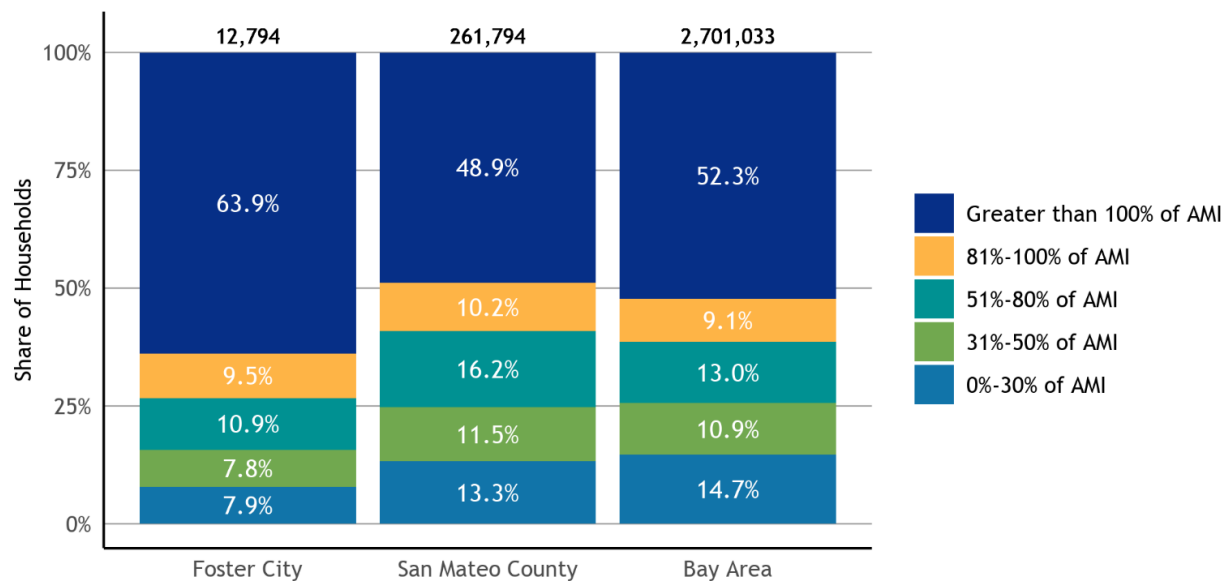


Figure 2-5: Households by Household Income Level

Universe: Occupied housing units

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

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

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

People Experiencing Homelessness

Homelessness remains an urgent challenge throughout the region, reflecting a range of social, economic, and psychological factors. Homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In

San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.5% are unsheltered. Of homeless households with children, most are sheltered in emergency shelters.

San Mateo County conducted the latest Point in Time (PIT) Count from February 24, 2022 through March 3, 2022. Volunteers were deployed to conduct an observational count of those experiencing unsheltered homelessness. In both 2019 and 2022, Foster City had four unsheltered homeless according to the San Mateo County PIT data (<https://www.smcgov.org/hsa/2019-one-day-homeless-count> and <https://www.smcgov.org/media/125526/download?inline=>). Foster City's strategy has been to support Countywide efforts and agencies providing services and facilities that are better located to be effective (see Table 2-1).

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

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

Note: Universe: Population experiencing homelessness.

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

2. HOUSING NEEDS ASSESSMENT

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

ASSISTED RENTAL HOUSING “AT RISK” OF CONVERSION

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

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The RHNA process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. This process is repeated every 8 years, **and for this cycle the Bay Area is planning for the period from 2023 to 2031**. In the case of the San Francisco Bay Area, ABAG, and HCD determine the number of housing units that should be produced in the region. This determination of need is primarily based on estimated job growth. ABAG then allocated that need for each jurisdiction, based on their share of the region’s households and adjusted for access to high opportunity areas, proximity of jobs to transportation and transit, and an equity adjustment to ensure that each jurisdiction receives an allocation of lower-income units that is at least proportional to its share of the region’s total households in 2020 (see Table 2-2).

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

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

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

As shown above in Table 2-2, the amount of housing being required is significantly higher than required for the last Housing Element. Approximately 43% of all new housing is required to be affordable to low- and very low-income households.

This chapter has summarized a wide variety of housing needs that are presented in more detail in Appendix A. Table 2-3 below identifies the links between the housing needs and contributing factors and highlights the key actions proposed to address these needs.

TABLE 2-3: HOUSING NEEDS ACTION PLAN

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
About 32.6% of renters and 32.9% of owners are cost burdened or severely cost burdened.	Growth in rents and sales prices have outpaced income growth. Lack of adequate supply of housing has increased demand and prices.	Increase the supply of affordable housing through a variety of programs: <ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowner Rehabilitation Loans H-D-4-b: ADU/JADU Financial Incentive Program H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review H-D-4-d: Improved Public Information on ADUs H-D-4-e: Amnesty Program for Existing Unapproved ADUs H-D-4-f: Objective Design Standards for ADUs H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> Create program by 2024; 20 new loans by 2031 Create program by 2023; provide 10 units by 2031 2024 2023 for improved website and counter information 2025 2024 Ongoing: at least 10 new matches per year
Increasing senior population results in needs to age in place, move to multi-family and/or accessible units.	Many seniors on fixed incomes find it difficult to keep up with increases in housing cost.	Increase the supply of affordable housing through a variety of programs (described above).	
Increase in jobs to household ratio creates need for more units.	Foster City (and San Mateo County as a whole) has added more jobs than housing units in the past 10 years.	Increase the supply of affordable housing through a variety of programs (described above).	
Home ownership costs are out of reach for households earning a low or moderate income.	Growth in sales prices has outpaced income growth.	<ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowner Rehabilitation Loans 	<ul style="list-style-type: none"> Create program by 2024; 20 new loans by 2031
Persons with disabilities face additional housing challenges.	Difficulties are compounded with low income, racial discrimination, need for supportive services, and/or other factors. Persons with disabilities often need extremely low-income housing.	<ul style="list-style-type: none"> H-D-4-b: ADU/JADU Financial Incentive Program H-D-6-c: Reevaluate Parking Requirements H-E-1-a: Existing Unit Purchase Program-Opportunities for Supportive Housing H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low Income 	<ul style="list-style-type: none"> Create program by 2023; provide 10 units by 2031 2024 2023 to adjust preferences Ongoing

2. HOUSING NEEDS ASSESSMENT

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> ▪ H-F-1-a: Facilities and Services for Special Needs ▪ H-G-1-a: Non-Discrimination ▪ H-G-2-a: Anti-Discrimination Regulations ▪ H-G-2-b: Fair Housing Training for Landlords and Tenants ▪ H-G-2-c: Information Specific to Fair Housing ▪ H-G-2-d: Multilingual Tenant Resources ▪ H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> ▪ 2023 to establish expedited review process ▪ 2023 to update website ▪ 2023 and ongoing ▪ At least one fair housing training per year beginning in 2024 ▪ 2023 and ongoing ▪ 2024 and ongoing ▪ 2024 to research options and report to City Council
Very few housing units are available for extremely low-income households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<ul style="list-style-type: none"> ▪ H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low Income 	<ul style="list-style-type: none"> ▪ Ongoing
A variety of housing types in all areas of the city are needed to provide housing choices for all types of households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<p>Include sites in the Sites Inventory that expand BMR units geographically beyond existing BMR properties.</p> <ul style="list-style-type: none"> ▪ H-D-4-b: ADU/JADU Financial Incentive Program ▪ H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review ▪ H-D-4-d: Improved Public Information on ADUs ▪ H-D-4-e: Amnesty Program for Existing Unapproved ADUs ▪ H-D-4-f: Objective Design Standards for ADUs ▪ H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> ▪ Create program by 2023; provide 10 units by 2031 ▪ 2024 ▪ 2023 for improved website and counter information ▪ 2025 ▪ 2024 ▪ Ongoing: at least 10 new matches per year
RHNA for Foster City is 1,896 housing units		Increase the supply of affordable housing through a variety of programs (described above).	



CHAPTER 3 | AFFIRMATIVELY FURTHERING FAIR HOUSING

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

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

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

- **Foster City replicates San Mateo County and region overall in terms of household size and household composition but diverges in household income and racial diversity:** Foster City has a much higher proportion of households with incomes greater than 100% AMI than the County or region, a much lower proportion of lower than 50% AMI households, and a much higher share of Asian households. Foster City’s residents have grown more racially diverse since 2000 largely due to the growth of Asian residents, primarily Asian Indian and Chinese. **Where segregation¹ exists in the City, it is for Asian residents.**
- **Poverty rates vary modestly across races and ethnicities—except for residents identifying as “other” races or mixed-race.** More than one-fourth of these residents live below the poverty line, many of whom are children. Hispanic/Latinx² residents also have lower income distribution and higher poverty rates.

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

² Throughout this report, we will use the term used by the original data source, including Hispanic, Latino, and Latinx interchangeably.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

- **Foster City offers a variety of housing types** with mostly medium or large multi-family (37.5%) and single family detached units (35.4%). One-fifth are single family attached and 7% are small multi-family units.
- **Renters are more likely to be living in 1- and 2-bedroom units than owners, and owners are more likely to be occupying 3- to 4- and 5-bedroom units.** To the extent that larger renter households desire to live in Foster City, **the lack of rental housing stock to accommodate their needs could limit their access to housing in the City.**
- **There are disparities in housing cost burden in Foster City by race and ethnicity—but not by tenure (renters/owners).** Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the City. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.
- **Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production.** Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Just 9% of the City's rental units rent for \$2,000 and less. **The County has four times the proportion of rentals priced under \$2,000 than the City.**
- **Mortgage denial rates are relatively modest—ranging from 12% to 20%—and similar across races and ethnicities.**
- **Racial and ethnic minority students served by the San Mateo Union High School District, of which Foster City is part, experience lower educational outcomes compared to other students.** Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. However, **Pacific Islander, Hispanic, and Black students in the San Mateo Union High School District were less likely to meet the admission standards.** Although San Mateo Union High School District has relatively low dropout rates—4% of students—compared to other districts in the County, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.**
- **Resident-reported housing challenges and discrimination.** Nearly 150 residents of Foster City completed a survey about their housing challenges conducted by Root Policy Research for all San Mateo County jurisdictions. Most respondents did not report housing concerns, and most were owners. Respondents represented Black or African American and Hispanic residents in the City proportionally; however, more residents were White and fewer were Asian than in the City overall.
- The top needs identified by those with challenges include:
 - 80% of Housing Choice (Section 8) voucher holders said **finding a unit that takes vouchers is "somewhat" or "very" difficult.** These respondents cited a variety of factors for those difficulties including vouchers not covering rent (38%), not enough time to find units that accept vouchers (38%), landlords not renting to voucher holders (23%), and difficulty finding information about units that accept vouchers (23%);
 - 20% of respondents said that **public transit does not go to needed locations or operate during times needed,** and 14% said they cannot get to transit easily or safely;
 - 20% said their **house or apartment is not large enough for their family;**

- 15% of respondents said they would like to move from their current housing but cannot afford to; and
- 11% said the HOA in their neighborhood would not let them make desired changes to their house or property.
- Some residents reported experiencing housing discrimination:
 - Respondents with disabilities said they had been told their **rent would cost more because of their service or emotional support animal** and/or told they could not have a service or emotional support animal.
 - 20% of residents who thought they had been **discriminated against in sales transactions** said a real estate agent required prequalification before they would show properties; 17% were refused a mortgage loan; 10% said a real estate agent would not make a disability accommodation.
 - The top reasons for being denied housing were:
 - Landlord not accepting the applicants' source of income such as social security or disability benefits (28% of those denied).
 - Lack of a stable housing record (28%).
 - Lack of a regular or consistent job or job history (28%).
 - Income too low (17%).
 - Health care or service needs (17%).
 - Foreclosure, children in the household, real or perceived sexual orientation or gender identity, COVID, and/or language spoken (each 11%).

CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN

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

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

The priorities for the Fair Housing Action Plan are:

1. Address disproportionate impacts by Increasing the supply of affordable housing and providing more housing choices throughout the City.
2. Protect tenants from displacement through an anti-displacement strategy.
3. Address housing discrimination through fair housing information and training and additional opportunities for supportive housing.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

FAIR HOUSING ACTION PLAN

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

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Foster City's high housing costs limit housing choice and have a disproportionate impact on Black or African American and Hispanic households.	<p>Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments. These jobs often do not support the City's housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden.</p> <p>The lack of housing in Foster City to accommodate larger renter households can disproportionately impact households of color, which tend to be larger.</p>	<p>Increase the supply of affordable housing through a variety of programs:</p> <ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowner Rehabilitation Loans H-D-4-b: ADU/JADU Financial Incentive Program H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review H-D-4-d: Improved Public Information on ADUs H-D-4-e: Amnesty Program for Existing Unapproved ADUs H-D-4-f: Objective Design Standards for ADUs H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> Create program by 2024; 20 new loans by 2031 Create program by 2023; provide 10 units by 2031 2024 2023 for improved website and counter information 2025 2024 Ongoing: at least 10 new matches per year
Foster City's low production of affordable housing limits housing choices of Black or African American and Hispanic households who have lower incomes.	<p>Foster City has had limited production of affordable housing. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City's inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City's rental units rent for \$2,000 and less. San Mateo County has four times the proportion of rentals priced under \$2,000 than the City.</p>	<ul style="list-style-type: none"> Increase the supply of affordable housing through a variety of programs (described above). 	

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Foster City's multi-family housing is aging and vulnerable to redevelopment and displacement of low- and moderate-income households.	<p>The high water table in Foster City creates maintenance needs, particularly for multi-family buildings.</p> <p>Aging, low-density apartment developments may have economic incentives to redevelop.</p>	<ul style="list-style-type: none"> H-C-2-c: Replacement Unit Requirements H-C-3-b: Anti-Displacement Strategy 	<ul style="list-style-type: none"> 2023 2024
Residents report experiencing fair housing discrimination in Foster City mostly based on disability and/or being a voucher holder/source of income. Few of those experiencing discrimination file complaints or take action.	<p>Tenants' and property owners' lack of knowledge about fair housing laws.</p> <p>Property owners violating fair housing laws.</p> <p>Tenants fear of retaliation, few options to relocate.</p>	<ul style="list-style-type: none"> H-E-1-a: Existing Unit Purchase Program- Opportunities for Supportive Housing H-D-4-d: Improved Public Information on ADUs H-F-1-a: Facilities and Services for Special Needs H-G-1-a: Non-Discrimination H-G-2-a: Anti-Discrimination Regulations H-G-2-b: Fair Housing Training for Landlords and Tenants H-G-2-c: Information Specific to Fair Housing H-G-2-d: Multilingual Tenant Resources H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> 2023 to adjust preferences 2023 for improved website and counter information 2023 to establish expedited review process 2023 to update website 2023 to update website At least one fair housing training per year beginning in 2024 2023 and ongoing 2024 and ongoing 2024 to research options and report to City Council
Black or African American, Hispanic, and Pacific Islander students are less likely than other students to meet college admission standards and have higher high school dropout rates.	The underlying factors for these differences are unknown and need to be examined as part of AFFH actions.	<ul style="list-style-type: none"> Increase the supply of affordable housing through a variety of programs (described above). 	

3. AFFIRMATIVELY FURTHERING FAIR HOUSING



CHAPTER 4 | CONSTRAINTS

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

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

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

GOVERNMENTAL CONSTRAINTS

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

Appendix C, Constraints, includes a detailed analysis of the potential constraints imposed by the City's policies and regulations, including General Plan Land Use designations, zoning regulations, development standards, parking requirements, inclusionary housing requirements, fees, permit processing procedures, and other factors. Several Housing Programs are proposed to examine and amend some of these to reduce potential constraints, such as the elimination of minimum floor area requirements for specific dwelling unit types (Housing Program H-D-6-b).

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

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are generally market factors over which individual local governments have little or no control and include land, labor and construction costs, and availability of financing. Appendix C, Constraints, includes a detailed analysis of development costs, availability of financing, availability of construction labor, neighborhood opposition, and constraints specific to Foster City, such as:

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

HOUSING CONSTRAINTS ACTION PLAN

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

TABLE 4-1: HOUSING CONSTRAINTS ACTION PLAN

Housing Constraints Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Zoning densities	Limited densities in areas with higher densities already adjacent and services nearby unnecessarily restrict additional housing.	<ul style="list-style-type: none"> H-D-1-b: General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Site Inventory 	<ul style="list-style-type: none"> Upon Housing Element Adoption
Development standards	Uncertainty of the City's expectations can result in additional processing time and cost.	<ul style="list-style-type: none"> H-D-6-e: Multi-Family Objective Design Standards H-D-6-f: SB 9 Objective Design Standards 	<ul style="list-style-type: none"> 2023 2023
Zoning constraints such as minimum unit sizes	Minimum unit sizes limit and/or preclude some types of housing	<ul style="list-style-type: none"> H-D-6-b: Minimize Zoning Constraints 	<ul style="list-style-type: none"> Amend or rescind minimum floor areas in Chapter 17.56 concurrent with Housing Element Adoption; evaluate other incentives by 2024
Parking requirements	Parking requirements in excess of needs add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-c: Reevaluate Parking Requirements 	<ul style="list-style-type: none"> 2024
Fees	Fees add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-d: Development Fee Waivers 	<ul style="list-style-type: none"> 2023 and ongoing
Processing procedures	Processing time can add to the cost of development.	<ul style="list-style-type: none"> H-D-3-a: Update Planned Development Process H-D-6-a: Minimize Governmental Constraints 	<ul style="list-style-type: none"> 2026 2024
Infrastructure	Water and sewer availability and roadway capacity can limit the ability to add housing.	<ul style="list-style-type: none"> H-A-3-b: Water and Sewer District Coordination Water Conservation Requirements H-B-5-h: Water Supply Assessment 	<ul style="list-style-type: none"> Provide Housing Element within one week of adoption; assist with update of next UWMP due in 2025 Report to EMID Board by 2023 Ongoing

4. CONSTRAINTS



CHAPTER 5 | HOUSING RESOURCES AND SITES

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

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

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

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

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

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

5. HOUSING RESOURCES AND SITES

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

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

RHNA CYCLES

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

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

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

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

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

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

- **Distance to major roadways.** The City's roadway system is classified into arterials, collectors, and local streets as indicated on Map G-5 in the Land Use and Circulation Element. Proximity to an arterial would minimize impacts on local streets.
- **Distance to an evacuation route.** Foster City is basically an island with limited ingress/egress points: East Hillsdale Blvd. to San Mateo, SR 92 on/off ramps at Edgewater Blvd. and Foster City Blvd., and

East Third Avenue to San Mateo. From the areas south of SR 92, access to East Hillsdale Boulevard was used to gauge distance to a major evacuation route.

- **Distance to a park.**
- **Distance to a grocery store.**
- **Distance to a bus stop (excluding the routes intended for school children).**
- **Distance to the public library or City Recreation Center.**
- **Adjacencies.** The percentage of border not adjoining single-family or townhouse development was used to identify sites with more ability to locate new units away from existing low-density development.
- **Affirmatively furthering fair housing** by expanding the geographic distribution and variety of housing types and sizes in the city.

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

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

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

PIPELINE PROJECTS

Units permitted or under construction but not yet completed as of June 30, 2022, will count toward the 2023-2031 RHNA. The only residential units permitted or under construction as of June 30, 2022 are in the Pilgrim Triton Phase C (Laguna Vista) development and four ADUs, as shown in Table 5-2. Of the 70 Laguna Vista condominiums, 24 were granted occupancy as of June 30, 2022, leaving 46 units under construction, all of which are above-moderate income. In addition, the 22-unit Workforce Apartments were not completed as of June 30, 2022 and will therefore count toward the 2023-2031 RHNA. In addition, there are four ADUs under construction, for a **total of 62 Pipeline Units**.

5. HOUSING RESOURCES AND SITES

TABLE 5-2: HOUSING SITE SELECTION CRITERIA

Site Name	Distance to Arterial St	Distance to E. Hillsdale Blvd (Evacuation)	Distance to Park	Distance to Grocery Store	Distance to Bus Stop	Distance to Rec Center or Library	% Border with SF or TH	AFFH-Expand Locations	Size
Pipeline Projects									
Laguna Vista Condos & Apts	0.0	0.0	0.0	0.7	0.1	0.5	0	N	
Project Applications									
Lantern Cove	0.3	1.4	0.2	0.8	0.8	2.0	13%	Y	16.8
Schooner Bay	0.0	1.7	0.1	1.0	1.1	2.2	0%	Y	24.8
Eaves Apartments MF ADUs	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11
Triton Apartments MF ADUs	0.1	0.1	0.0	0.9	0.1	0.6	0%	N	
RHNA 5 Sites									
Franciscan Apartments	0.0	0.4	0.0	0.5	0.0	0.6	30%	N	6.4
Sand Cove Apartments	0.0	0.3	0.0	0.1	0.0	0.0	0%	Y	8.77
The Lagoons Apartments	0.0	0.4	0.0	0.5	0.1	0.2	0%	Y	9.64
Beach Cove Apartments	0.0	0.7	0.1	0.1	0.1	0.8	14%	Y	18.7
Shadow Cove Apartments	0.0	0.8	0.2	0.1	0.0	0.9	15%	Y	7.9
Harbor Cove Apartments	0.0	0.0	0.0	0.2	0.0	0.6	0.0	Y	15.1
Other Residential Sites									
Eaves Apartments	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11.0
Foster's Landing Apartments	0.0	0.3	0.1	0.4	0.1	0.1	0%	N	46.35
Commercial Sites to Convert or Allow Mixed Use									
OSH	0.0	0.0	0.2	0.6	0.1	0.5	0%	N	6.345

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

 = 0.6 to 0.9 miles; 30% or more border with SF or TH

 = 1.0 miles or more

Y = would expand geographic area of BMR housing

N = would not expand geographic area of BMR housing

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

PROPOSED PROJECTS

Proposed projects are those that have submitted a project proposal but have not yet been approved. Affordability must be based on the projected sales prices, rent levels, or other mechanisms establishing affordability. These include two large apartment redevelopment projects at Lantern Cove (356 units) and Schooner Bay (646 units) to remove some buildings and replace them with larger buildings with more units, and multi-family ADU proposals at The Eaves Apartments for 22 units and The Triton Apartments for 10 units.

These projects equal 1,034 units.

ACCESSORY DWELLING UNITS

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

The significant growth in ADUs, including three permits issued in the first 3 months of 2022, indicates that the City can reasonably expect increased ADU production at the 2021 rate of three per year through the duration of the planning period, especially since the COVID-19 pandemic disrupted permitting and construction during much of 2020. **At a rate of 3 ADUs/year, a total of 24 ADUs would be constructed in Foster City during the 8-year planning period this cycle.** This number is conservative given additional changes in State law, the City's efforts to further facilitate ADU construction, actual ADU production over the last 2 years, and new programs to promote the production of ADUs.

SITES FROM THE PREVIOUS (5TH) CYCLE HOUSING ELEMENT

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

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

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

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

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

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

5. HOUSING RESOURCES AND SITES

Collectively, these RHNA 5 sites include a capacity for 847 additional units.

OTHER RESIDENTIAL SITES (NON-VACANT)

In addition to the previous Housing Element sites, the City has selected some other non-vacant residentially zoned sites with potential for additional residential development. Given the difficulties of aggregating and redeveloping ownership units, apartment developments as the most likely candidates in the “residentially zoned” category. The Eaves Apartments and Foster’s Landing sites were selected based on the criteria for housing sites and owner interest in developing additional units. **Collectively these two sites have capacity for 1,000 additional units.**

COMMERCIAL SITES TO CONVERT TO RESIDENTIAL OR ALLOW MIXED USE (NON-VACANT)

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

At 35 units per acre, a realistic capacity is 222 units.

SITES INVENTORY LIST

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

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

AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS OF SITES INVENTORY

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

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

TABLE 5-3: SITES INVENTORY

Site Name	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity
Pipeline Projects						
Laguna Vista Condominiums					46	46
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
<i>Subtotal</i>		7	13	6	46	72
Proposed Projects						
Lantern Cove	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs	7		7	7	1	22
Triton Apartments MF ADUs	3		3	3	1	10
<i>Subtotal</i>	90		80	10	854	1,034
Accessory Dwelling Units						
ADUs (Single-Family)	7		7	7	3	24
Previous Housing Element (RHNA5) Sites						
Franciscan Apartments	28		17	17	42	104
Sand Cove Apartments	38		22	22	57	139
The Lagoons Apartments	43		26	26	66	161
Beach Cove Apartments	65		38	38	98	239
Shadow Cove Apartments	31		18	18	46	113
Harbor Cove Apartments	25		15	15	36	91
<i>Subtotal</i>	230		136	136	345	847
Other Residential Sites						
Eaves Apartments	27		16	16	41	100
Foster's Landing Apartments	243		144	144	369	900
<i>Subtotal</i>	270		160	160	410	1,000
Commercial Sites to Convert to Residential or Allow Mixed Use						
1010 Metro Center (OSH)	60		36	36	90	222
<i>Subtotal</i>	60		36	36	90	222
Total	664		432	355	1,748	3,199
RHNA	520		299	300	777	1,896
Surplus	144		133	55	971	1,303
Surplus (Buffer) Percentage	28%		44%	18%	125%	69%

Source: Foster City Community Development Department.

5. HOUSING RESOURCES AND SITES

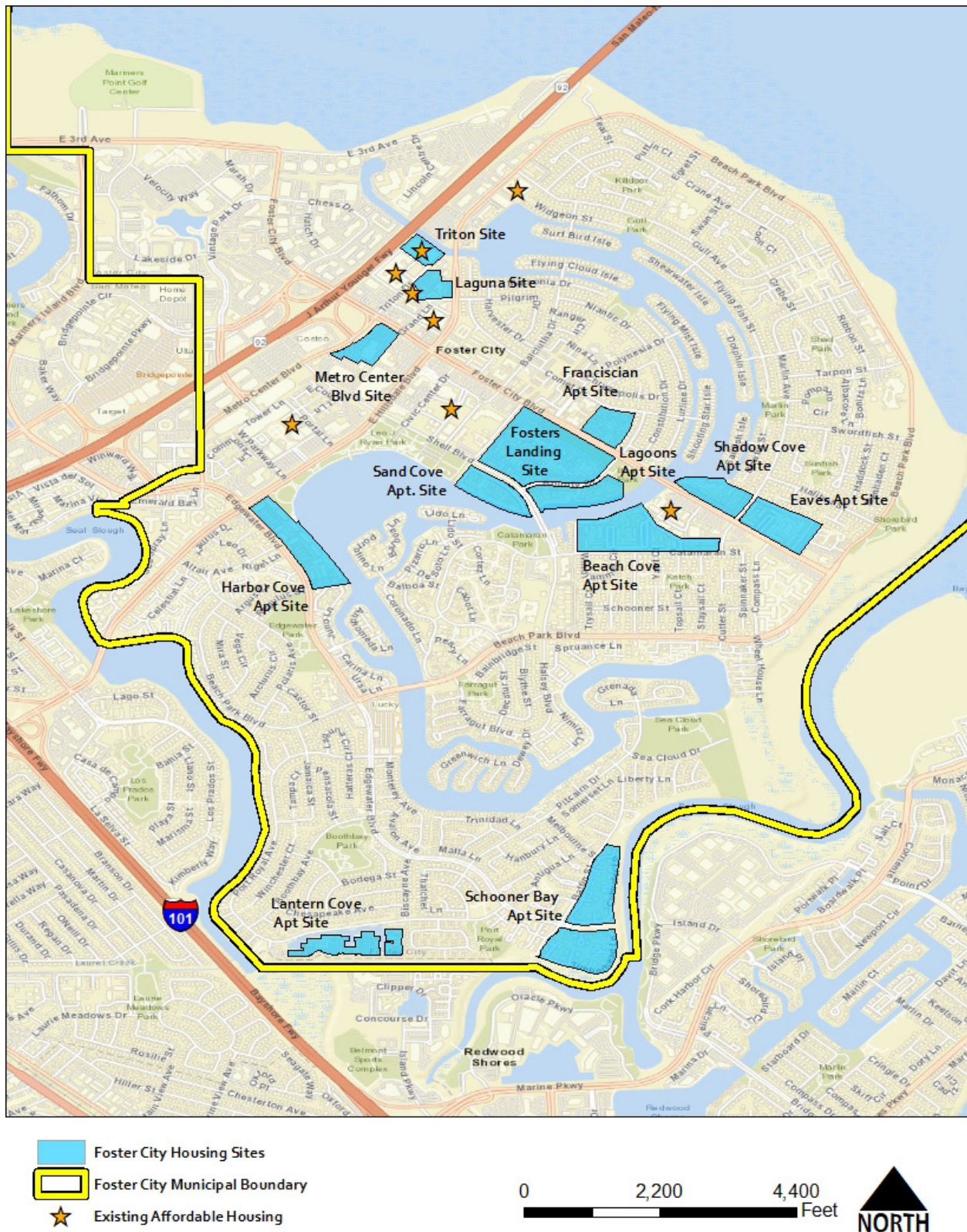


Figure 5-1: Map of Sites

Source: Foster City Community Development Department.

LOCATION OF EXISTING AFFORDABLE HOUSING

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

DISTRIBUTION OF SITES IN THE SITES INVENTORY

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

POTENTIAL EFFECT ON PATTERNS OF SEGREGATION

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

POTENTIAL EFFECT ON ACCESS TO OPPORTUNITY

The wide distribution of housing sites will provide additional housing options for lower income households to choose housing near amenities and services that are important to them, such as parks, schools, transit, or other features. The sites in the Sites Inventory were selected based on accessibility to a variety of services and amenities, such as parks, schools, shopping, transit, and transportation. From a broader regional perspective, providing increased lower income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disparate impacts for impacted racial and ethnic groups by providing more affordable housing choices near desirable resources such as employment and high-quality education. This will foster more inclusive communities free from barriers that restrict access to opportunity.

POTENTIAL EFFECT ON DISPROPORTIONATE HOUSING NEEDS

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this

5. HOUSING RESOURCES AND SITES

definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”¹

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

The increased quantity and distribution of affordable housing as proposed in the Sites Inventory will address disproportionate housing needs by providing more affordable housing in a wider variety of locations in the city. From a broader regional perspective, providing increased lower income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disproportional housing needs.

FINANCIAL AND ADMINISTRATIVE HOUSING RESOURCES

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

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

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

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



CHAPTER 6 | OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

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

REGIONAL HOUSING NEEDS

For the 2015-2023 planning period, the City was required to plan for a Regional Housing Needs Allocation (RHNA) of a minimum of 430 units in four income categories. For this planning period, the City issued permits for 883 dwelling units including 166 below market rate (BMR) units. (Units completed by June 30, 2022, will count toward the 2015-2023 RHNA; units under construction but not yet completed as of June 30, 2022, will count toward the 2023-2031 RHNA.) This addressed between 24% and 57% of the Below Market Rate (BMR) RHNA, as shown in Table 6-1.

Foster City was one of only 30 out of the 539 jurisdictions in California to be exempted from the streamlined ministerial approval process (per SB 35, Chapter 366, Statutes of 2017) based on the prorated progress toward meeting the lower (very low- and low-income) and above moderate-income RHNA for the RHNA 5 Cycle (2015-2023).

TABLE 6-1: RHNA PROGRESS FOR 2015-2023 PLANNING PERIOD PERMITS
ISSUED BY AFFORDABILITY

Income Level	RHNA	Total Units Permitted (As of 12/31/21)	Total Units Completed (As of 6/30/22)	% RHNA Met
Very Low	148	91	84	57%
Low	87	51	38	44%
Moderate	76	24	18	24%
Above Moderate	119	717	671	NA
Total	430	883	811	

Source: City of Foster City, 2022.

6. OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

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

TIER 1 HOUSING OPPORTUNITY SITES

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

HOUSING IMPACT FEE

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

MINIMIZE IMPACTS OF EXPIRATION OF AFFORDABILITY COVENANTS

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

AT-RISK TENANT PREFERENCE POLICY

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

COMMUNITY OUTREACH

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

6. OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

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

6. OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS



CHAPTER 7 | PUBLIC PARTICIPATION

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

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

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

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

7. PUBLIC PARTICIPATION

The Draft Housing Element was posted on the City’s website and notification sent to stakeholders on May 4, 2022 for a 30-day review period ending June 3, 2022. During this time, the draft Housing Element was advertised for public review and comment.

SUMMARY OF OUTREACH ACTIVITIES

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

COMMUNITY DIALOGUE SERIES

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

WHAT WE HEARD

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

21 ELEMENTS / LET’S TALK HOUSING

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

TOPICS REVIEWED

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

CITY-WIDE COMMUNITY WORKSHOPS

The City of Foster City held two community workshops on September 28, 2021 (virtual) and September 30, 2021 (in-person). A presentation about the contents and goals of the Housing Element update, including the findings to date about related trends and needs. Following the discussion, groups reconvened to share what each group discussed and receive any additional ideas. about 80 community members participated.

ONLINE SURVEY

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

ONLINE MAP-BASED FEEDBACK

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

STUDY SESSIONS AND PUBLIC HEARINGS

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

The Public Review Draft Housing Element was available for public review and comment for over 30 days between May 4, 2022, and June 3, 2022. The availability of the draft Housing Element was publicized online, in social media, and in the local newspaper. The

TOPICS REVIEWED

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

WHAT WE HEARD

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

TOPICS REVIEWED

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

7. PUBLIC PARTICIPATION

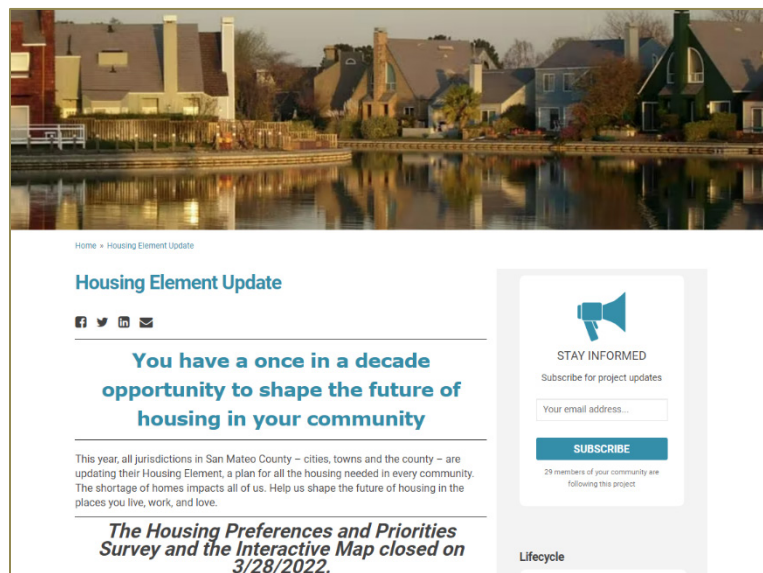
Planning Commission and City Council received a presentation on the Public Review Draft Housing Element on April 21, 2022, and also had the opportunity to provide comments. A second Joint Study Session was held on May 17, 2022.

The Housing Element will be considered for adoption by the Planning Commission and City Council at public hearings in Fall/Winter 2022.

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

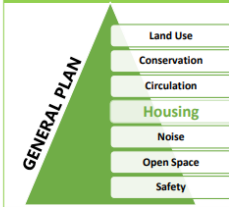
- Leveraged the efforts of 21 Elements to engage with historically under-represented communities, including low-income households and those with disabilities.
- Promoted survey conducted by Root Policy Research on AFFH issues.
- Public meetings scheduled outside of working hours and in a variety of formats.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



CITY OF FOSTER CITY

HOUSING ELEMENT

General Plan and its Seven Elements



What is RHNA?

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

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

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

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

What is a Housing Element?

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

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

Why is Housing so important to the State?

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

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

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

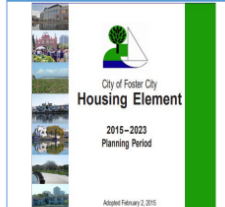
Join the Conversation!

Stay tuned for upcoming meeting related to Housing.

CITY OF FOSTER CITY

CURRENT HOUSING ELEMENT
RHNA 5

Housing Element 2015-2023



When was Housing Element adopted and what does it include?

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

Our current Housing Element includes the following goals:

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

Where are we in meeting our RHNA?

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

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

What is pending from Housing Element?

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

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

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

What if the City does not implement?

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

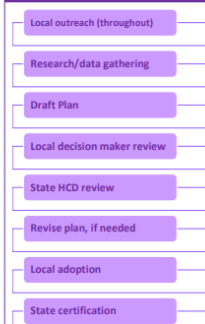
Join the Conversation!

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

CITY OF FOSTER CITY

HOUSING ELEMENT UPDATE
2023-2031 (RHNA 6)

Process for updating Housing Element



Does the State require cities to produce housing units?

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

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

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

Requirement for updating Housing Element

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

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

Importance of updating Housing Element

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

What is included in a Housing Element?

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

Join the Conversation!

Stay tuned for upcoming meetings on Housing Element update.

7. PUBLIC PARTICIPATION



CHAPTER 8 | HOUSING GOALS, POLICIES, AND PROGRAMS

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

H-A Reinforce the City's Commitment to Meeting Housing Needs

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

H-A-1 City Leadership. Provide an active leadership role in helping to attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner and monitoring progress annually to review housing goals and target achievements.

H-A-1-a Annual Tracking of Housing Activity. *The City will provide a statistical summary of residential building activity tied to various types of housing, household need, income and Housing Element program targets. Target: Annually by April 1 as part of General Plan Annual Progress Report Responsible Agency: Community Development Department*

H-A-1-b No Net Loss. *Evaluate residential development proposals for consistency with the 2023-2031 Housing Element Sites Inventory. If a development approval will cause the Sites Inventory to be unable to accommodate all income levels of the RHNA, then additional site(s) shall be added pursuant to Government Code Section 65863(b)(1). Target: Upon each residential or mixed-use project approval Responsible Agency: City Council; Planning Commission; Community Development Department*

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

Target: Next update by January 2031

Responsible Agency: Community Development Department

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

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

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

Target: Update website and print materials by 2023; then social media and local newspaper articles at least once per year

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

*H-A-2-b **Outreach to Community Service Clubs and Organizations.** The City will connect homeowners and renters with volunteer-based organizations such as community service clubs and organizations such as Rebuilding Together Peninsula if they need assistance with home improvement projects and repairs for homeowners physically or financially unable to maintain their properties.*

Target: Provide referrals for at least two properties per year to service clubs or organizations beginning in 2024

Responsible Agency: Community Development Department, Police Department, Fire Department

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

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

will facilitate provision of affordable housing by providing technical assistance in a liaison role with non-profit housing groups and managers of affordable housing units in the City.

Target: Update City's BMR Administrative Guidelines and post on the City's website by 2024

Responsible Agency: Community Development Department and City Attorney

H-A-3-b Water and Sewer District Coordination. *Within one week of adoption, deliver the Housing Element to the Estero Municipal Improvement District (EMID) Board of Directors. Work with EMID on updates to the Urban Water Management Plan (UWMP) and other policies and procedures to ensure implementation of the required priority for water and sewer service for developments with units affordable to lower-income households, as required by California Government Code 65589.7.*

Target: Provide Housing Element within one week of adoption; Assist with update of next UWMP due in 2025

Responsible Agency: Community Development Department and Public Works Department

H-A-3-c Water Conservation Requirements. *Work with EMID to develop water conservation requirements that will ensure sufficient water capacity to accommodate the RHNA, such as the potential use of water demand offset policies and/or require new and renovated developments to be "net neutral", i.e., use both on-site and off-site conservation measures to not increase net water demand.*

Target: Report to EMID Board by 2023

Responsible Agency: Community Development Department and EMID

H-A-4 Secure Funding for Housing Programs. *Identify and/or develop sources of funding for affordable housing programs.*

H-A-4-a Commercial Linkage Fee. *Continue to implement the City's commercial linkage fee on new commercial development as a way to provide funding for affordable housing programs, including periodic review and update of the fee every five to seven years following the update in 2022.*

Target: Review and update by 2028

Responsible Agency: Community Development Department, City Council

H-A-4-b Local, State and Federal Funding for Affordable Housing. *Monitor the availability of local, state or federal funding sources that could be used to provide funding for affordable housing programs.*

Target: Report on efforts annually to the City Council

Responsible Agency: Community Development Department

H-A-4-c Expand Sources of Funds for the City Affordable Housing Fund. *Provide the necessary legal framework to be able to accept grants and donations to the City Affordable Housing Fund from County, State, or Federal programs; employers; organizations; and individual donors. Evaluate potential sources of reliable funding for affordable housing programs.*

Target: Recommendations to City Council for legal framework and reliable

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sources of funds by December 2023

Responsible Agency: Community Development Department, City Attorney, City Council

- H-A-4-d** **Budgeting for Housing Programs.** *As part of the annual budget, allocate funds from the City Affordable Housing Fund or other sources to fund programs to address housing needs identified in the Housing Element, that may include but are not limited to:*
- (1) Staffing and other resources to administer housing programs.*
 - (2) H-B-2-a: Lower Income Homeowner Rehabilitation.*
 - (3) H-B-2-b: Facilitate Non-Profit Rehabilitation and Maintenance Assistance.*
 - (4) H-D-4-b: ADU Financial Incentive Program.*
 - (5) H-F-2-a: Emergency Housing Assistance.*
 - (6) H-G-2-a: Fair Housing Training for Landlords and Tenants.*
- Target: Annual as part of budget*
Responsible Agency: City Council, Community Development Department

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

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

- H-B-1** **Encourage Maintenance of Existing Housing.** Encourage maintenance of the existing housing stock by continuing to enforce zoning and property maintenance regulations, housing and other codes for all types of residential units.
- H-B-1-a** **Continue Code Enforcement.** *Continue the existing Zoning and Building Code Enforcement and Property Maintenance programs. In addition, continue the mandatory fire code inspection program.*
Target: Ongoing
Responsible Agency: Community Development Department; Fire Department
- H-B-2** **Encourage Rehabilitation of Existing Housing.** Encourage rehabilitation to the extent feasible and when necessary for lower- and moderate-income homeowners.
- H-B-2-a** **Lower-Income Homeowner Rehabilitation Loans.** *The City will provide or partner with a regional program to provide rehabilitation loan, energy improvement such as weatherization or solar, and disaster assistance programs to lower-income homeowners.*
Target: Create program by 2024; 20 new loans by 2031
Responsible Agency: Community Development Department
- H-B-2-b** **Facilitate Non-Profit Rehabilitation/Maintenance Assistance.** *The City will initiate a rebate program to provide up to \$5,000 in funding to very low-income homeowners who cannot otherwise afford the repairs. Eligible repairs include weatherization of doors and windows, broken windows and doors, installation of smoke detectors, water-heater replacement, electrical/mechanical work, plumbing repairs, solar photovoltaic, and accessibility improvements. The City will identify possible non-profit organizations (such as Rebuilding Together Peninsula, churches, service clubs,*

or Girl or Boy Scouts) that can provide assistance and will provide information on the City's website and handouts at City Hall.

Target: Develop program by 2024 and ongoing thereafter

Responsible Agency: Community Development Department

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

*H-B-3-a **Encourage Energy Conservation.** The City will continue to encourage Energy Conservation measures by enforcing CALGreen Energy requirements and continue to waive building permit fees for solar permits (photovoltaic panels).*

Target: 20 electric vehicle charging and 100 photovoltaic permits per year

Responsible Agency: Community Development Department

*H-B-3-b **Expedited Energy Conservation Permits.** Continue to provide expedited processing for solar permits and Electric Vehicle charging stations permits.*

Target: Review 80% of expedited permits in five business days

Responsible Agency: Community Development Department

*H-B-3-c **Increase Awareness Regarding Energy Conservation.** The City will continue to partner with regional agencies, such as Peninsula Clean Energy, RICAPS, and BAYREN, to provide information about energy conservation resources, programs, and rebates on the City's website.*

Target: 2024 to update website; then ongoing

Responsible Agency: City Manager Department, Community Development Department

*H-B-3-d **Climate Action Plan.** Implement recommended energy conservation measures for housing upon completion of the 2023 Climate Action Plan update.*

Target: 2024 to adopt CAP implementation programs; then ongoing

Responsible Agency: City Manager Department, Community Development Department

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

*H-B-4-a **Update Architectural and Solar Guidelines for Single Family Homes.***

Update the Architectural and Solar Guidelines to implement the City's Architectural Review requirements contained in Chapter 17.58 of the Foster City Municipal Code to ensure that development preserves the architectural character and scale of the neighborhoods and community and is well designed.

Target: 2024-2025

Responsible Agency: Community Development Department

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- H-B-5 Review Potential Environmental Impacts of New Housing.** When a new housing development is proposed that meets threshold requirements for review under the California Environmental Quality Act (CEQA), perform a review of potential environmental impacts to ensure that the impacts on existing and prospective residents are considered.
- H-B-5-a **Air Quality Impacts.** When site-specific development is proposed and/or a Rezoning application is processed, potential air quality impacts from project traffic and other significant sources shall be studied, and mitigation measures to ensure compliance with the Bay Area Air Quality Management District standards in effect at the time shall be recommended if necessary.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-b **Geotechnical Studies.** Prior to any residential construction on the project sites, geotechnical studies would be required by the City unless a site-specific geotechnical study is already on file with the City.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-c **Seismic Hazards.** Buildings shall conform to the requirements of the latest adopted edition of the California Building Standards Code to reduce potential seismic-related hazards.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-d **Environmental Site Assessment.** When a site-specific development is proposed for housing on a site that was previously used for commercial or industrial uses, a Phase I and II Site Assessment shall be conducted to identify the extent of contamination and the clean-up measures necessary to meet the requirements of the Department of Toxic Substances Control and the Regional Water Quality Control Board.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-e **NPDES Requirements.** All National Pollutant Discharge Elimination System (NPDES) requirements will be met or required as mitigation measures for applicable housing projects.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-f **Noise Studies.** Noise studies shall be undertaken for each site when a site-specific housing development is proposed. These studies will identify needed mitigation measures to reduce noise levels to an acceptable level for residential uses of the sites as identified in the Noise Element of the Foster City General Plan.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-g **Traffic Impacts.** Traffic impacts shall be evaluated for housing development pursuant to the threshold requirements for CEQA analysis of traffic impacts.*

Each site-specific evaluation will consider Vehicle Miles Traveled (VMT), intersection and freeway impacts, TDM measures incorporated into the project, parking, transit, pedestrian/bicycle safety, and potential impacts on neighborhood streets and evacuation.

Target: Ongoing

Responsible Agency: Community Development Department

H-B-5-h **Water Supply Assessment.** *A Water Supply Assessment (WSA) shall be performed for housing development proposals pursuant to the threshold requirements for WSAs contained in California Water Code Section 10910 et seq. and California Government Code Section 66473.7.*

Target: Ongoing

Responsible Agency: Community Development Department

H-C Protect the Supply and Affordability of Rental Housing

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

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

Target: Ongoing

Responsible Agency: Community Development Department

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

Target: 2024

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

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

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

Target: 2024 to adopt efficiency improvements and update the BMR Administrative Guidelines, then ongoing

Responsible Agency: Community Development Department

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H-C-2-b **Continue to Monitor Expiration of Affordability Covenants.** Monitor affordable housing developments that are at risk of conversion to market rate (there are none in this 2023-2031 planning period). Work with landlords, tenants and other agencies at least five years prior to the expiration date of affordability covenants to minimize the impacts of the expiration of affordability covenants through extension of affordability covenants, use of rental vouchers, preference at other affordable housing sites or other means. Target: At least five years prior to expiration date of affordability covenants
Responsible Agency: Community Development Department

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

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

H-C-3-a **Phased Redevelopment of Existing Multifamily Developments.** If an existing multifamily apartment development is redeveloped including the removal of 25 or more units, the project construction shall be phased such that displacement of residents is minimized to the greatest extent feasible. A Planning application submitted for redevelopment including removal of any units shall include a plan that demonstrates how impacts to existing tenants that are being displaced are minimized. Such plan shall also include a robust outreach plan to affected tenants.
Target: 2023 to amend submittal requirements; then ongoing
Responsible Agency: Community Development Department

H-C-3-b **Anti-Displacement Strategy.** Develop an Anti-Displacement Strategy, including assessment of a variety of tenant protection measures to determine if appropriate for Foster City, including but not limited to: a) expansion of relocation benefits beyond those required by California law for landlords to pay to lower-income tenants to also apply to moderate-income tenants; b) expansion of the amount of relocation benefits beyond those required by California law for lower-income tenants; c) minimum lease terms; d) required notifications to tenants and landlords of legal requirements; and e) expansion of any other relocation/anti-displacement provisions.
Target: 2024
Responsible Agency: Community Development Department

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

property owners.

Target: 2023 to update website; then ongoing

Responsible Agency: City Council, Community Development Department

- H-C-3-d **Facilitate Tenant Protection Act of 2019 (AB 1482).** In coordination with programs promoting fair housing under H-G, provide information on laws regarding maximum annual rent increases, just cause evictions, and financial compensation requirements.
- Target: 2023 to update website; then ongoing
- Responsible Agency: City Council, Community Development Department

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

- H-C-4-a **Rental Housing Assistance Information.** Encourage the use of federal, State and Local rental housing programs by providing information on the City's website. Continue to publicize and promote programs offered by the San Mateo County Housing Authority including, but not limited to the Section 8 Rental Assistance Program, landlord incentive programs (such as Landlord Continuity Bonus, New Landlord Bonus, and Landlord "No Loss" Bonus) programs for landlords to rent to holders of Housing Choice or HUD-VASH (Veteran) Vouchers.
- Target: 2023 to update website; then ongoing
- Responsible Agencies: Community Development Department

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

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

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

- H-D-1-a **Selection of Housing Opportunity Areas.** The City will use the following criteria in selecting Housing Opportunity sites or areas for the Housing Sites Inventory:
- (1) Housing on the site will help affirmatively further fair housing by expanding the distribution and variety of housing types and sizes in the City.
 - (2) Potential for adequate and safe internal and external vehicular and pedestrian circulation, including emergency evacuation.
 - (3) Convenient access to existing public transportation or the potential for such access as public transportation systems are expanded.
 - (4) Convenient access to typical neighborhood services and amenities typically required by residents.
 - (5) Convenient access to typical neighborhood recreation amenities or designed to provide adequate recreation amenities on-site.

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- (6) *Cost effective mitigation of physical site constraints (including geologic hazards, flooding, drainage, soils constraints, wetland limitations, etc.)*
- (7) *Cost effective provision by the City/EMID of typical residential services and adequate utilities to the site.*
- (8) *Ability to meet internal residential noise standards.*
- (9) *Adequate size to provide required parking; parking requirements should be flexible based on the expected needs of the project's prospective residents.*
- (10) *The development of a specific project on the site will not result in significant adverse individual or cumulative environmental impacts on other properties in the neighborhood or area, unless the City/District adopts a Statement of Overriding Considerations as defined by the California Environmental Quality Act.*

Target: As opportunities arise

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

- H-D-1-b* **General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory.** *Concurrent with adoption of the Housing Element, adopt the following General Plan and zoning amendments:*
- (1) **Rezone R-3 RHNA 5 sites to R-4.** *These sites include Harbor Cove, Franciscan, Sand Cove, and The Lagoons.*
 - (2) **Rezone R-4 RHNA 5 sites to allow by right development for projects with 20% or more lower-income units.** *These sites include Beach Cove and Shadow Cove.*
 - (3) **Amend R-3 (Chapter 17.18) and R-4 (Chapter 17.20) for consistency with General Plan minimum and maximum densities.**
 - (4) **Rezone Commercial Housing Opportunity Site to Allow Mixed-Use.** *Concurrent with or prior to adoption of this Housing Element, rezone the Housing Opportunity Site currently developed with commercial uses to allow mixed-use. This includes the 1010 Metro Center Boulevard site.*
 - (5) **Mixed-Use Densities.** *The City will amend the Zoning regulations for the C-2 District, CO District, and others as necessary, and General Plan Land Use Designations for Town Center Commercial, Civic Center Mixed Use, and other land use designations as appropriate, to establish allowed densities in mixed use zoning districts. These amendments will include a housing overlay to allow mixed use on specific sites within the zoning district, including but not limited to 1291-1295 East Hillsdale Boulevard.*

Target: Upon Housing Element Adoption

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

- H-D-2 Encourage Housing as Part of New Development Projects.** *As opportunities for the development or redevelopment of property occur, whether financed with public funds or not, evaluate whether the subject site and project could and/or should include multifamily housing units as a part of the overall project, including apartments, condominiums, townhouses, or a mix of housing types.*

- H-D-2-a Potential Re-Use of Commercial Sites.** *The City will reevaluate the land use designations for the City's neighborhood shopping centers or other commercial sites if, at a future date, the owner initiates redevelopment of the site or any of these commercial activities become not viable. If residential or mixed-use developments are considered, criteria for determining the appropriate housing types include:*
- (1) The type of street (major, collector, etc.) which would provide access to the site and levels of service on the street in the morning and afternoon peak hours.*
 - (2) Availability of public services and facilities such as infrastructure (water, sewer, etc.), school capacity, parks and open space.*
 - (3) The ability of the project to provide landscaping for parking areas, facade modulation and orientation of buildings which would ensure privacy for, and minimize impacts on, any adjacent single-family homes, and reduce the perception of density in a multi-family project.*
 - (4) Potential to provide housing for employees.*
 - (5) The ability of the project to provide neighborhood serving commercial uses.*
 - (6) Potential to provide waterfront amenities and/or waterfront commercial uses.*
- Target: As appropriate*
Responsible Agency: Community Development Department, Planning Commission, City Council

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

- H-D-3-a Update Planned Development Process.** *Amend the zoning regulations for the Planned Development Combining District, Chapter 17.36, to align with requirements for objective standards and retain the ability to provide flexibility and incentives including but not limited to address special housing needs and a diversity of housing choices.*
- Target: 2026*
Responsible Agency: Community Development Department, Planning Commission, City Council

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

- H-D-4-a ADUs.** *Continue implementation of Chapter 17.78, Accessory Dwelling Units. Periodically update the City's ADU ordinance to comply with State laws.*
- Target: Update Chapter 17.78 to comply with 2021 laws and zones for multi-family ADUs by 2023 and ongoing 24 units by 2031*
Responsible Agency: Community Development Department

- H-D-4-b ADU/JADU Financial Incentive Program.** *Provide or partner with another organization to provide a financial incentive program for homeowners to construct an ADU/JADU that is restricted for lower-income households for 10-*

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15 years, with an additional incentive amount for units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities.

Target: create program by 2023; provide 10 units by 2031

Responsible Agency: Community Development Department

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

Target: 2024

Responsible Agency: Community Development Department

*H-D-4-d **Improved Public Information on ADUs.** Promote information and tools available to facilitate ADU construction and encourage desirable features such as energy conservation and universal design for accessibility. Provide easily accessible information on the City's website and at the public counter.*

Target: 2023 for improved website and counter information; then ongoing

Responsible Agency: Community Development Department

*H-D-4-e **Amnesty Program for Existing Unapproved ADUs.** Develop a program to provide property owners with the opportunity to formally legalize existing unpermitted ADUs of any size.*

Target: 2025

Responsible Agency: Community Development Department

*H-D-4-f **Objective Design Standards for ADUs.** Develop and adopt objective design standards for ADUs.*

Target: 2024

Responsible Agency: Community Development Department

*H-D-4-g **Multi-family ADUs.** The City will work with property owners, the Building Division, and Fire Marshal to facilitate multi-family ADUs in accordance with Chapter 17.78 of the Municipal Code and applicable State laws.*

Target: 2023 to provide information on website; then ongoing

Responsible Agency: Community Development Department

*H-D-4-h **ADU Monitoring.** The City shall track new ADUs and collect information on the use and affordability of these units. Halfway through the projection period (2026), if determined that at least 50% units are not meeting a lower-income housing need, the City shall explore additional incentives to facilitate ADUs.*

Target: Annual monitoring by April 1 as part of Annual Progress Report; determination in 2026

Responsible Agency: Community Development Department

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

*H-D-5-a **School Sites.** Pursue opportunities with the public school district and private schools to incorporate on-site residential uses for faculty and staff along with educational facilities in order to increase the supply of affordable or workforce housing.*

Target: Meet with San Mateo-Foster City School District and at least one private school by 2024

Responsible Agency: Community Development Department

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

Target: Meet with at least one owner by 2024

Responsible Agency: Community Development Department

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

*H-D-6-a **Minimize Governmental Constraints.** The City will review the entire development process and remove any governmental and regulatory constraints to the production of affordable housing, including streamlining the preliminary review process and to allow more types of projects to be approved at the staff level.*

Target: Report with recommendations to Planning Commission and City Council by December 2024

Responsible Agency: Community Development Department and Public Works Department, Planning Commission, City Council (this would be zoning requirements, fees, and review procedures for example)

*H-D-6-b **Minimize Zoning Constraints.** Evaluate zoning regulations that discourage the development of diverse housing types, including smaller, more affordable units and two- and three-bedroom units suitable for families and children. Amend City codes, including rescinding minimum floor areas in Chapter 17.56, provide that manufactured homes are permitted in single-family districts, and others, if necessary.*

Target: Amend or rescind minimum floor areas in Chapter 17.56 concurrent with Housing Element adoption; evaluate other incentives by 2024

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

*H-D-6-c **Reevaluate Parking Requirements.** Conduct a study of whether, how, and where to modify parking requirements to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements and to reduce parking requirements for elderly, developmentally disabled, or other special needs populations. Amend City codes if necessary.*

Target: Report with recommendations to Planning Commission and City Council by December 2024

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

- H-D-6-d **Development Impact Fee Waivers.** Provide a 75% reduction in development impact fees for very low and low income units, provided that at least 20% of the units in the project are designated as affordable, and a 100% fee reduction for very low and low income units if at least 25% of the units in the project are designated as affordable pursuant to Resolution No. 2022-75 adopted on June 20, 2022.*

Target: Ongoing

Responsible Agency: Community Development Department, City Council

- H-D-6-e **Multi-Family Objective Design Standards.** Amend the Zoning regulations to include objective design standards for new and redeveloped multi-family or mixed-use developments to address building design as well as provision of open space and recreational amenities in compliance with the Housing Accountability Act.*

Target: 2023

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

- H-D-6-f **SB9 Objective Design Standards.** Amend the Zoning and Subdivision regulations to include objective design standards in compliance with SB9 to allow additional housing units on single-family parcels.*

Target: 2023

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

- H-D-6-g **Farmworker Housing and Employee Housing Act.** Amend the Zoning regulations for consistency with the State Farmworker Housing requirements and Employee Housing Act.*

Target: 2023

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

H-E Address Affordable Housing Needs

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

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

- H-E-1-a **Existing Unit Purchase Program-Opportunities for Supportive Housing.** Adjust the preferences for the Existing Unit Purchase Program (City-owned units) so that when vacancies occur, housing providers have an opportunity to propose renting the unit to provide supportive housing for people with disabilities and if no acceptable proposals are received, then continue to maintain the existing units owned by the City as rentals for large very low-*

and low-income families.

Target: 2023 to adjust preferences; then ongoing upon any vacancy

Responsible Agency: Community Development Department, City Council

*H-E-1-b **New Units for Existing Unit Purchase Program.** If funds are available, purchase existing older single-family or duplex units to provide affordable rental housing for larger families dispersed throughout the community, targeting units that need rehabilitation and thereby improving the neighborhood(s) in which they are located.*

Target: 2023 to adjust preferences

Responsible Agency: Community Development Department

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

Target: Ongoing

Responsible Agency: Community Development Department

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

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

Target: Ongoing

Responsible Agency: Community Development Department

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

Target: 35 units by 2027

Responsible Agency: Community Development Department

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

- Density bonuses, as allowed by State law and Chapter 17.86.
- Reduced or waived fees for lower income units per Program H-D-6-d.
- Assistance and support in securing public financing, such as bonds or tax credits.

*H-E-3-a **Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law.** The City will offer density bonuses consistent with the*

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State Density Bonus Law and Chapter 17.86.

Target: Ongoing

Responsible Agency: Community Development Department

*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. The City will also lobby Federal and State elected officials for housing legislation that includes appropriations for low- and moderate-income housing programs.*

Target: Annual and ongoing and when a unique development opportunity arises

Responsible Agency: Community Development Department

*H-E-3-c **Cooperative Ventures.** Encourage cooperative and joint ventures between owners, developers, non-profit groups, and/or the City in the provision of BMR housing.*

Target: Ongoing

Responsible Agency: Community Development Department

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

*H-E-4-a **Maintain Existing Owner-Occupied BMR Units.** Monitor the agreements for the ownership BMR units to ensure the continued affordability of these units for the terms of their agreements.*

Target: Ongoing

Responsible Agency: Community Development Department

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

*H-E-5-a **New Agreements for Affordability of Existing Rental Units.** If a source of funding can be identified, work with owners of existing market rate rental units to include affordability agreements.*

Target: Ongoing

Responsible Agency: Community Development Department

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

H-E-6-a **Home Sharing Program.** Continue to fund the HIP Housing Home Sharing Program. Work with similar non-profits to expand the existing outreach for the Homeshare Program for both rental and ownership housing, including outreach to extremely low- and very low-income persons.
Target: Ongoing, at least 10 new matches per year
Responsible Agency: Community Development Department, HIP Housing

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

H-E-7-a **Housing Provisions in Development Agreements.** Include provisions to add to the housing supply in new or extended development agreements whenever legally possible for commercial development.
Target: Ongoing
Responsible Agency: Community Development Department, Planning Commission, City Council

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

H-E-8-a **BMR Eligibility Guidelines.** Implement BMR selection guidelines based on the BMR Eligibility Priorities in Policy H-E-8, including City Resolution 2000-123 and as amended that give priority to people who are at risk of displacement due to expiring covenants, who live and work in the community, teachers and local government and public safety employees.
Target: Ongoing
Responsible Agency: Community Development Department and City Attorney

H-F Address Housing for Special Needs Populations

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

H-F-1-a **Facilities and Services for Special Needs.** Support housing that incorporates facilities and services to meet the health care, transit or social service needs of households with special needs, including seniors, extremely low-income households and persons, farmworkers, and persons with disabilities through an expedited permit review process.
Target: 2023 to establish expedited permit review process
Responsible Agency: Community Development Department

H-F-1-b **Assistance to Victims of Domestic Violence.** Assist victims of domestic violence by coordinating with and providing referrals to existing service agencies providing legal assistance, hotline, and emergency housing and prevention services to victims of domestic violence. Continue to coordinate

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with existing service providers, determine any other actions the City can take to assist persons in Foster City.

Target: Ongoing

Responsible Agency: Community Development Department and Police Department

- H-F-1-c **Adaptable/Accessible Units for the Disabled.** The City will ensure that new multi-family housing includes units are accessible and adaptable for use by disabled persons in conformance with the California Building Code and that developers are required to implement an affirmative marketing plan for physically accessible units that provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.*
Target: 2024 to implement requirements for affirmative marketing
Responsible Agency: Community Development Department
- H-F-1-d **Reasonable Accommodation.** Utilize the adopted Chapter 17.84, containing a review process to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.*
Target: Ongoing (implement when requests are made)
Responsible Agency: Community Development Department
- H-F-1-e **Home Sharing for Special Needs Population.** Support the HIP Housing Home Sharing Program as part of a collection of policies programs and practices for addressing special housing needs, including seniors, those living with disabilities, those at risk of homelessness and female householders.*
Target: Ongoing
Responsible Agency: Community Development Department, City Council
- H-F-1-f **Support Services for Special Needs Population.** Work with service providers to facilitate the provision of support services to enable people to receive services in their homes, including persons at risk of homelessness, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans and victims of domestic violence.*
Target: Host a roundtable meeting with service providers by 2024
Responsible Agency: Community Development Department
- H-F-1-g **Extremely Low-Income Units for Special Needs.** The City will ensure that for the new extremely low-income units, including those required by Chapter 17.92, developers are required to implement an affirmative marketing plan for special needs groups prior notice of the availability of the units and a process for supporting qualified households to apply.*
Target: 2024 to implement requirements for developers to submit an

Affirmatively Furthering Fair Housing marketing plan for their affordable units
Responsible Agency: Community Development Department

H-F-1-h **Age Friendly Initiative.** Continue the work begun in 2020 with the Center for Age Friendly Excellence (CAFÉ) and the Foster City Age-Friendly Community (AFC) Task Force to develop an action plan including programs to address needs of seniors.
Target: 2023
Responsible Agency: City Manager Department

H-F-1-i **Community Care Facilities.** Amend the City's zoning regulations to expand the zoning districts that allow community care facilities in accordance with State law.
Target: 2024
Responsible Agency: Community Development Department, Planning Commission, City Council

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

H-F-2-a **Emergency Housing Assistance.** To the extent funds are available, participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.
Target: Annual participation, if feasible
Responsible Agency: City Council

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

H-F-2-c **Multi-Jurisdictional Emergency Shelter.** Pursuant to State law requirements, and as the opportunity arises, the City will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.
Target: Based on the opportunity and feasibility of a multi-jurisdictional emergency shelter
Responsible Agency: Community Development Department, City Council

H-F-2-d **Emergency Shelter Zoning.** The City will allow emergency shelters as provided in Chapter 17.82 that allows a year-round emergency shelter as a permitted use in Neighborhood Business (C-1), General Business (C-2), and at churches/synagogues in the Public Facilities (PF) Zoning District.
Target: Ongoing
Responsible Agency: Community Development Department

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- H-F-2-e* **Low Barrier Navigation Centers.** Amend the Zoning regulations to allow low-barrier navigation centers (low-barrier, service-enriched shelters focused on moving people into permanent housing that provide temporary living facilities) by right in specific zoning district(s), consistent with AB 101 (2019).
Target: 2023
Responsible Agency: Community Development Department

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

- H-F-3-a* **Transitional and Supportive Housing Zoning.** Enforce the existing zoning regulations that allow transitional and supportive Housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.
Target: Ongoing
Responsible Agency: Community Development Department

- H-F-3-b* **Supportive Housing.** Review the Zoning regulations for consistency with AB 2162, effective January 1, 2019, requiring supportive housing by-right in certain zoning districts.
Target: 2024
Responsible Agency: Community Development Department

H-G Affirmatively Further Fair Housing

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

- H-G-1-a* **Non-Discrimination.** To ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, marital status, disability, or other factors, Foster City will ensure that state and federal laws are adhered to regarding fair housing. The City, through its Community Development Department, will refer discrimination complaints to the appropriate legal service, county, or state agency. The City will assist local non-profit organizations, as appropriate, to provide public information and education services in a variety of locations, including but not limited to the City's website, City Hall, public library, Recreation Center and Senior Center.
Target: 2023 to update website; then ongoing
Responsible Agency: Community Development Department

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

- H-G-2-a* **Anti-Discrimination Regulations.** Provide information to tenants and landlords advising them of the State and City regulations that prohibit landlords from refusing to rent to someone, or otherwise discriminate against

them, because they have a housing subsidy, such as a Section 8 Housing Choice Voucher, that helps them to afford their rent.

Target: 2023 and ongoing

Responsible Agency: Community Development Department

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

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

Responsible Agency: Community Development Department

*H-G-2-c **Information Specific to Fair Housing.** Provide information on the City's housing webpage and in ways that reach tenants without internet access to include resources for residents who believe they have been discriminated against, including how to file a fair housing complaint.*

Target: 2023 and ongoing

Responsible Agency: Community Development Department

*H-G-2-d **Multi-Lingual Tenant Resources.** Collaborate and cooperate with local and regional agencies to provide multilingual fair housing education services.*

Target: 2024 and ongoing

Responsible Agency: Community Development Department

*H-G-2-e **Rental Registry.** Unless a requirement for a State rental registry is adopted, explore a rental registry that tracks information such as rents, utilities, accessibility for disabled persons, tenant occupancy dates, and landlord contact information in order to improve the information available to landlords, tenants, and decision makers.*

Target: 2024 to research options and report to City Council

Responsible Agency: Community Development Department

FOSTER CITY HOUSING ELEMENT QUANTIFIED OBJECTIVES

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

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

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

Source: ABAG, Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-20331, December 2021.

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

- The construction objective provides the target for the number of new units that potentially may be constructed over the course of the Housing Element planning period.
- The rehabilitation objective refers to the number of units expected to be rehabilitated during the Housing Element planning period.
- The preservation objective refers to the number of existing deed restricted below market rate rental housing units to be preserved throughout the Housing Element planning period.

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

Income Category	New Construction	Rehabilitation	Preservation ^a
Very Low (Extremely Low ^b)	520	20	247
Low	299		103
Moderate	300		68
Above Moderate	777		8
Total	1,896	20	426

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

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

Source: Foster City Community Development Department

NEW CONSTRUCTION OBJECTIVES/SITES INVENTORY

The New Construction Objectives are the RHNA targets, including the targets for each income category. The Sites Inventory identifies sufficient sites to meet the new construction objectives/RHNA targets for the 2023-2031 planning period. A buffer of excess capacity is required, especially at the lower and moderate-income levels, so that the Sites Inventory can demonstrate sufficient capacity throughout the

entire planning period, even if individual housing projects are approved at lower densities than projected (see Table 8-3).

TABLE 8-3: SITES INVENTORY (2023-2031)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Pipeline Projects						
Laguna Vista Condominiums					41	41
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
Proposed Projects						
Lantern Cove ^a	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs	7		7	7	1	22
Triton Apartments MF ADUs	3		3	3	1	10
Accessory Dwelling Units						
ADUs	7		7	7	3	24
RHNA₅ Sites						
Franciscan Apartments	28		17	17	42	104
Sand Cove Apartments	38		22	22	57	139
The Lagoons Apartments	43		26	26	66	161
Beach Cove Apartments	65		38	38	98	239
Shadow Cove Apartments	31		18	18	46	113
Harbor Cove Apartments	25		15	15	36	91
Other Residential Sites						
Eaves Apartments	27		16	16	41	100
Foster's Landing Apartments	243		144	144	369	900
Commercial Sites to be Rezoned						
OSH	60		36	36	90	222
Total	664		432	355	1,748	3,199
RHNA	520		299	300	777	1,896
Remaining Need (Surplus)	144		133	55	971	1,303
Percent of Surplus	28%		44%	18%	125%	69%

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

Source: Foster City Community Development Department.

Table 8-4 summarizes the Identified Fair Housing Issues, contributing factors and actions included in the Housing Element.

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TABLE 8-4: POLICY/PROGRAM MATRIX

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-A	Reinforce the City's Commitment to Meeting Housing Needs							
H-A-1	City Leadership							
H-A-1-a	Annual Tracking of Housing Activity						Annual	
H-A-1-b	No Net Loss						Each project approval	
H-A-1-c	Future Housing Element Update						January 2031	
H-A-2	Public Participation							
H-A-2-a	Community Outreach		2023					
H-A-2-b	Outreach to Community Services Clubs and Organizations			2024			Ongoing	
H-A-3	Cooperation with Other Agencies							
H-A-3-a	Technical Assistance to Nonprofits			2024				
H-A-3-b	Water and Sewer Agency Coordination	Within 1 week of adoption			2025			
H-A-3-c	Water Conservation Requirements		2023					
H-A-4	Secure Funding for Housing Programs							
H-A-4-a	Commercial Linkage Fee						2028	
H-A-4-b	Local, State and Federal Funding for Affordable Housing						Annual and ongoing	
H-A-4-c	Expand Sources of Funds for City Affordable Housing Fund		2023					
H-A-4-d	Budgeting for Housing Programs						Annual	
H-B	Protect Existing Housing, Waterfront Character and Resources							
H-B-1	Encourage Maintenance of Existing Housing							
H-B-1-a	Continue Code Enforcement						Ongoing	
H-B-2	Encourage Rehabilitation of Existing Housing							
H-B-2-a	Lower and Moderate-Income Homeowner Rehabilitation Loans			2024				\$
H-B-2-b	Facilitate Non-Profit Rehabilitation and Maintenance Assistance			2024				\$
H-B-3	Encourage Energy Conservation in Housing							
H-B-3-a	Encourage Energy Conservation						20 EVC; 100 PV permits per year	

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No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-B-3-b	Expedited Energy Conservation Permits						80% of expedited permits in 5 bus. days	
H-B-3-c	Increase Awareness Regarding Energy Conservation			2024				
H-B-3-d	Climate Action Plan			2024				
H-B-4	Housing Design							
H-B-4-a	Update Architectural and Solar Guidelines for Single Family Homes			2024-25				
H-B-5	Review Potential Environmental Impacts of New Housing (formerly H-A-4)							
H-B-5-a	Air Quality Impacts						Ongoing	
H-B-5-b	Geotechnical Studies						Ongoing	
H-B-5-c	Seismic Hazards						Ongoing	
H-B-5-d	Environmental Site Assessment						Ongoing	
H-B-5-e	NPDES Requirements						Ongoing	
H-B-5-f	Noise Studies						Ongoing	
H-B-5-g	Traffic Impacts						Ongoing	
H-B-5-h	Water Supply Assessment						Ongoing	
H-C	Protect the Supply and Affordability of Rental Housing							
H-C-1	Regulation of Conversions							
H-C-1-a	Condominium Conversion Regulation						Ongoing	
H-C-1-b	Amend Percentage of BMR Units in Conversions			2024				
H-C-2	Protection of the Rental Housing Stock							
H-C-2-a	Monitor Affordable Housing Regulatory Agreements			2024				
H-C-2-b	Continue to Monitor Expiration of Affordability Covenants						At least 5 years prior to expiration	
H-C-2-c	Replacement Unit Requirements		2023					
H-C-3	Tenant Protections							
H-C-3-a	Phased Redevelopment of Existing Apartments		2023				Ongoing	
H-C-3-b	Anti-Displacement Strategy			2024				

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No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-C-3-c	Facilitate Resolution of Rental Disputes		2023					
H-C-3-d	Facilitate Tenant Protection Act of 2019 (AB 1482)		2023					
H-C-4	Rental Assistance Programs							
H-C-4-a	Rental Housing Assistance Information		2023					
H-D	Consider Public and Private Redevelopment Opportunities to Increase the Supply of Housing							
H-D-1	Housing Opportunity Areas							
H-D-1-a	Selection of Housing Opportunity Areas						As opportunities arise	
H-D-1-b	General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory	Upon Adoption						
H-D-2	Encourage Housing as Part of New Development Projects							
H-D-2-a	Potential Re-use of Commercial Sites						As appropriate	
H-D-3	Planned Development Process							
H-D-3-a	Update Planned Development Process					2026		
H-D-4	Accessory Dwelling Units							
H-D-4-a	ADUs		2023				24 units by 2031	
H-D-4-b	ADU Financial Incentive Program		2023				10 units by 2031	\$
H-D-4-c	Preapproved ADU Designs and Expedited Review			2024				\$
H-D-4-d	Improved Public Information on ADUs		2023					
H-D-4-e	Amnesty Program for Existing Unapproved ADUs				2025			
H-D-4-f	Objective Design Standards for ADUs			2024				
H-D-4-g	Multi-family ADUs		2023				Ongoing	
H-D-4-h	ADU Monitoring					Progress Report in 2026	Annual	
H-D-5	Institution-Owned sites							
H-D-5-a	School Sites			2024			Ongoing	
H-D-5-b	Religious and Nonprofit-Owned Sites			2024			Ongoing	
H-D-6	Reduce Regulatory Constraints							

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No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-D-6-a	Government Constraints			2024			Ongoing	
H-D-6-b	Zoning incentives	Rescind 17.65 upon adoption		Evaluate others by 2024				
H-D-6-c	Re-evaluate parking requirements			2024				
H-D-6-d	Development Fee Waivers		2022				Ongoing	
H-D-6-e	Multi-Family Objective Design Standards		2023					
H-D-6-f	SB9 Objective Design Standards		2023					
H-D-6-g	Farmworker Housing and Employee Housing Act		2023					
H-E	Address Affordable Housing Needs							
H-E-1	Create More and Retain Existing Affordable Housing							
H-E-1-a	Existing Unit Purchase Program-Opportunities for Supportive Housing		2023				Ongoing	
H-E-1-b	New Units for Existing Unit Purchase Program.		2023					\$
H-E-1-c	First-time Homebuyer Program						Ongoing	
H-E-2	Private Development of Affordable Housing – Inclusionary Requirement							
H-E-2-a	Inclusionary 20% Requirement						Ongoing	
H-E-2-b	Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income						Ongoing	
H-E-3	Incentives for Affordable Housing							
H-E-3-a	Density Bonus for Affordable Housing Projects Consistent with State Density Bonus Law						Ongoing	
H-E-3-b	Financing and Subsidy Programs						Annual & Ongoing	
H-E-3-c	Cooperative Ventures						Ongoing	
H-E-4	Resale Controls on Owner Occupied BMR units							
H-E-4-a	Maintain Existing Owner-Occupied BMR Units						Ongoing	
H-E-5	Rent and Income Restrictions on Rental BMR Units							
H-E-5-a	New Agreements for Affordability of Existing Rental Units						Ongoing	\$

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No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-E-6	House Sharing							
H-E-6-a	Home Sharing Program						Ongoing; at least 10 new matches per year	\$
H-E-7	Workforce Housing							
H-E-7-a	Housing in Commercial Development Agreements						Ongoing	
H-E-8	BMR Eligibility Priorities							
H-E-8-a	BMR Eligibility Guidelines						Ongoing	
H-F	Address Housing for Special Needs Populations							
H-F-1	Special Needs							
H-F-1-a	Facilities and Services for Special Needs		2023					
H-F-1-b	Assistance to Victims of Domestic Abuse						Ongoing	
H-F-1-c	Adaptable/Accessible Units for the Disabled			2024			Ongoing	
H-F-1-d	Reasonable Accommodation						Ongoing	
H-F-1-e	Home Sharing for Special Needs Population						Ongoing	
H-F-1-f	Support Services for Special Needs Population			2024			Ongoing	
H-F-1-g	Extremely Low-Income Units for Special Needs.			2024			Ongoing	
H-F-1-h	Age Friendly Initiative		2023					
H-F-1-i	Community Care Facilities			2024				
H-F-2	Housing for the Homeless							
H-F-2-a	Emergency Housing Assistance						Annual	
H-F-2-b	Emergency Shelter Uses						Ongoing	
H-F-2-c	Multi-Jurisdictional Emergency Shelter						Based on opportunity	
H-F-2-d	Emergency Shelter Zoning						Ongoing	
H-F-2-e	Low Barrier Navigation Centers		2023					
H-F-3	Transitional and Supportive Housing							
H-F-3-a	Transitional and Supportive Housing Zoning						Ongoing	
H-F-3-b	Supportive Housing			2024				

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-G	Affirmatively Further Fair Housing							
H-G-1	Equal Housing Opportunity							
H-G-1-a	Non-Discrimination		2023				Ongoing	
H-G-2	Improved Access to Fair Housing Information							
H-G-2-a	Anti-Discrimination Regulations		2023				Ongoing	
H-G-2-b	Fair Housing Training for Landlords and Tenants			2024				
H-G-2-c	Information Specific to Fair Housing		2023					
H-G-2-d	Multi-Lingual Tenant Resources			2024				
H-G-2-e	Rental Registry			2024				\$

8. HOUSING GOALS, POLICIES, AND PROGRAMS

APPENDIX A | HOUSING NEEDS ASSESSMENT

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1 INTRODUCTION

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

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

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

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

2 SUMMARY OF KEY FACTS

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

proportion at 63% compared to the overall proportion of 61% in the Bay Area as a whole, although the Asian population in Foster City is significantly larger at 47.7% compared to 26.6% for the Bay Area as a whole.¹

- **Income** – Although Foster City has a higher percentage of households with income greater than 100% of Area Median Income (AMI) at 64% than San Mateo County at 49%, there are a significant number of households in the lower income ranges, including 14.6% of owner-occupied households and 17.3% of renter-occupied households in the very low-income category (up to 50% of Area Median Income [AMI]), including 6.6% of owners and 9.6% of renters in the extremely low-income category. In Foster City, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty at 26.5%, followed by Black or African American (Hispanic and Non-Hispanic) residents at 8.3%.
- **Employment and Jobs/Housing Ratio** – Foster City residents most commonly work in the *Financial & Professional Services* industry. From January 2010 to January 2021, the unemployment rate in Foster City decreased by 4.3 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 2,420 (12.7%). Additionally, the jobs-household ratio in Foster City has increased from 1.37 in 2002 to 1.76 jobs per household in 2018.
- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Foster City increased 5.7% from 2010 to 2020, which is *above* the growth rate for San Mateo County of 3.6% and *above* the 5.0% growth rate of the region's housing stock during this time period.
- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Foster City residents to live and thrive in the community.
 - **Ownership** The largest proportion of homes had a value in the range of \$1M-\$1.5M in 2019. Home prices increased by 111.9% from 2010 to 2020.
 - **Rental Prices** – The typical contract rent for an apartment in Foster City was \$3,060 in 2019. Rental prices increased by 76.2% from 2009 to 2019. 54% of Foster City renter-occupied units had rents of \$3000 or more, compared to 22% in San Mateo County and 13% in the Bay Area. To rent a typical apartment without cost burden, a household would need to make \$122,640 per year.²
- **Housing Type/Tenure** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 35.4% of homes in Foster City were single family detached, 20.0% were single family attached, 7.0% were small multi-family (2-4 units), and 37.5% were medium or large multi-family (5+ units). Between 2010 and 2020, the number of multi-family units increased more than single-family units. Generally, in Foster City, the share of the housing stock

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

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

that is detached single family homes is below that of other jurisdictions in the region. 57% of housing units are owner occupied and 43% of housing units are renter occupied.

- **Vacancy Rates** - Vacant units make up 5.7% of the overall housing stock in Foster City. The rental vacancy stands at 5.9%, while the ownership vacancy rate is 0.7%.
- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Foster City, 18.0% of households spend 30%-50% of their income on housing, while 13.3% of households are severely cost burdened and use the majority of their income for housing. The percentages of renters and owners who are cost burdened are very similar: for renters, 18% spend 30-50% of income on housing and 15% spend more than 50% of income on housing; for owners, 20% spend 30-50% of income on housing and 13% spend more than 50% on housing. Cost burden is also an issue for senior households. Of the 525 senior households with incomes less than 30% of AMI, 16% spend between 30-50% on housing and 74% spend more than 50% on housing. Of the 570 senior households with incomes between 31%-50% of AMI, 25% spend 30%-50% on housing and 31% spend more than 50% on housing.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Foster City live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 100.0% of households in Foster City live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs (except for the limited number of units in affordable housing programs). Risk of displacement may increase as older housing stock is redeveloped or replaced.
- **Neighborhood Resources**– 100.0% of residents in Foster City live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Foster City, 7.1% of residents have a disability of any kind and may require accessible housing. Additionally, 6.2% of Foster City households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 7.9% of households are female-headed families, which are often at greater risk of housing insecurity.

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

Note on Data

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

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

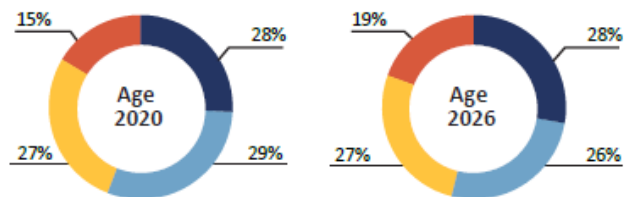
2.1 SAN MATEO COUNTY

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

PEOPLE

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

■ Under 25 ■ 25-44 ■ 45-64 ■ 65+



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

People are also living longer, with those 65 and over expected to make up nearly 20% of the population by 2026. Equally important is the fact that Millennials recently surpassed the Baby Boomers as our largest generation. As Millennials enter their 40s, they will continue to shape countywide housing needs. By 2026, people 25-44 and 45-64 will make up more than 50% of the population.⁵

⁴ U.S. Census, American Community Survey.

⁵ Claritas Population Facts 2021.

What does this mean for housing needs?

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

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

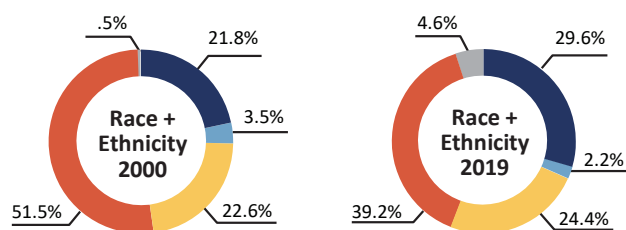
We must address how to support our seniors as they get older so they can stay in their homes and communities, and make sure young people, new families, and our workers can find housing they can afford that meets their needs.



Our population is becoming more diverse

■ Asian
 ■ Black
 ■ White
 ■ Other*

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



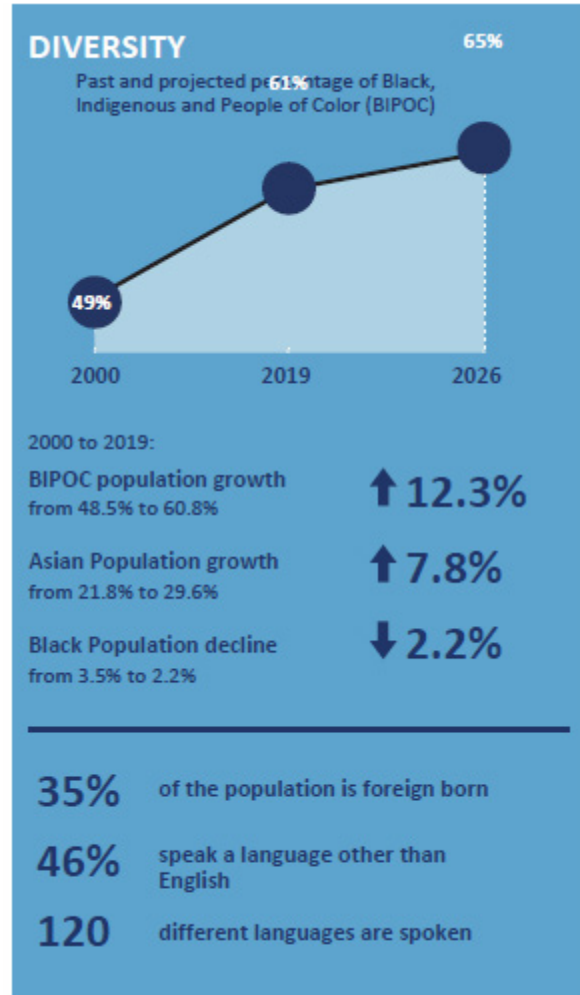
San Mateo County is a very diverse place to live, even when compared to the State of California. Countywide, more than one-third of the population is foreign-born and almost half speaks a language other than English at home. By contrast, a quarter of all Californians are foreign-born and less than a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

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

What does this mean for housing needs?

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

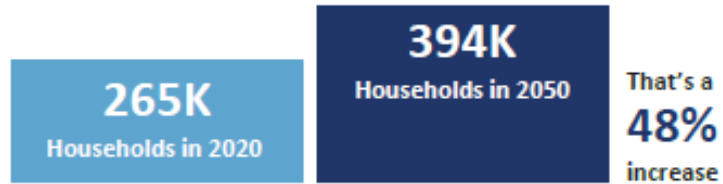
Past exclusionary practices have prevented people of color from purchasing homes, living in certain neighborhoods, and building wealth over time. As a result, they are more likely to experience poverty, housing insecurity, displacement, and homelessness. And while many of our communities are very diverse,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



⁶ U.S. Census, American Community Survey.

HOUSEHOLDS + HOUSING

The number
of households
will continue to
grow



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

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

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

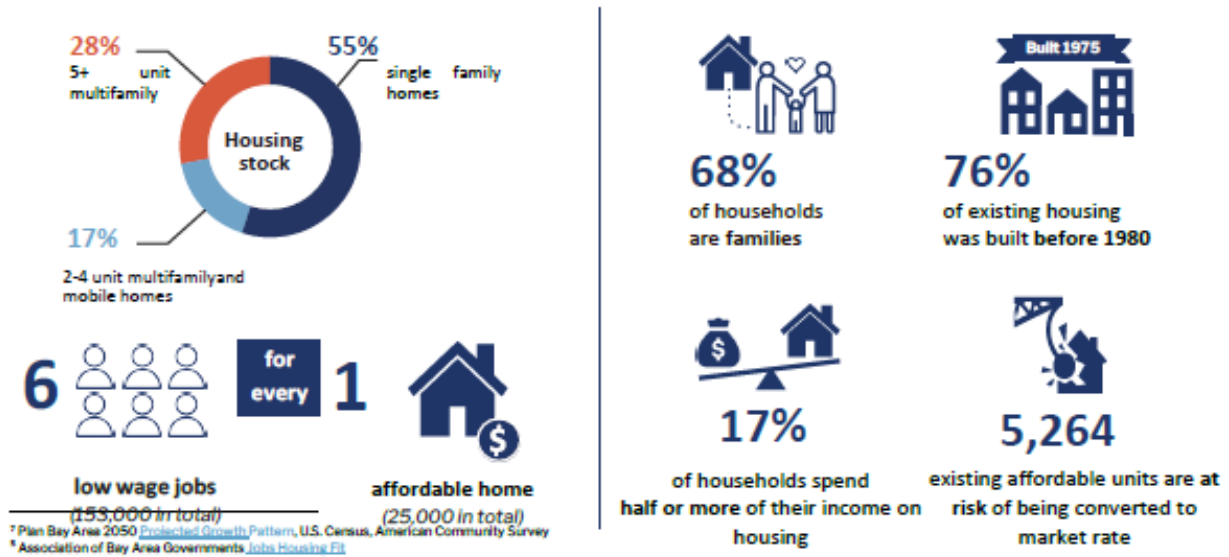
What does this mean for housing needs?

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

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

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

⁸ Association of Bay Area Governments Jobs Housing Fit.



Housing rent and prices continue to increase

2009 to 2020

\$1.56K

\$2.2K
per month

Median rent increased 41%

\$675K

\$1.4M

Home values more than doubled

The Bay Area is a great place to live, but throughout the region and county there just isn't enough housing for all income levels, which has caused costs to go up. Home prices and rents have been steadily increasing the past two decades, but in recent years the jump has been dramatic. **Since 2009, median rent increased 41% to \$2,200, and median home values have more than doubled to \$1,445,000.⁹**

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

RENTER SNAPSHOT

54% are under 44 years old

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



1 in 4 renters...



spend 50% of income on rent

live in overcrowded households –

89% of these renters are BIPOC



Latinx are the most cost burdened

31% spend more than half and

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



⁹ San Mateo County Association of Realtors, Zillow.

JOBS

The number of jobs
will continue to grow



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

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

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

What does this mean for housing needs?

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

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

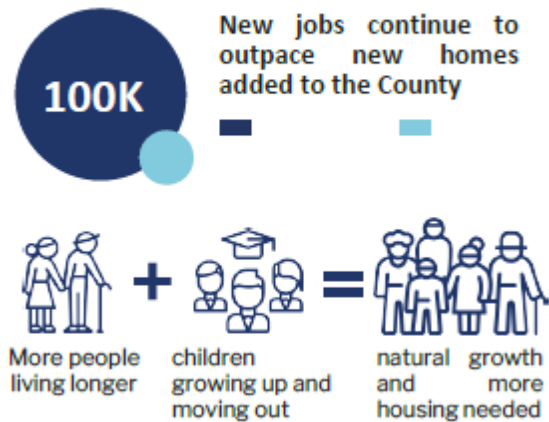
¹⁰ U.S. Census, American Community Survey.

APPENDIX A: HOUSING NEEDS ASSESSMENT

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



NEW JOBS TO NEW HOUSING 2010 - 2020

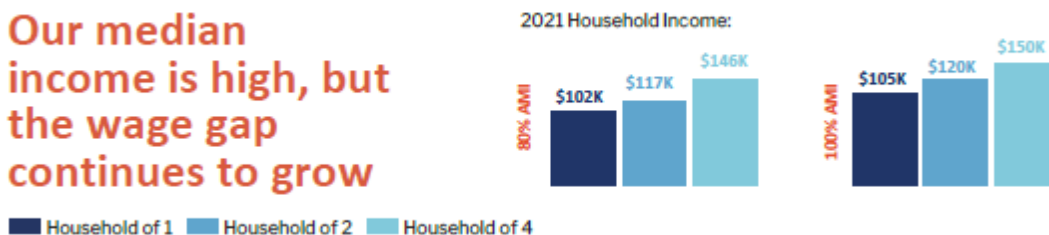


In 2020, there were 416,700 jobs, and by 2050 we expect that to increase 22% to 507,000.¹² While some jobs pay very well, wages for many others haven't kept up with how costly it is to live here.

What does this mean for housing needs?

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

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



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

¹² Plan Bay Area 2050 Projected Growth Pattern,

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

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

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

What does this mean for housing needs?

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

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

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

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

3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 REGIONAL HOUSING NEEDS DETERMINATION

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

3.2 REGIONAL HOUSING NEEDS ALLOCATION

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

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

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

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

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

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

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

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

¹⁶ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf)

Table 1: Regional Housing Needs Allocation for Foster City

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

Source: Association of Bay Area Governments Methodology

4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

4.1 POPULATION

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

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

Table 2: Population Growth Trends

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

Universe: Total population

Source: California Department of Finance, E-5 series

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

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

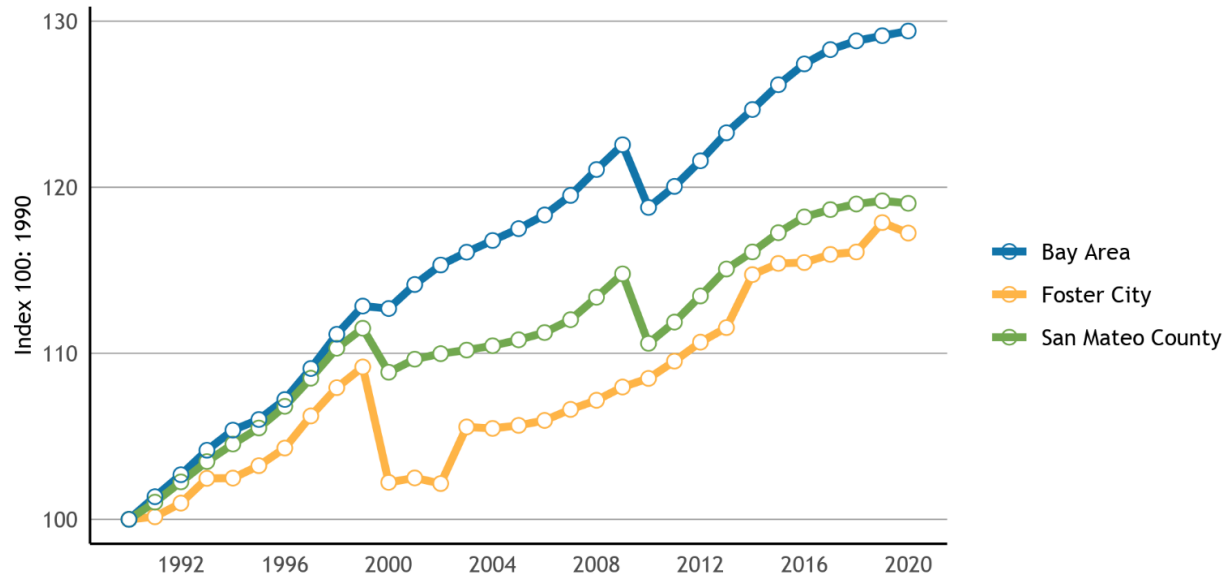


Figure 1: Population Growth Trends

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

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

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

4.2 Age

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

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

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

¹⁸ Here, we count all non-White racial groups

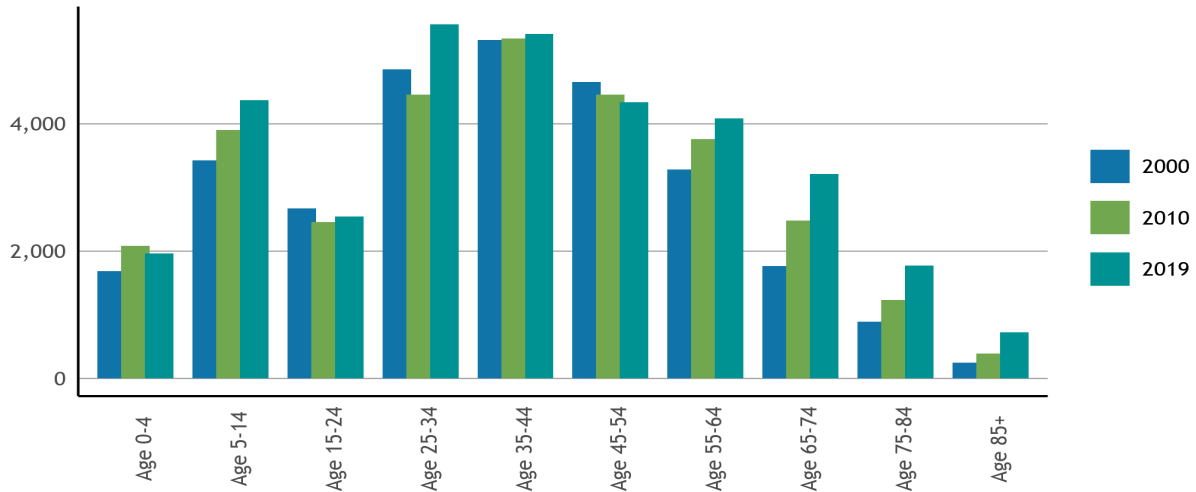


Figure 2: Population by Age, 2000-2019

Universe: Total population

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

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

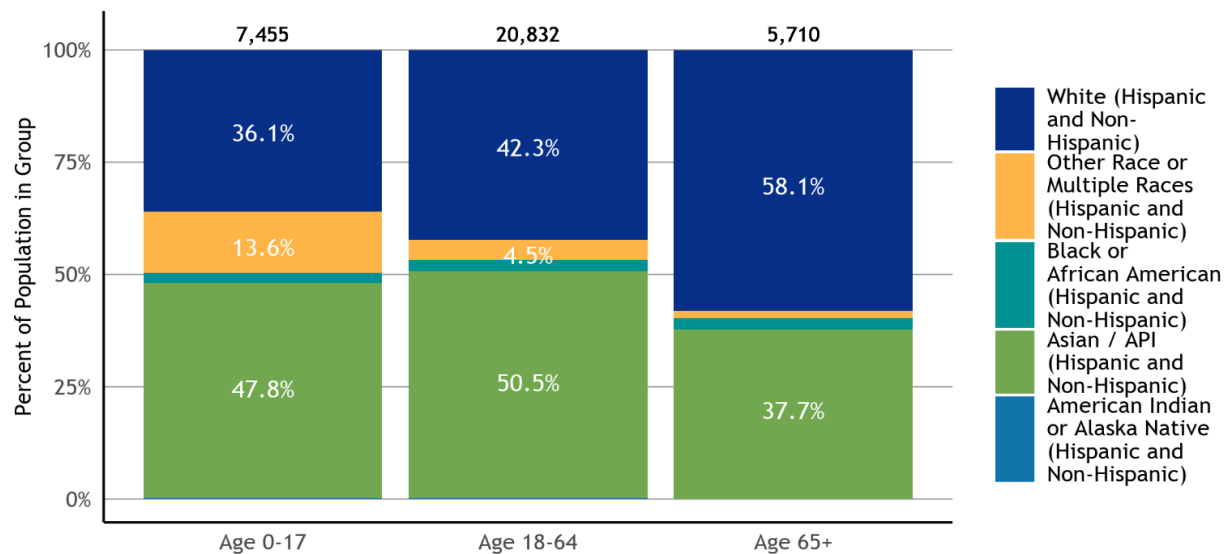


Figure 3: Senior and Youth Population by Race

Universe: Total population

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

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

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

4.3 RACE AND ETHNICITY

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

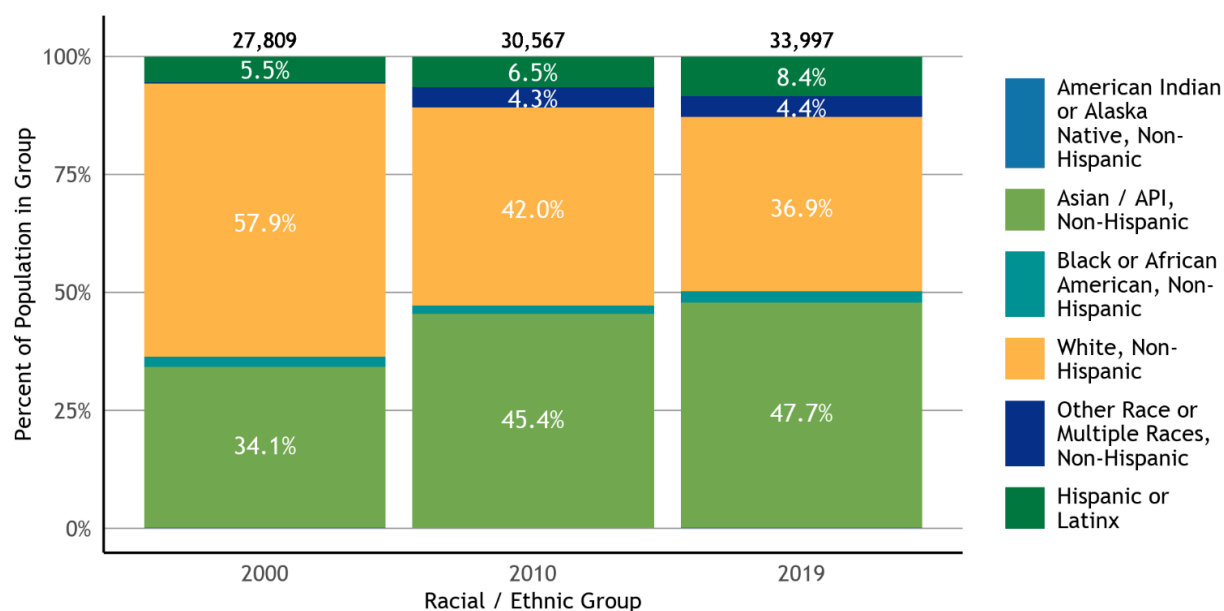


Figure 4: Population by Race, 2000-2019

Universe: Total population

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

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

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

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

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

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

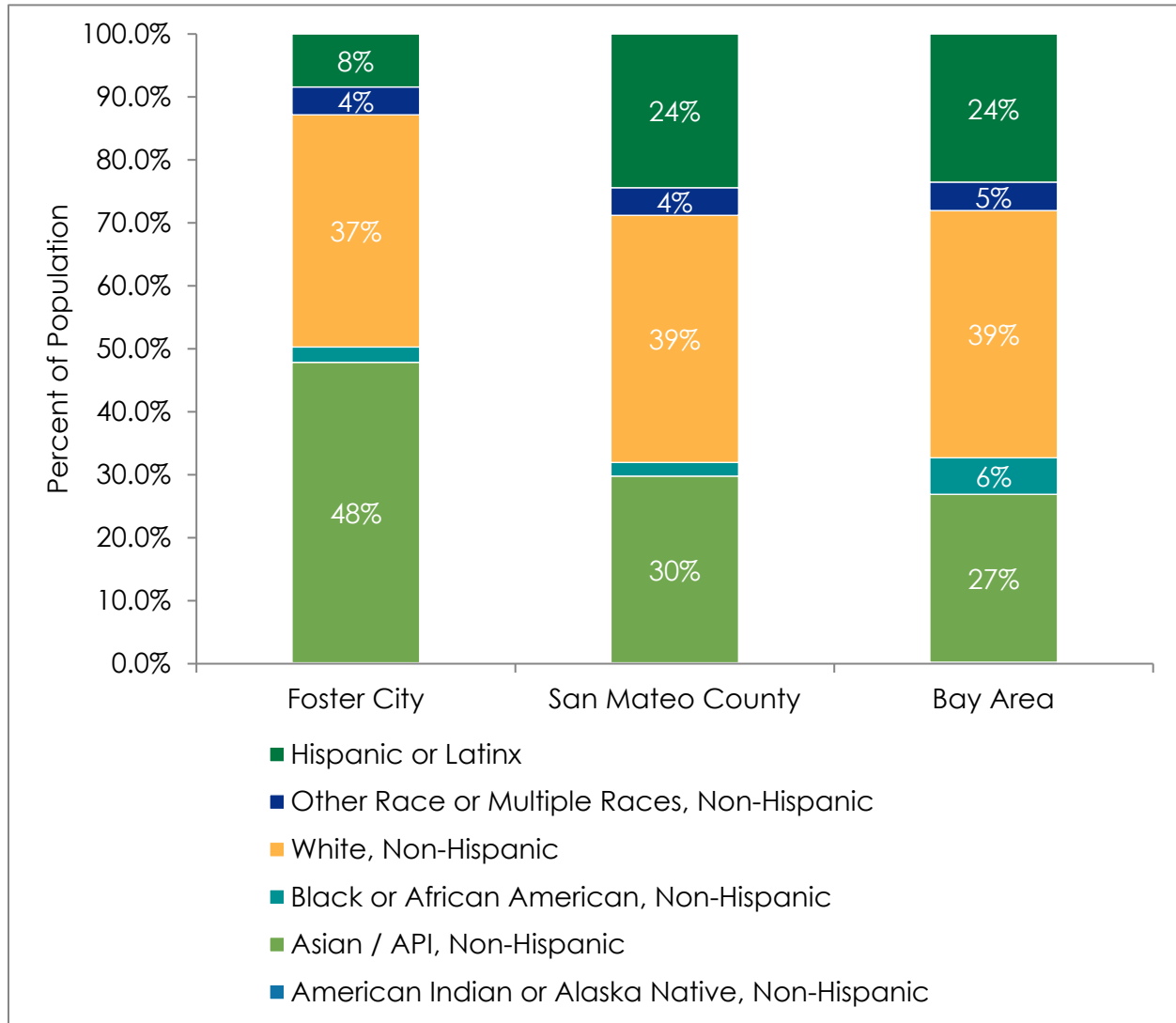


Figure 5: Population by Race,

Universe: Total population

Notes:

Data for 2019 represents 2015-2019 ACS estimates.

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

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

4.4 EMPLOYMENT TRENDS

4.4.1 Balance of Jobs and Workers

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

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Foster City increased by 34.9% (see Figure 5).

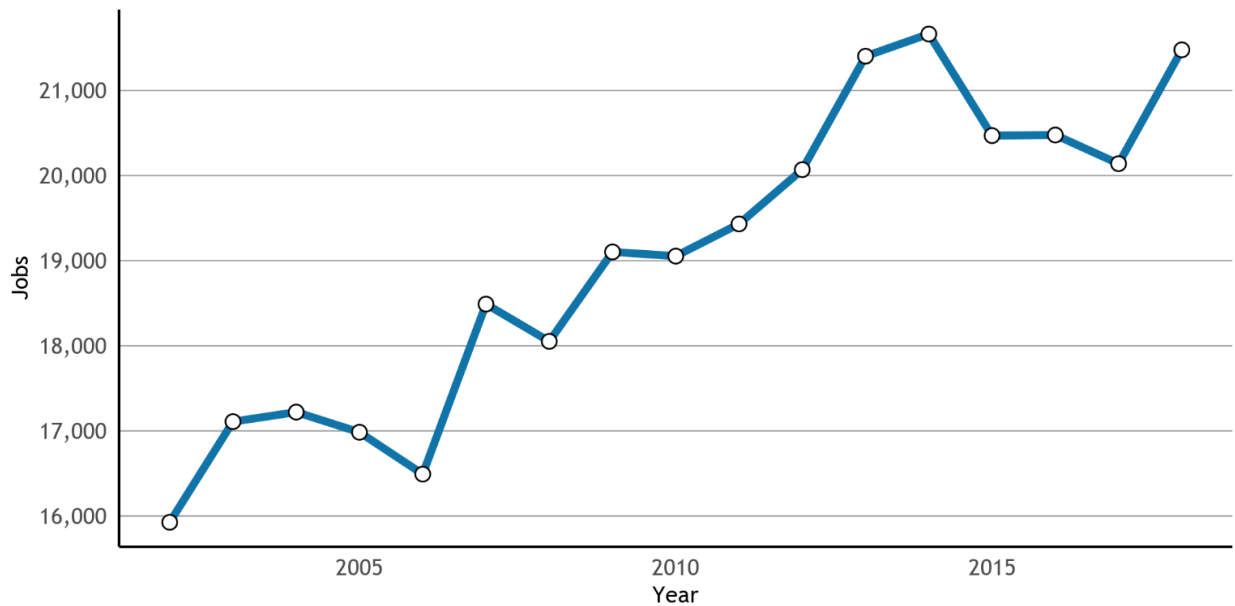


Figure 5: Jobs in a Jurisdiction

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

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

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

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

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Foster City has more low-wage *jobs* than low-wage *residents* (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the City has more high-wage *jobs* than high-wage *residents* (where high-wage refers to jobs paying more than \$75,000) (see Figure 6).²¹

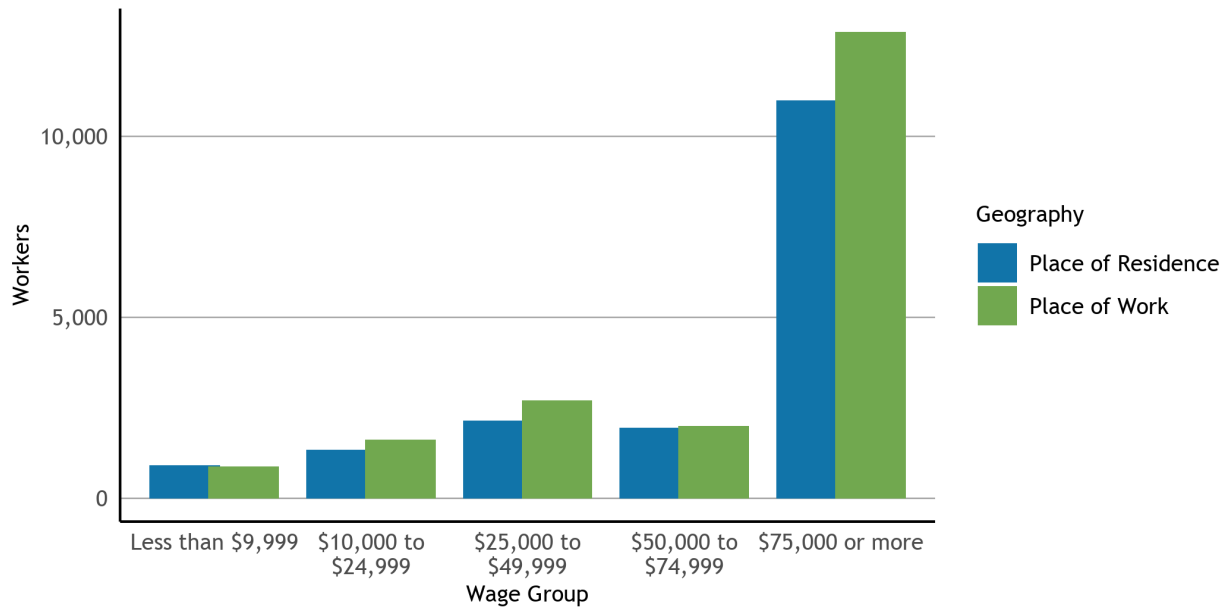


Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings

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

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

According to Census data, the vast majority (76%) of jobs within Foster City pay over \$3,333 per month. 14% pay between \$1,251 and \$3,333, and 10% pay less than \$1,251. Figure 7 shows the balance of a

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

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

jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

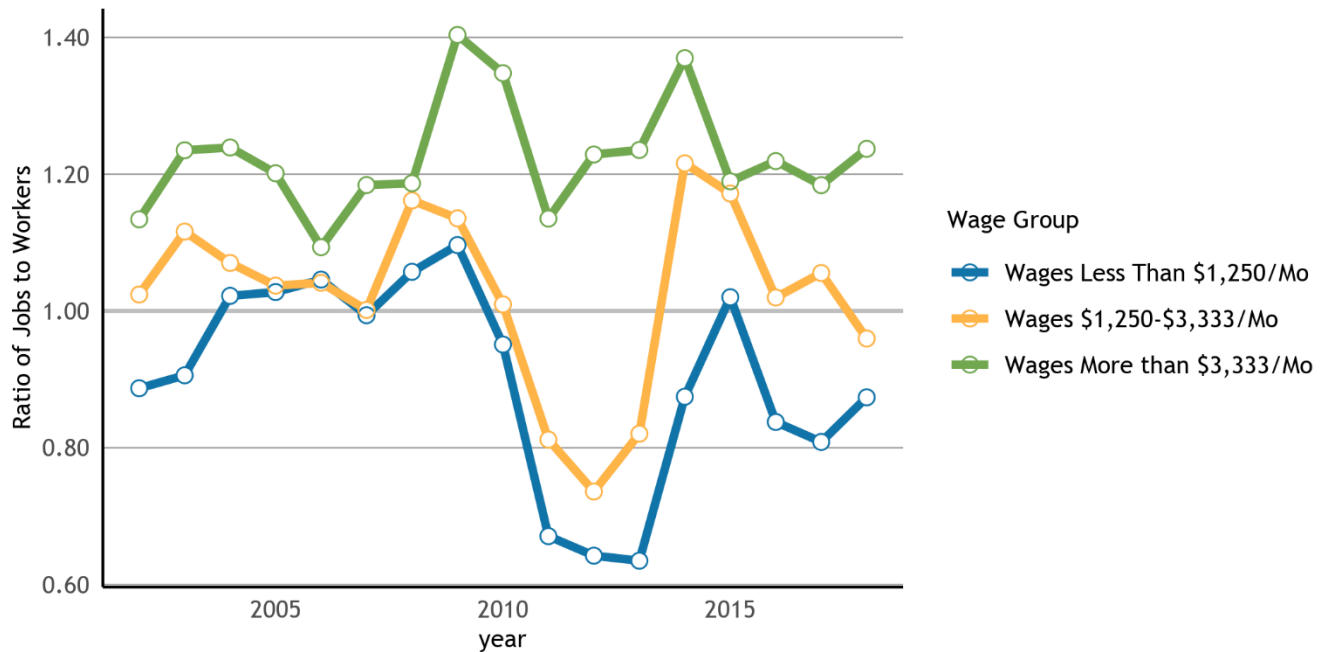


Figure 7: Jobs-Worker Ratios, By Wage Group

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

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

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

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

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

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs-to-household ratio. Thus, bringing housing into the measure, the *jobs-household ratio* in Foster City has increased from 1.37 in 2002, to 1.76 jobs per household in 2018 (see Figure 8).

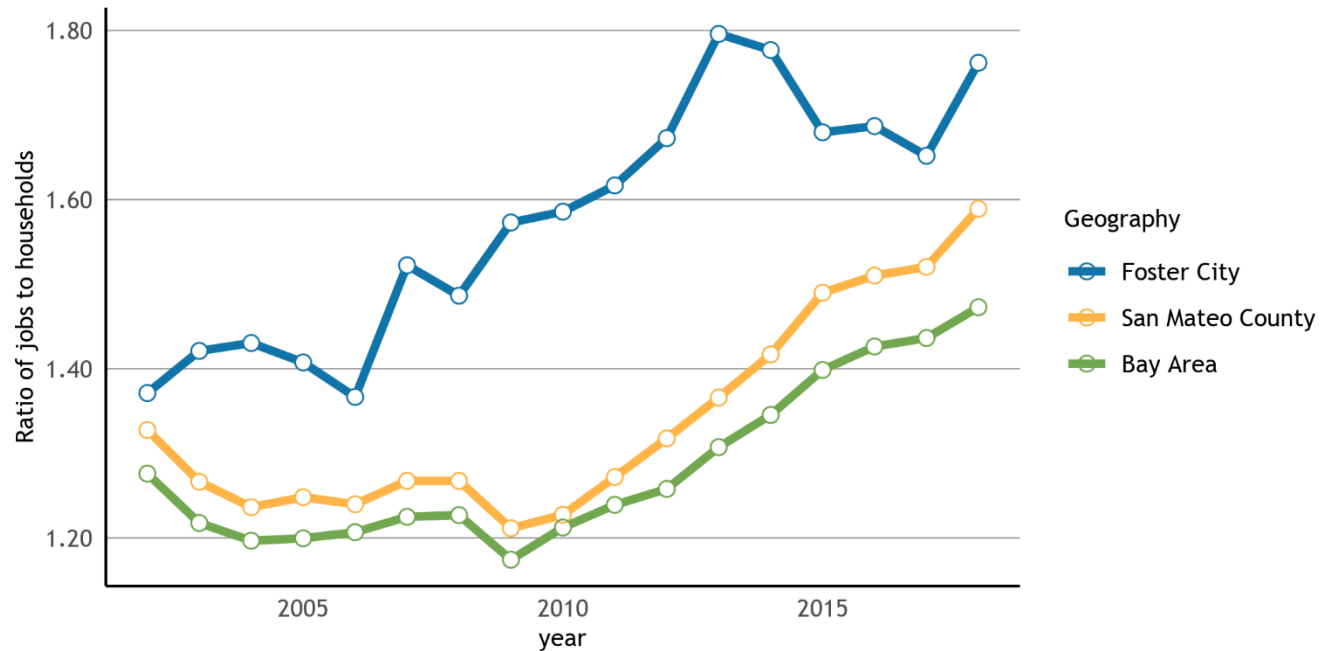


Figure 8: Jobs-Household Ratio

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

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

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

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

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Foster City residents work is *Financial & Professional Services*, and the largest sector in which San Mateo residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

APPENDIX A: HOUSING NEEDS ASSESSMENT

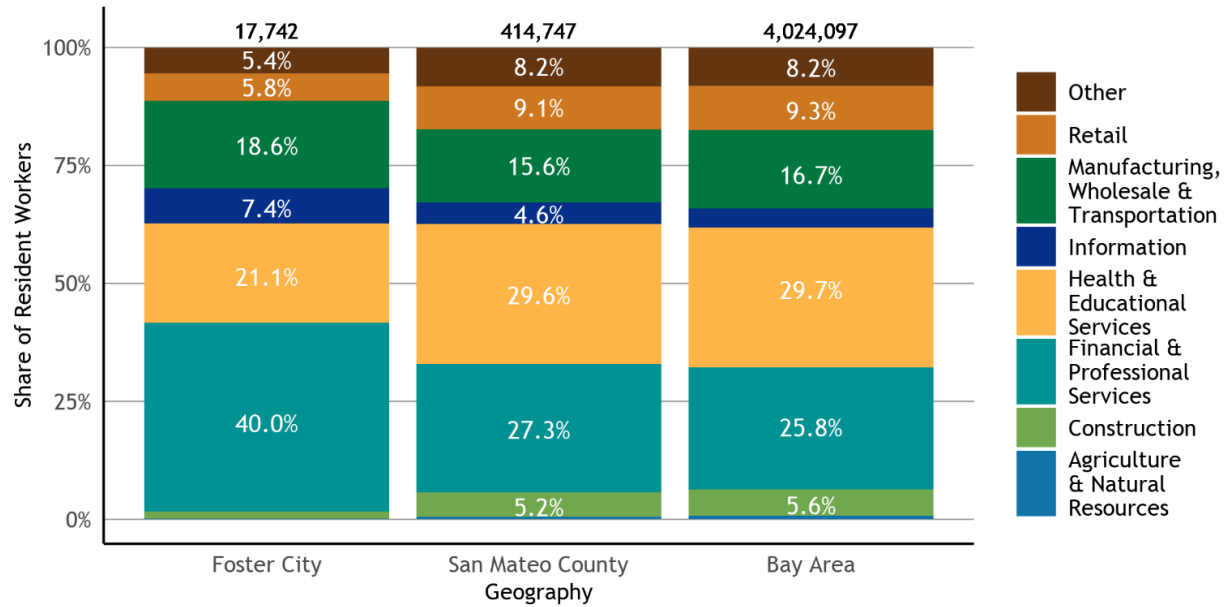


Figure 9: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over

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

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

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

4.4.3 Unemployment

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

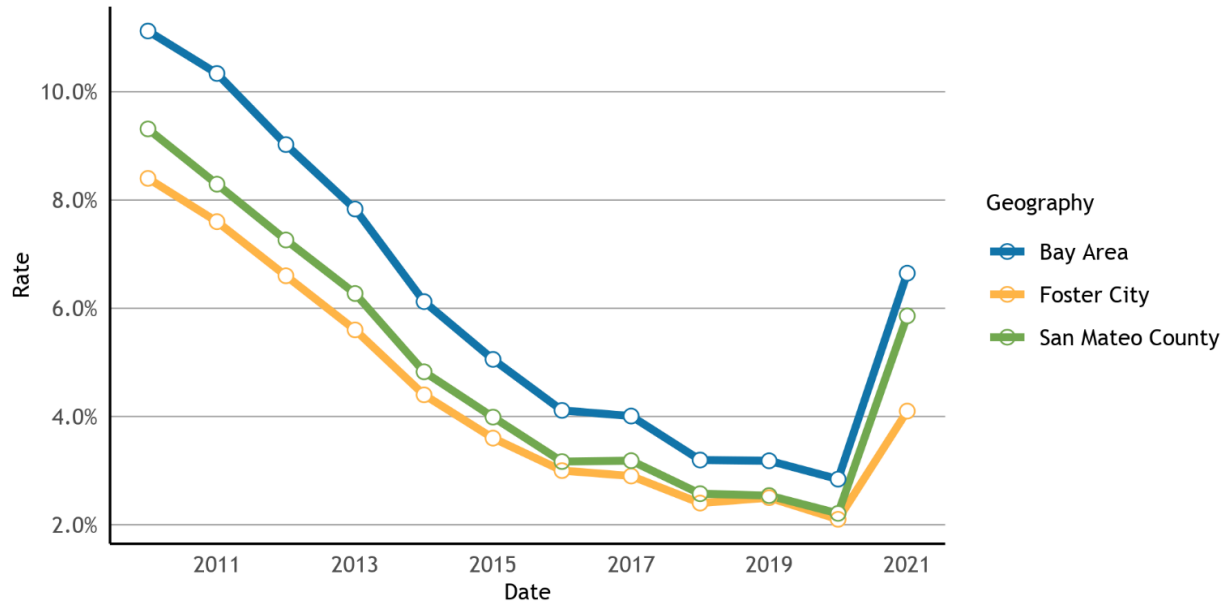


Figure 10: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older

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

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

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

4.5 EXTREMELY LOW-INCOME HOUSEHOLDS

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state²².

In Foster City, 63.9% of households make more than 100% of the Area Median Income (AMI)²³, compared to 7.9% making less than 30% of AMI (1008 households), which is considered extremely low-income (see Figure 11).

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

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

APPENDIX A: HOUSING NEEDS ASSESSMENT

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

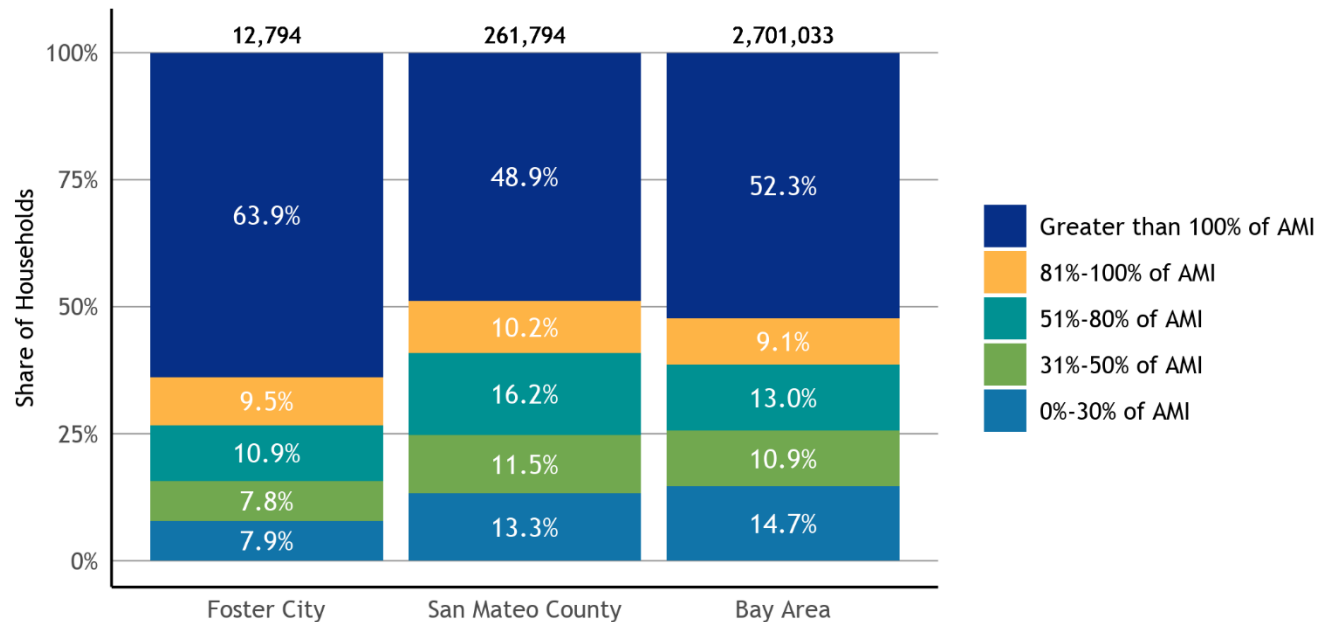


Figure 11: Households by Household Income Level

Universe: Occupied housing units

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

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

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

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

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

In Foster City, although the largest proportion of both renters and owners falls in the *Greater than 100% of AMI* income group, 9.6% of renters earn less than 30% of AMI compared to 6.6% of owners and 28.0% of renters earn less than 80% AMI compared to 25.7% of owners (see Figure 12).

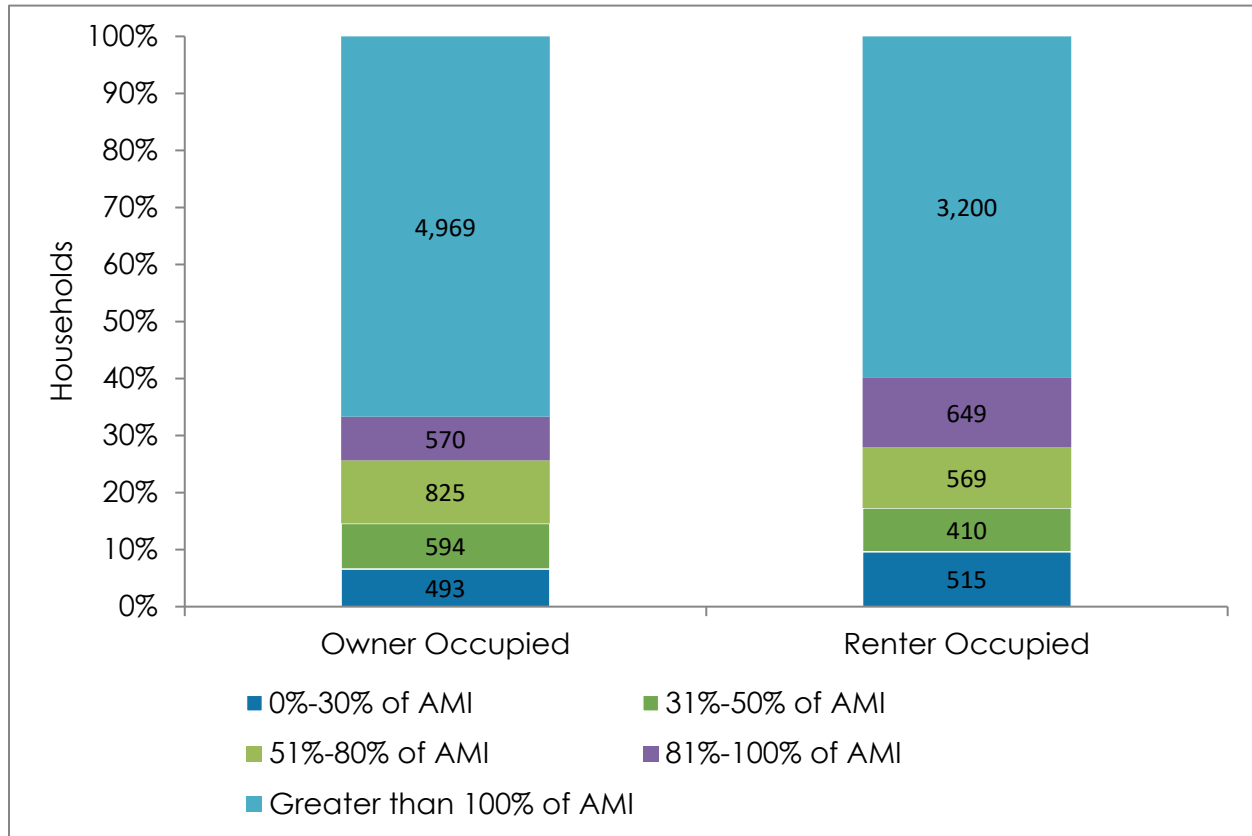


Figure 12: Household Income Level by Tenure

Universe: Occupied housing units

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

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

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

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.²⁴ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Foster City, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty at 26.5%, followed by Black or African American (Hispanic and Non-Hispanic) residents at 8.3% (see Figure 13).

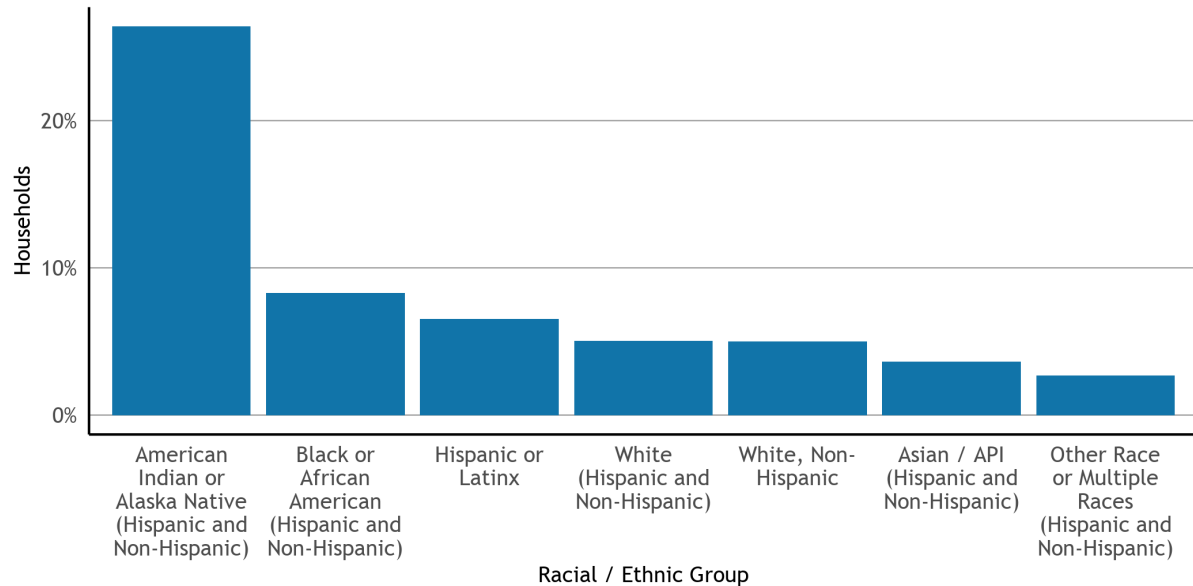


Figure 13: Poverty Status by Race

Universe: Population for whom poverty status is determined

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

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

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

4.6 TENURE

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Foster City there are a total of 12,690 housing units, and fewer residents rent than own their homes: 42.9% versus 57.1% (see Figure 14).

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

By comparison, 39.8% of households in San Mateo County are renters, while 44% of Bay Area households rent their homes.

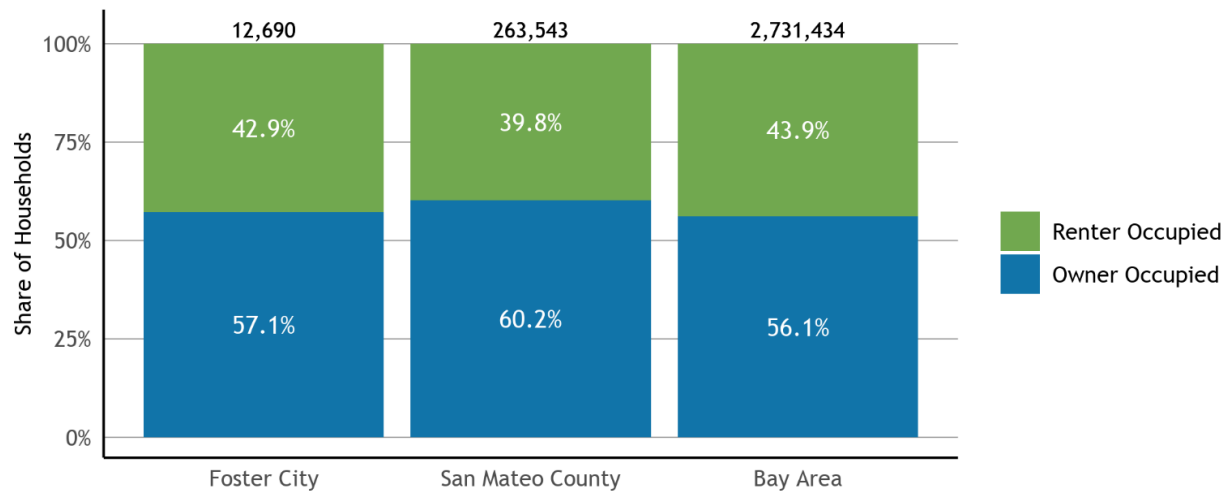


Figure 14: Housing Tenure

Universe: Occupied housing units

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

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

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.²⁵ In Foster City, 46.6% of Black households owned their homes, while homeownership rates were 62.9% for Asian households, 34.3% for Latinx households, and 54.3% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

²⁵ See, for example, Rothstein, R. (2017). *The color of law: a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

APPENDIX A: HOUSING NEEDS ASSESSMENT

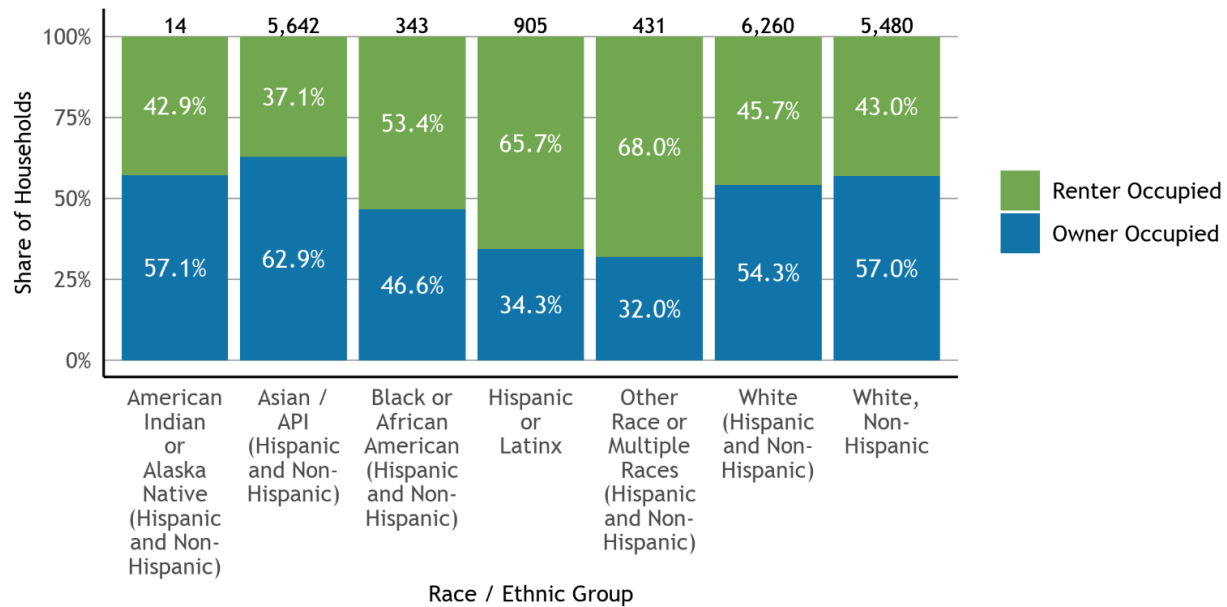


Figure 15: Housing Tenure by Race of Householder

Universe: Occupied housing units

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

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

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

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

In Foster City, 67.7% of householders between the ages of 25 and 44 are renters, while 18.6% of householders over 65 are (see Figure 16).

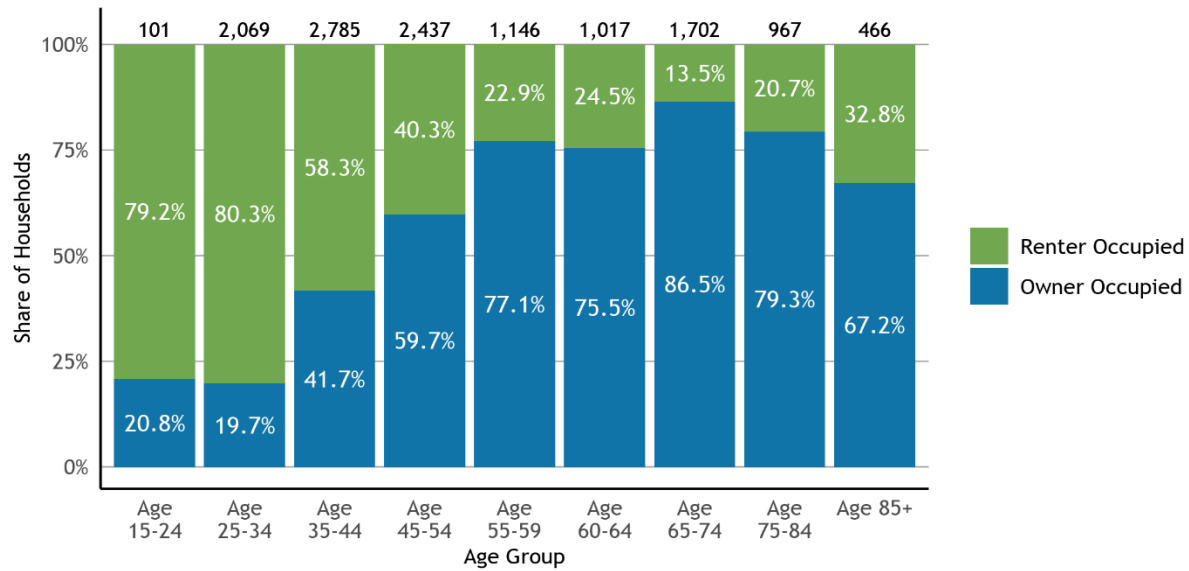


Figure 16: Housing Tenure by Age

Universe: Occupied housing units

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

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

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Foster City, 88.5% of households in detached single-family homes are homeowners, while 21.5% of households in multi-family housing are homeowners (see Figure 17). (Note: The 2010 Census reported ten mobile homes. The City believes this to be an error as there are no mobile homes or mobile home parks in Foster City.)

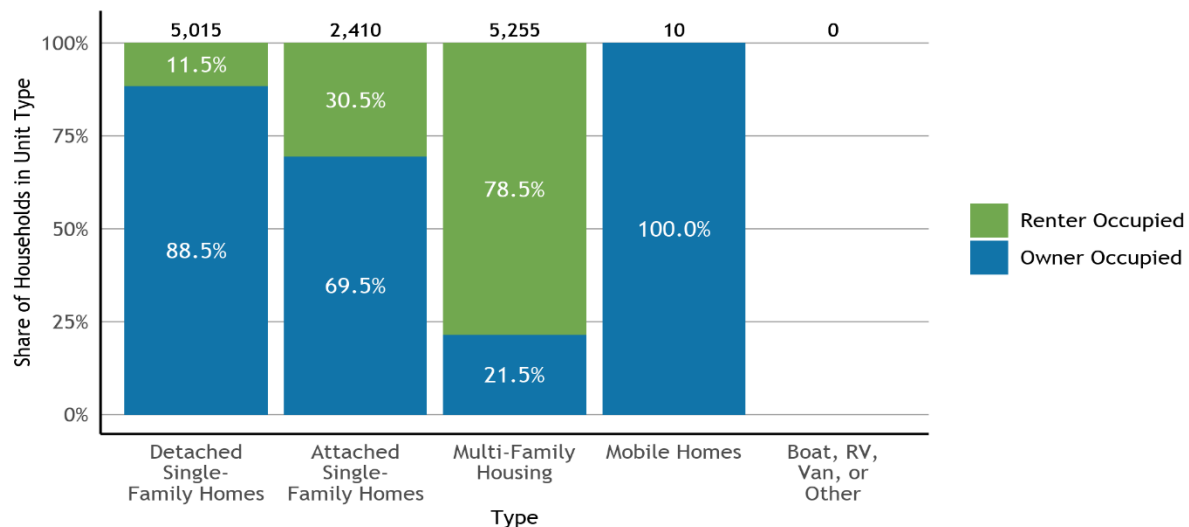


Figure 17: Housing Tenure by Housing Type

Universe: Occupied housing units

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

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

4.7 DISPLACEMENT

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

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

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 100.0% of households in Foster City live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.²⁶

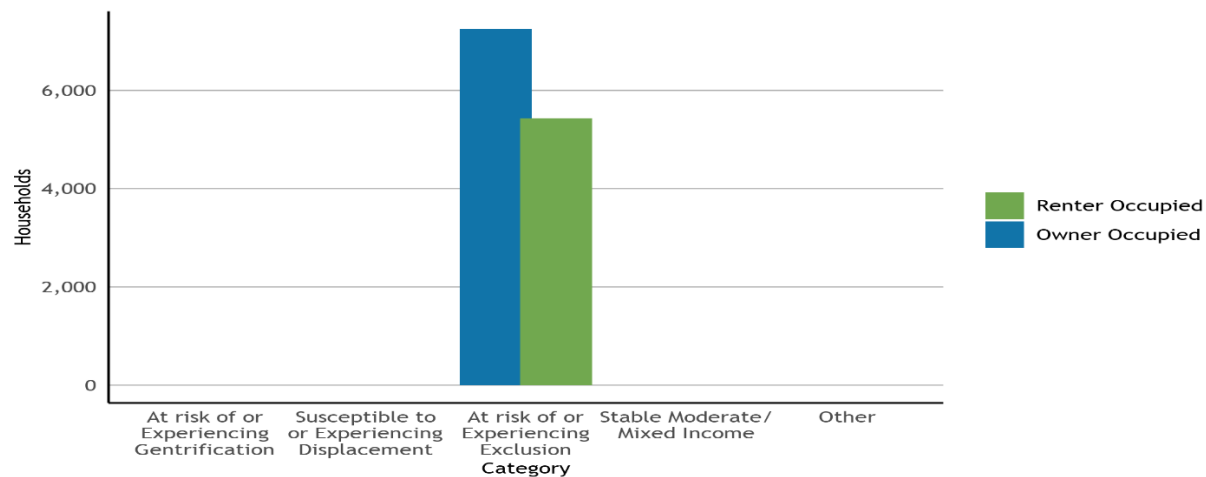


Figure 18: Households by Displacement Risk and Tenure

Universe: Households

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

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

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

²⁶ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_o.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

5 HOUSING STOCK CHARACTERISTICS

5.1 HOUSING TYPES, YEAR BUILT, VACANCY, AND PERMITS

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

The housing stock of Foster City in 2020 was made up of 35.4% single family detached homes, 20.0% single family attached homes, 7.0% multi-family homes with 2 to 4 units, and 37.5% multi-family homes with 5 or more units (see Figure 19). In Foster City, the housing type that experienced the most growth between 2010 and 2020 was *Multi-family Housing: Five-plus Units*.

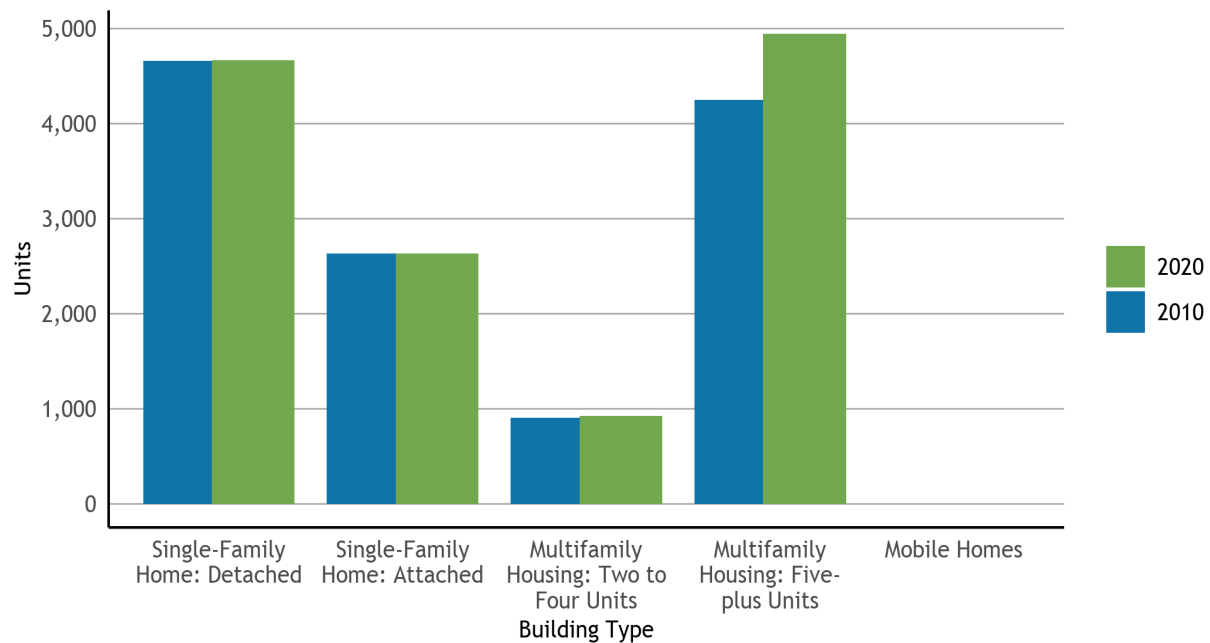


Figure 19: Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series

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

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Foster City, the largest proportion of the housing stock was built 1960 to 1979, with 8,910 units constructed during this period (see Figure 20). Since 2010, 4.9% of the current housing stock was built, which is 655 units. (Note: Although the U.S. Census Bureau data indicates housing units built prior to 1960, the first housing units were built in Foster City in 1964.)

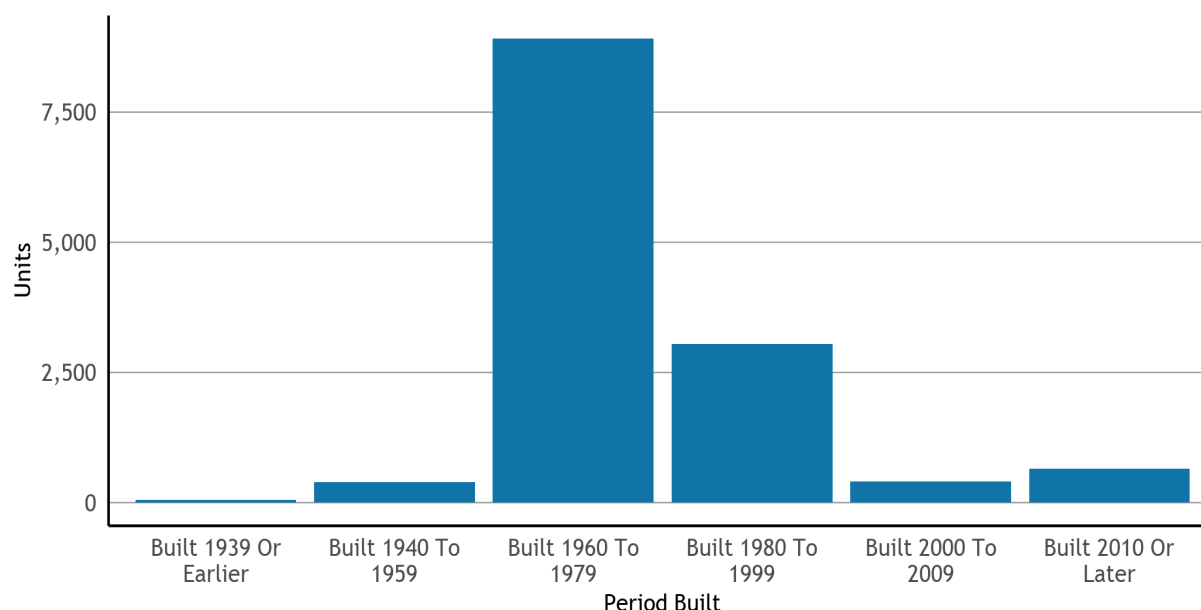


Figure 20: Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

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

Vacant units make up 5.7% of the overall housing stock in Foster City. The rental vacancy stands at 5.9%, while the ownership vacancy rate is 0.7%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see definition below and Figure 21).²⁷

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.²⁸ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other

²⁷ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (5.7%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

²⁸ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.²⁹

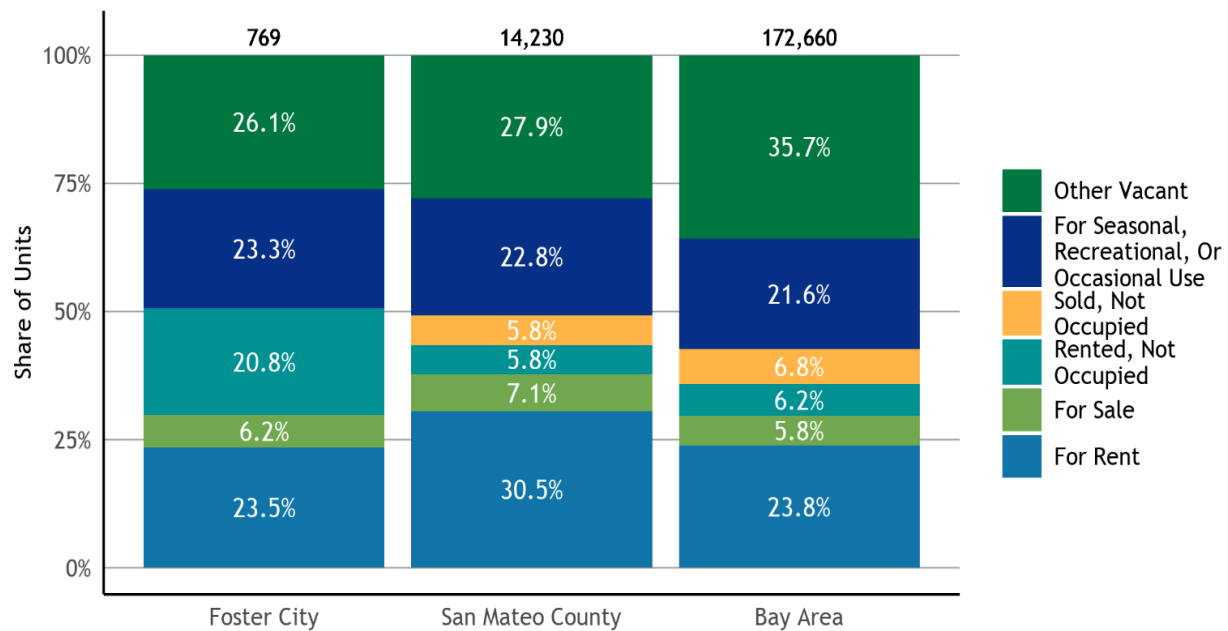


Figure 21: Vacant Units by Type

Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

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

Between 2015 and 2019, 806 housing units were issued permits in Foster City. 81.5% of permits issued in Foster City were for above moderate-income housing, 1.7% were for moderate-income housing, and 16.7% were for low- or very low-income housing (see Table 3). This compares to the figures for San Mateo County of 77.6% of permits issued for above moderate-income housing, 5.7% for moderate-income housing and 16.7% for low- or very low-income housing.

²⁹ See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

Table 3: Housing Permitting

Income Group	Value
Above Moderate-Income Permits	657
Very Low-Income Permits	86
Low-Income Permits	49
Moderate-Income Permits	14

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low-Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low-Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate-Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate-Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

This table is included in the Data Packet Workbook as Table HSG-11.

5.3 SUBSTANDARD HOUSING

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Foster City. For example, 1.1% of renters in Foster City reported lacking a kitchen and 0.2% of renters lack plumbing, compared to 0.0% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

In addition, the City's Code Enforcement staff estimates that approximately 10 ownership units, comprising 0.08% of the housing stock, need rehabilitation. The City works with non-profit organizations, such as Rebuilding Together, to assist low-income homeowners with repairs.

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

5.4 HOME AND RENT VALUES

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value

in Foster City was estimated at \$1,642,750 by December of 2020, per data from Zillow.³⁰ The largest proportion of homes were valued between \$1M-\$1.5M (see Figure 22). By comparison, the typical home value is \$1,418,330 in San Mateo County and \$1,077,230 the Bay Area, with the largest share of units valued \$1m-\$1.5m (County) and \$500k-\$750k (region).

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 161.5% in Foster City from \$628,240 to \$1,642,750. This change is above the change in San Mateo County, and above the change for the region (see Figure 23).

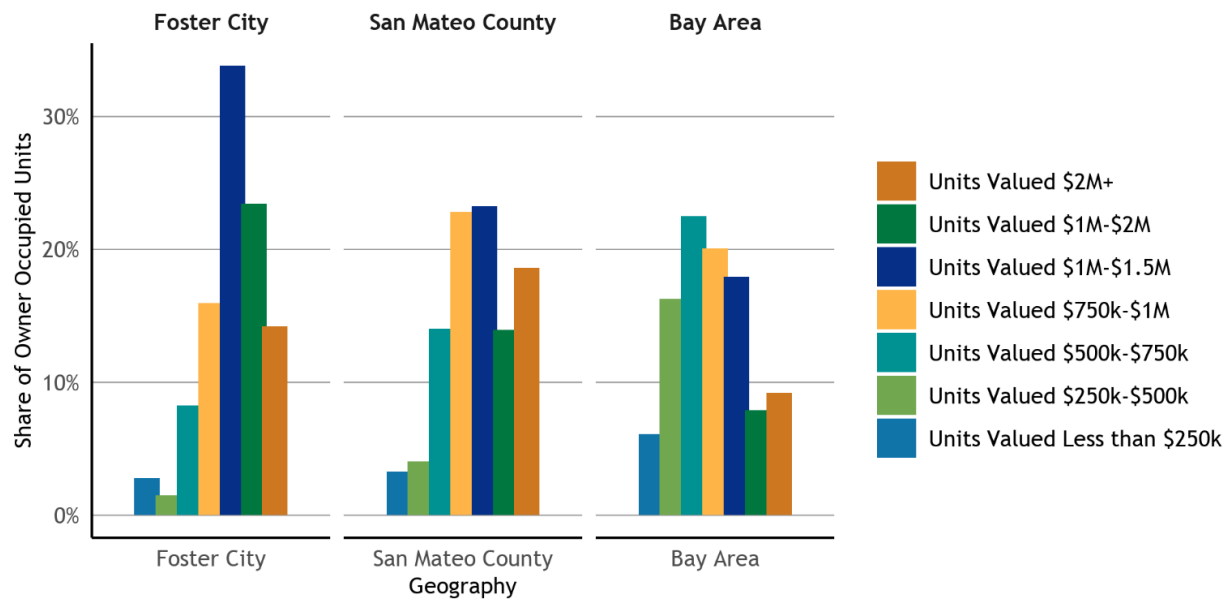


Figure 22: Home Values of Owner-Occupied Units

Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

³⁰ Zillow describes the Zillow Home Value Index (ZHVI) as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series.

Source: Zillow, Zillow Home Value Index (ZHVI), <https://www.zillow.com/research/data/>

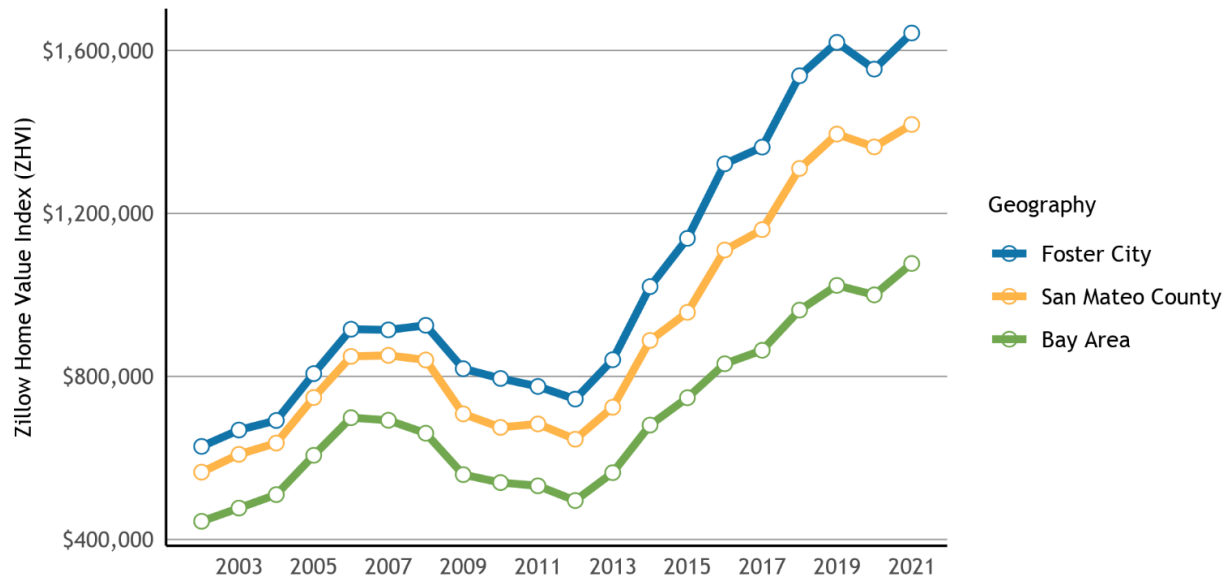


Figure 23: Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: Zillow, Zillow Home Value Index (ZHVI)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Foster City, the largest proportion of rental units rented in the *Rent \$3000 or more* category, totaling 53.8%, followed by 26.0% of units renting in the *Rent \$2500-\$3000* category (see Figure 24). Looking beyond the City, the largest share of units is in the *\$3000 or more* category (County) compared to the *\$1500-\$2000* category for the region as a whole.

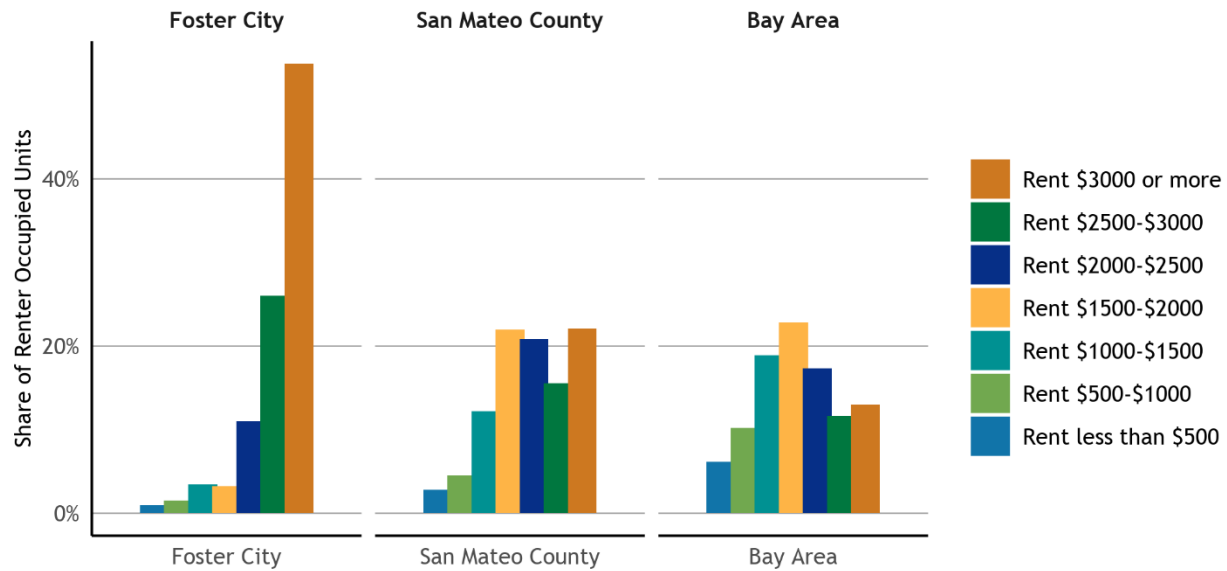


Figure 24: Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 76.2% in Foster City, from \$2,000 to \$3,060 per month (see Figure 25). In San Mateo County, the median rent has increased 41.1%, from \$1,560 to \$2,200. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.³¹

³¹ While the data on home values shown in Figure 23 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

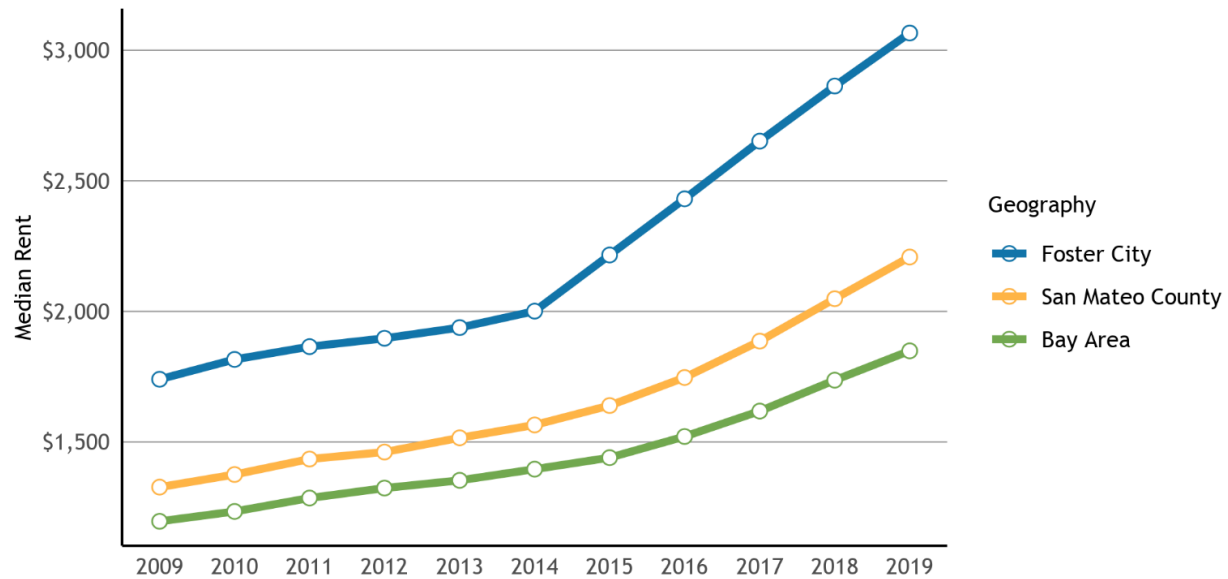


Figure 25: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent

Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

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

5.5 OVERPAYMENT AND OVERCROWDING

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

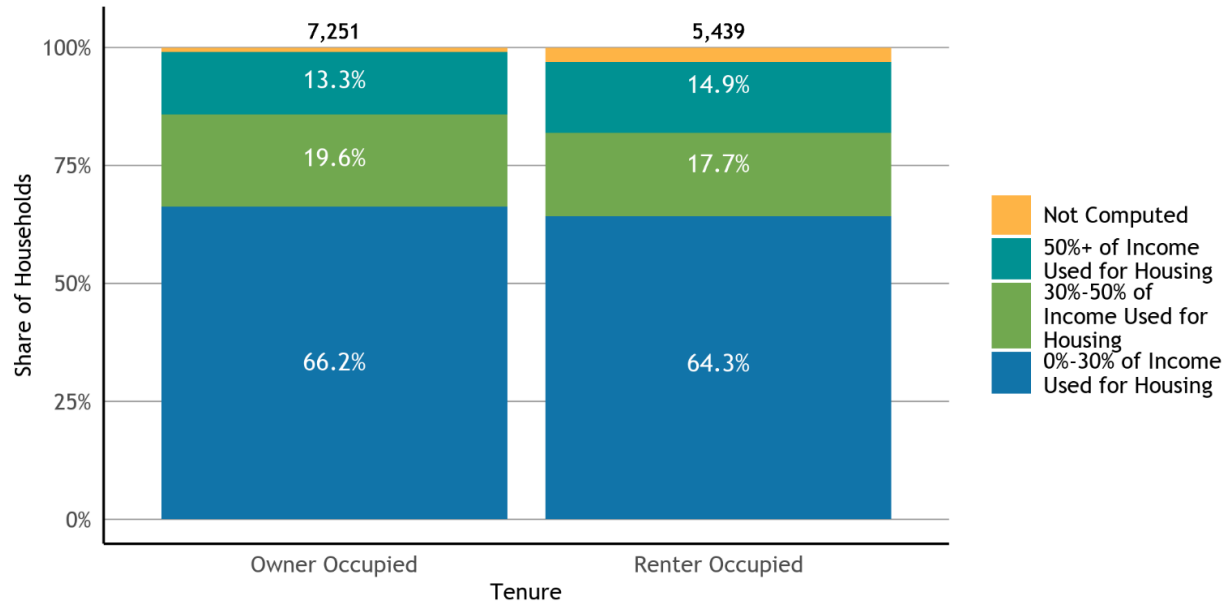


Figure 26: Cost Burden by Tenure

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

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

Renters are slightly more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Foster City, 17.7% of renters spend 30% to 50% of their income on housing compared to 19.6% of those that own (see Figure 26). Additionally, 14.9% of renters spend 50% or more of their income on housing, while 13.3% of owners are severely cost-burdened.

In Foster City, 13.3% of households spend 50% or more of their income on housing, while 18.0% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 27). For example, 80.9% of Foster City households making less than 30% of AMI spend the majority of their income on housing. For Foster City residents making more than 100% of AMI, just 0.6% are severely cost-burdened, and 87.7% of those making more than 100% of AMI spend less than 30% of their income on housing.

APPENDIX A: HOUSING NEEDS ASSESSMENT

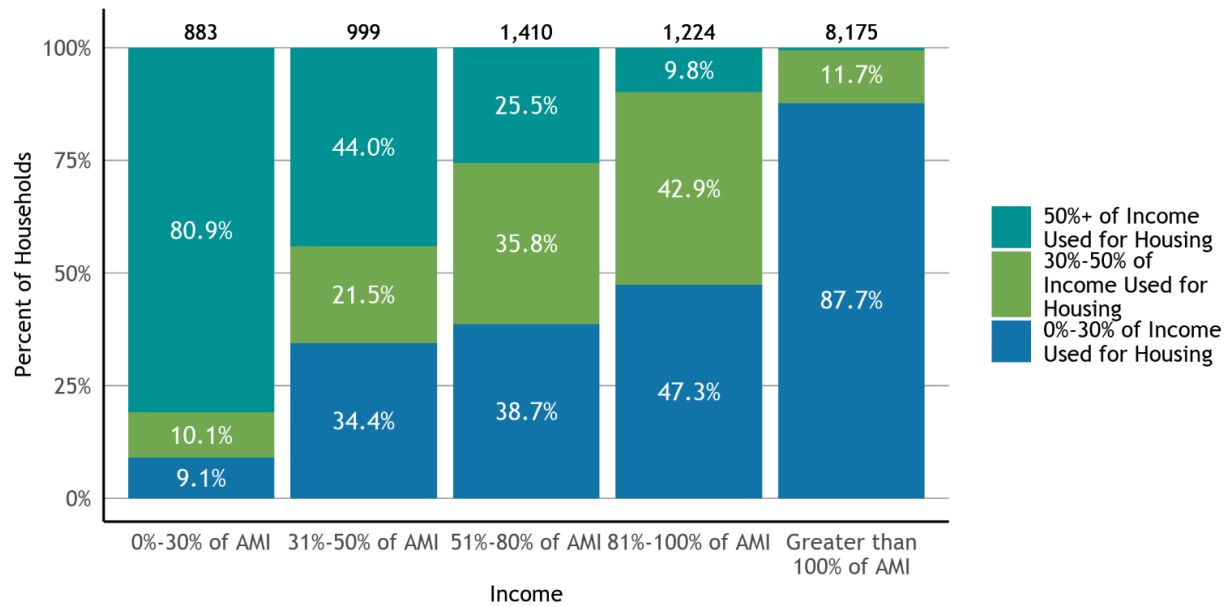


Figure 27: Cost Burden by Income Level

Universe: Occupied housing units

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

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

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

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Black or African American, Non-Hispanic residents are the most cost burdened with 32.7% spending 30% to 50% of their income on housing, and *Black or African American, Non-Hispanic* residents are the most severely cost burdened with 25.5% spending more than 50% of their income on housing (see Figure 28).

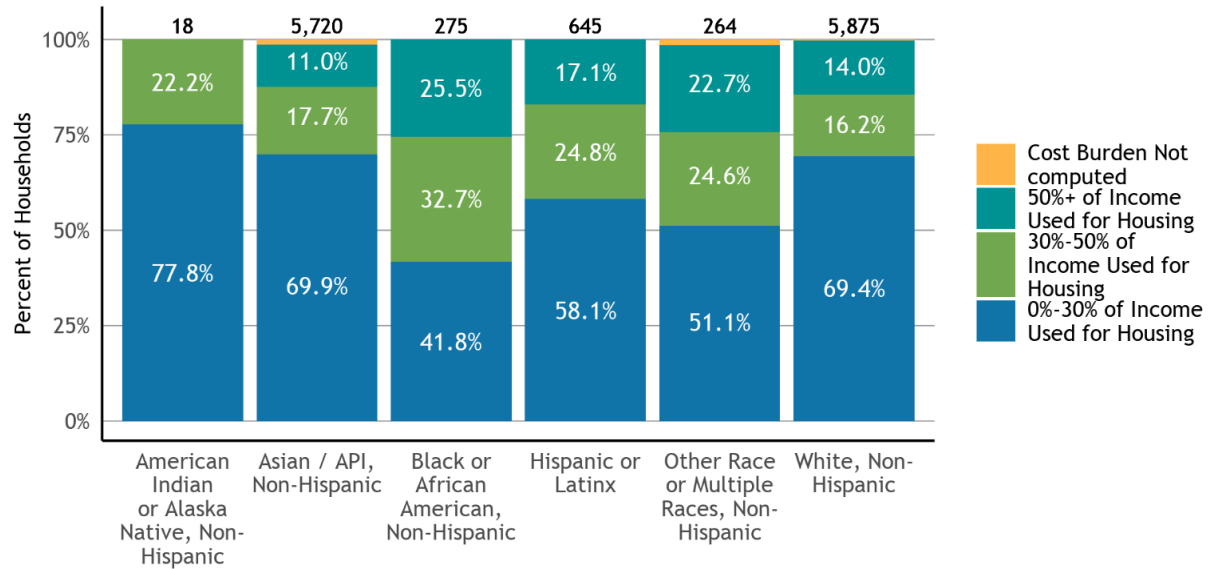


Figure 28: Cost Burden by Race

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

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

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Foster City, 12.2% of large family households experience a cost burden of 30%-50%, while 9.0% of households spend more than half of their income on housing. Some 18.4% of all other households have a cost burden of 30%-50%, with 13.5% of households spending more than 50% of their income on housing (see Figure 29).

APPENDIX A: HOUSING NEEDS ASSESSMENT

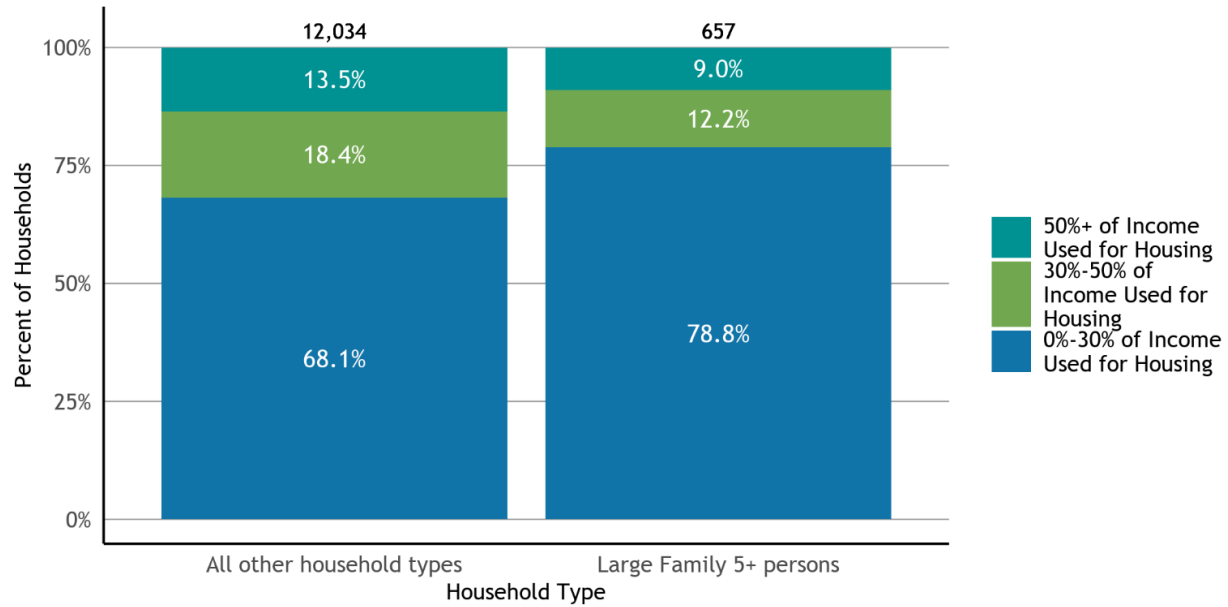


Figure 29: Cost Burden by Household Size

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 74.3% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 85.6% are not cost-burdened and spend less than 30% of their income on housing (see Figure 30).

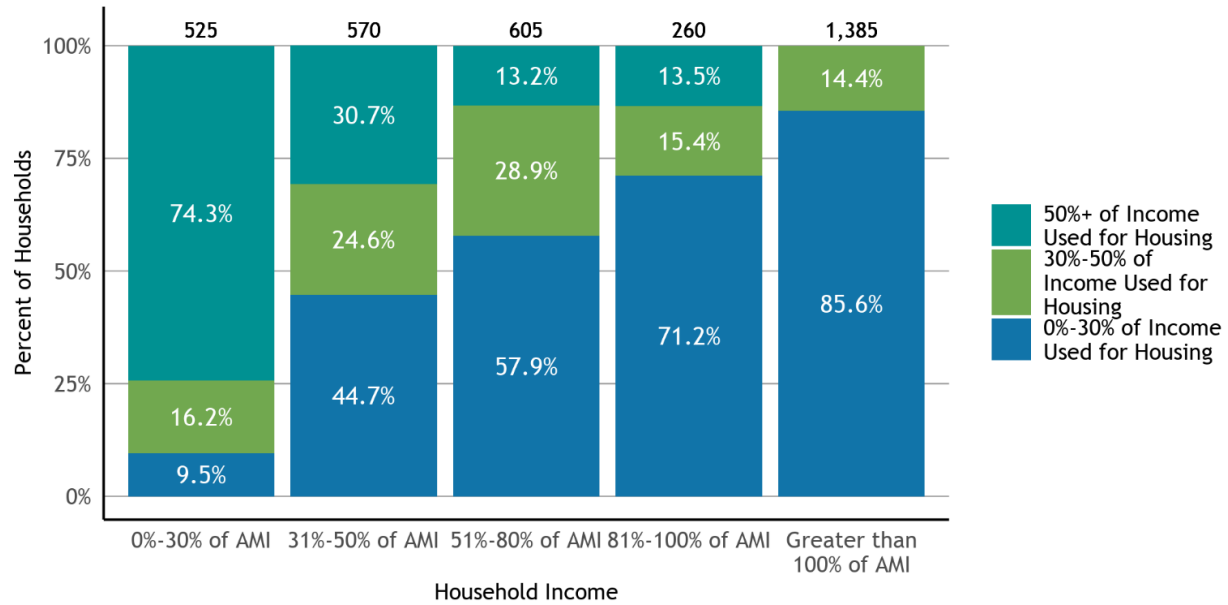


Figure 30: Cost-Burdened Senior Households by Income Level

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

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

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

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Foster City, 3.7% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.1% of households that own (see Figure 31). In Foster City, 5.9% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 1.4% for those own.



Figure 31: Overcrowding by Tenure and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

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

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

Overcrowding often disproportionately impacts low-income households. 3.5% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.9% of households above 100% experience this level of overcrowding (see Figure 32).

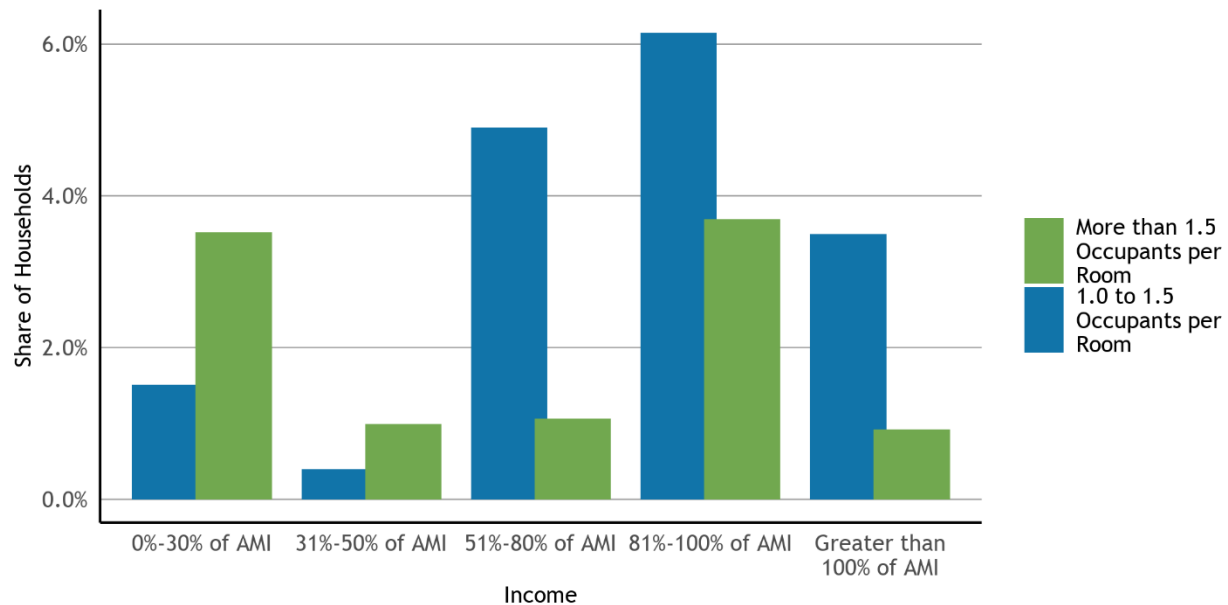


Figure 32: Overcrowding by Income Level and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

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

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

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Foster City, the racial group with the largest overcrowding rate is *Asian / API (Hispanic and Non-Hispanic)* (see Figure 33)

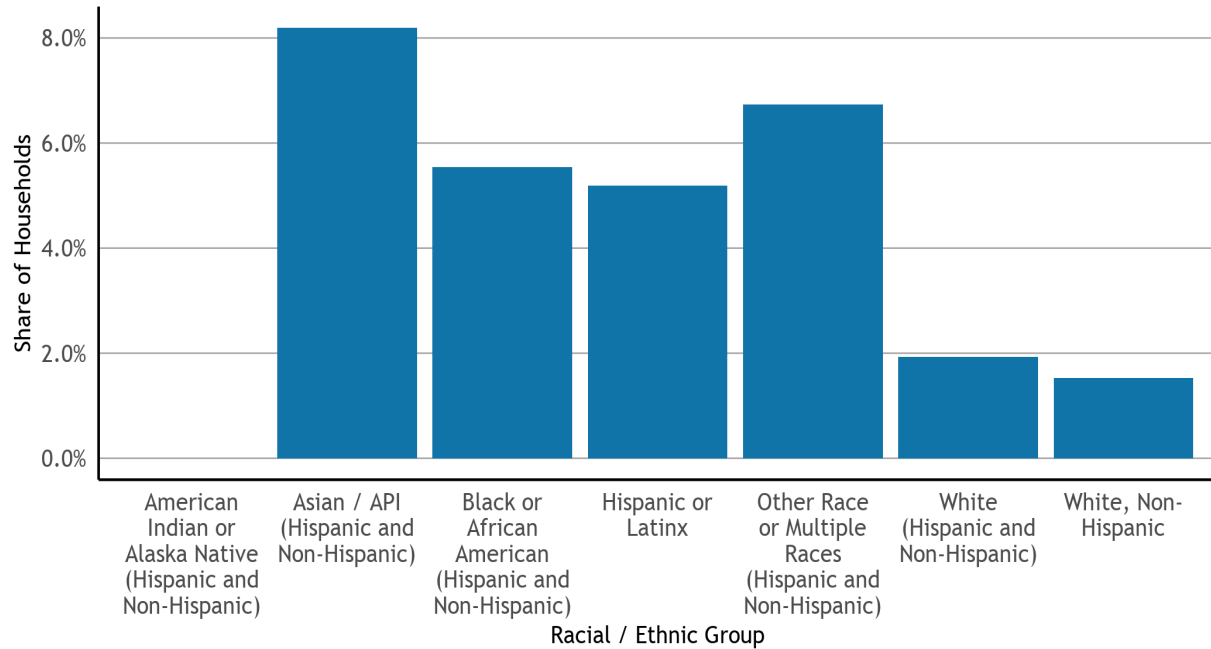


Figure 33: Overcrowding by Race

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

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

6 SPECIAL HOUSING NEEDS

6.1 LARGE HOUSEHOLDS

Large households often have different housing needs than smaller households. If a city’s rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Foster City, for large households with 5 or more persons, most units (58.3%) are owner occupied (see Figure 34). In 2017, 1.2% of large households were very low-income, earning less than 50% of the area median income (AMI).

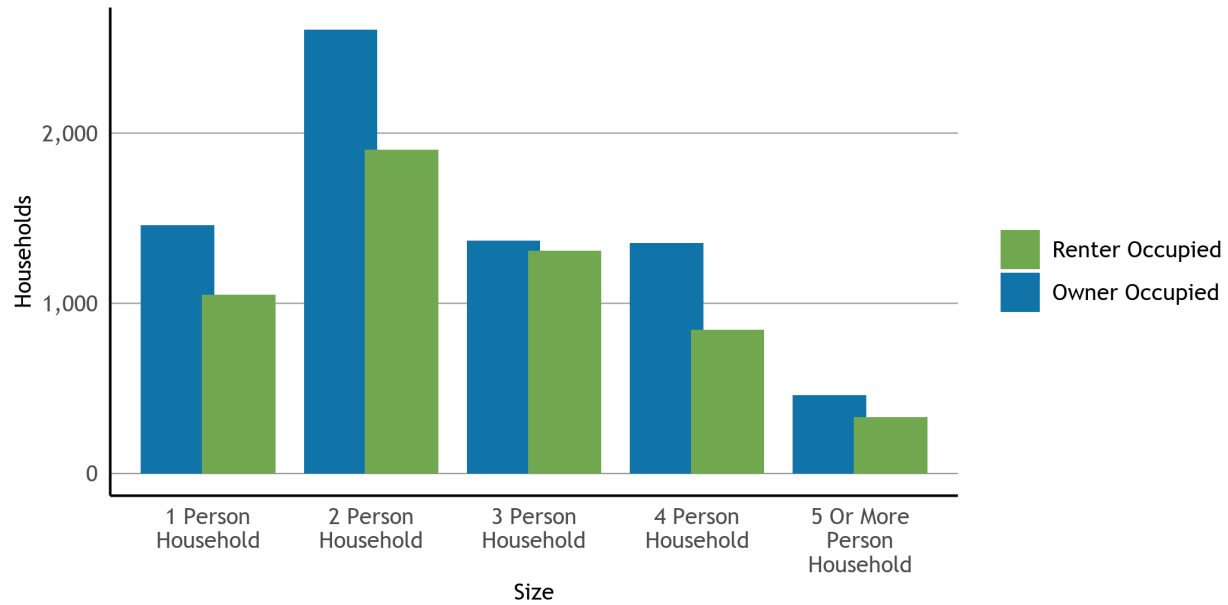


Figure 34: Household Size by Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

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

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 6,778 units in Foster City. Among these large units with 3 or more bedrooms, 17.6% are renter-occupied and 82.4% are owner-occupied (see Figure 35).

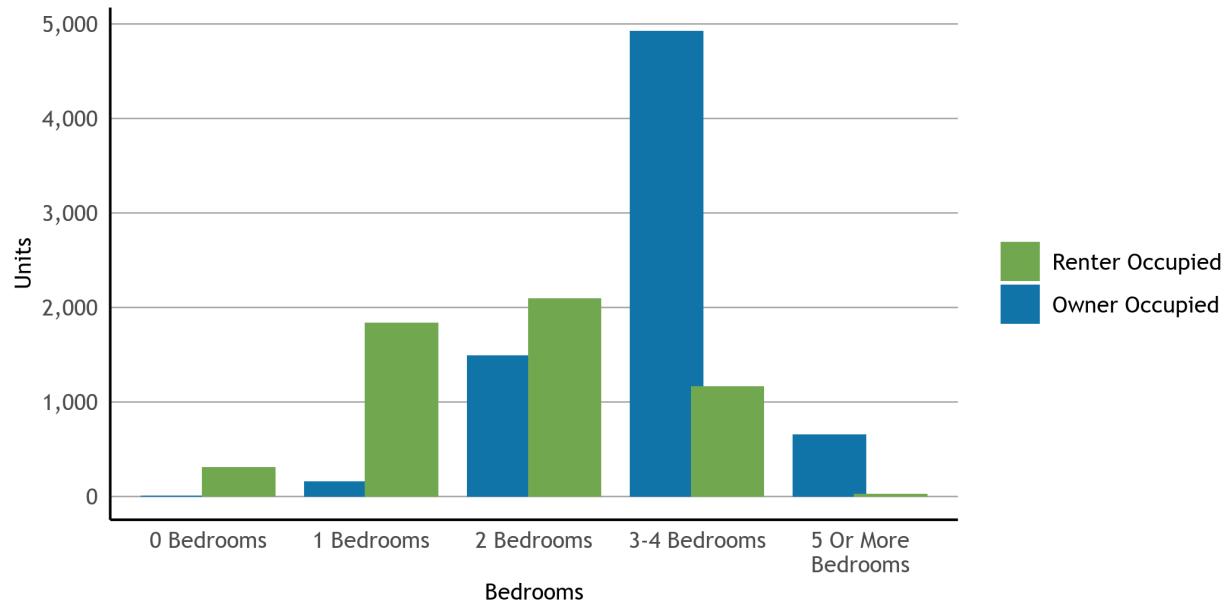


Figure 35: Housing Units by Number of Bedrooms

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

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

6.2 FEMALE-HEADED HOUSEHOLDS

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Foster City, the largest proportion of households is *Married-couple Family Households* at 62.2% of total, while *Female-Headed Households* make up 7.9% of all households.

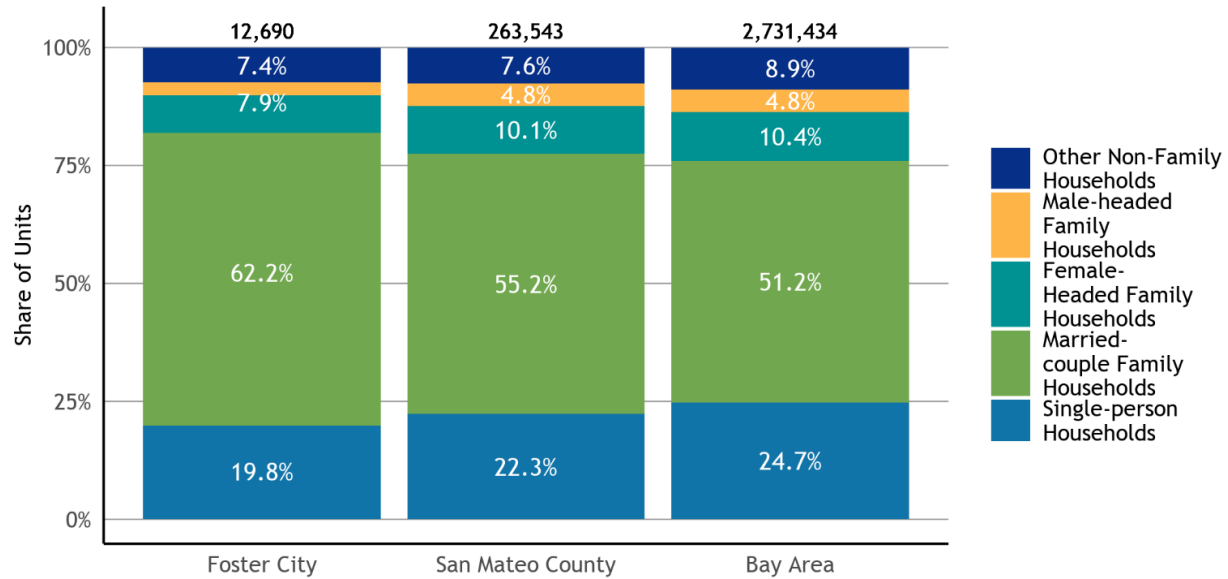


Figure 36: Household Type

Universe: Households

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Foster City, 7.8% of female-headed households with children fall below the Federal Poverty Line, while 8.2% of female-headed households *without* children live in poverty (see Figure 37).

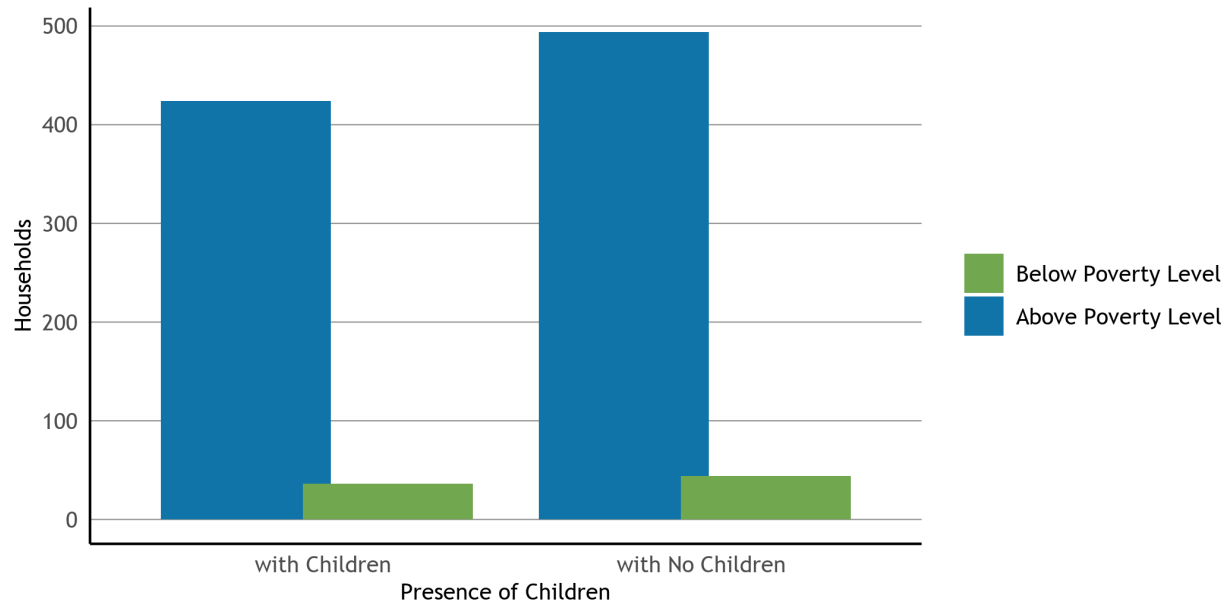


Figure 37: Female-Headed Households by Poverty Status

Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

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

6.3 SENIORS

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI (see Figure 38).

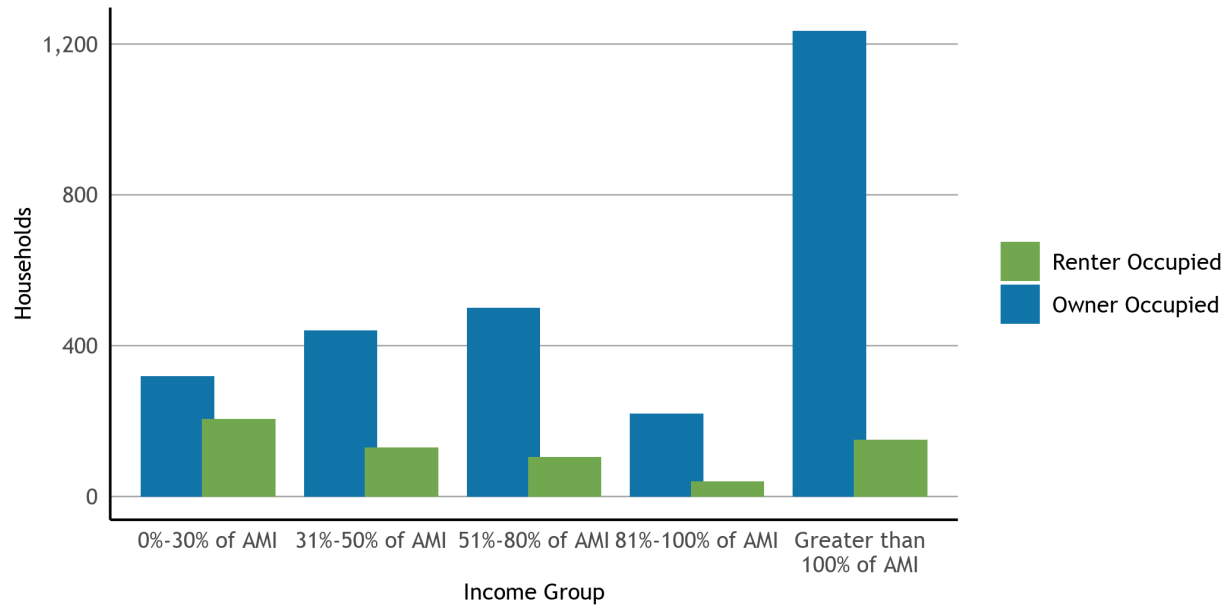


Figure 38: Senior Households by Income and Tenure

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

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

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

6.4 PEOPLE WITH DISABILITIES

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 39 shows the rates at which different disabilities are present among residents of Foster City. Overall, 7.1% of people in Foster City have a disability of any kind.³²

³² These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

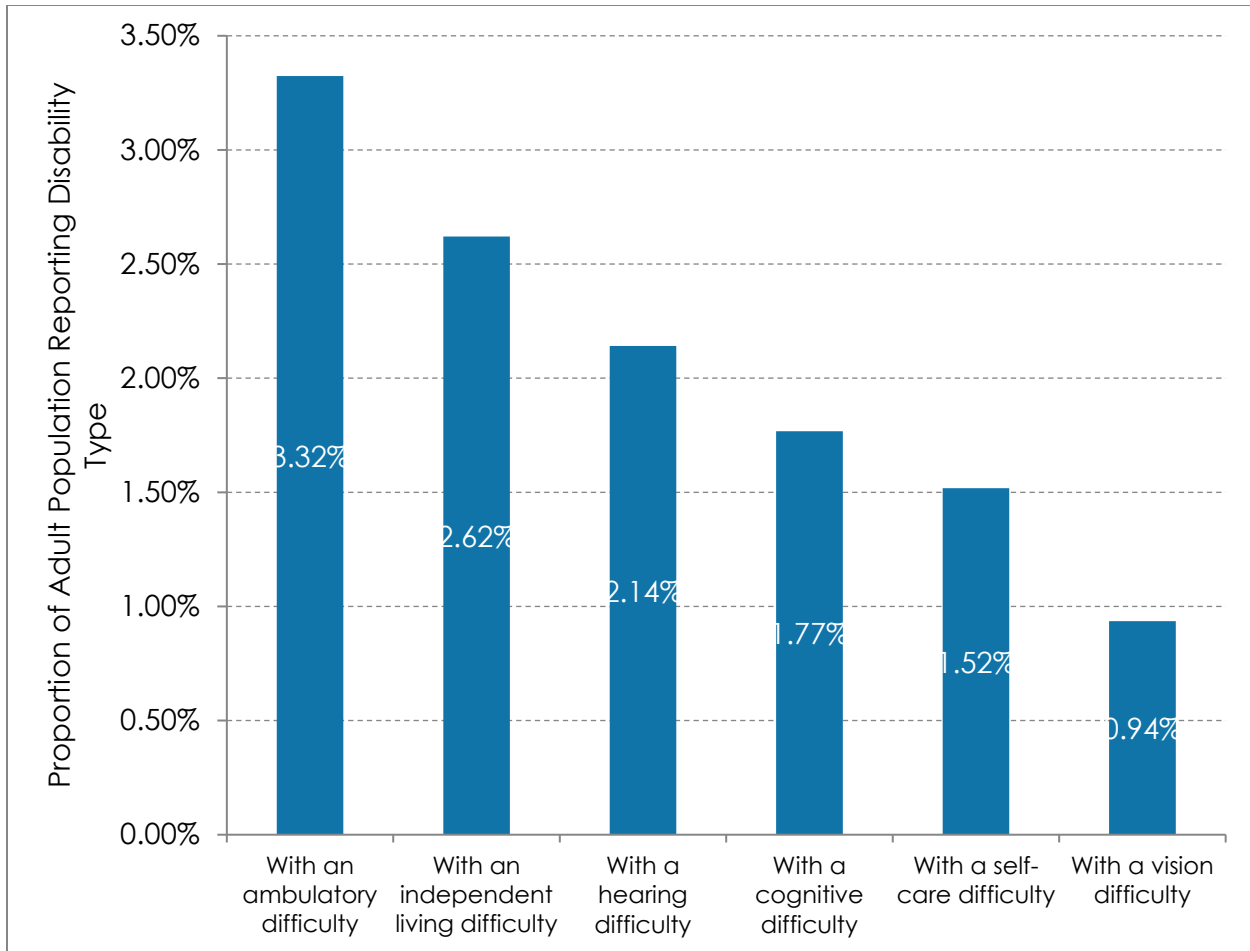


Figure 39: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

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

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In

addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.³³

Under California’s Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Faster Growth than the General Population. Foster City is home to 169 people with developmental disabilities of whom 94 are adults and 75 are under age 18. This represents a 13% increase over the 149 people with developmental disabilities living in Foster City reported in the 2015-2023 Housing Element and shows faster growth as compared to a 10% increase in the general population of Foster City during that same time period. Growth in the population of adults with developmental disabilities has significant implications for the Housing Element because many of the adults will need housing outside the family home in the coming years.

Table 4: Population with Developmental Disabilities by Age

Age	2014	2021	% Change
Under age 18	70	75	7%
18 and older	79	94	19%
Total	149	169	13%

Universe: Population with developmental disabilities

Note: The 2014 data were submitted by Golden Gate Regional Center for inclusion in the Foster City Housing Element 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Living Arrangement of Foster City Adults. The family home is the most prevalent living arrangement for Foster City’s adults with developmental disabilities, with 64% of adults continuing to live in the family home in 2021, an increase of 12% since last reported in the 2015-2023 Housing Element, when only 52% of Foster City adults with developmental disabilities lived in the family home. Only 2.1% of Foster City adults with developmental disabilities have successfully transitioned to living in their own apartment

³³ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

compared to 11% in San Mateo County. And although the number of adults with developmental disabilities has increased 19% since the 2015-2031 Housing Element, the number living in licensed care facilities has declined. Only 32% of Foster City adults with developmental disabilities were living in licensed care facilities in 2021 as compared to 43% in 2014. As discussed below, opportunities for adults to live in a licensed facility are declining in San Mateo County, fueling the need for Foster City to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table 5: Population with Developmental Disabilities by Residence

Living Arrangements	2014 Number	2014 Percent of Total	2021 Number	2021 Percent of Total	Change in Percent of Total
In the family home	41	52%	60	64%	12%
Own apartment with supportive services	2	2.5%	2	2.1%	-0.4%
Licensed Facilities	34	43%	30	32%	-11%
Other (including homeless)	2	2.5%	2	2.1%	-0.4%
Total	79		94		

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were cross-walked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

This table is included in the Data Packet Workbook as Table DISAB-05.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that Foster City adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their family home.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Foster City adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among Foster City adults during the period of the 2023 to 2031 Housing Element.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table 6). This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life

span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in Foster City. Longer life spans also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Table 6: Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1,023	1,189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total Adults	2,514	2,764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021 (Table 6). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Foster City.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low-Income affordable housing units in Foster City. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Foster City.

Transit-Dependent. Further, most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.5% are unsheltered. Of homeless households with children, most are sheltered in transitional housing (see Figure 40).

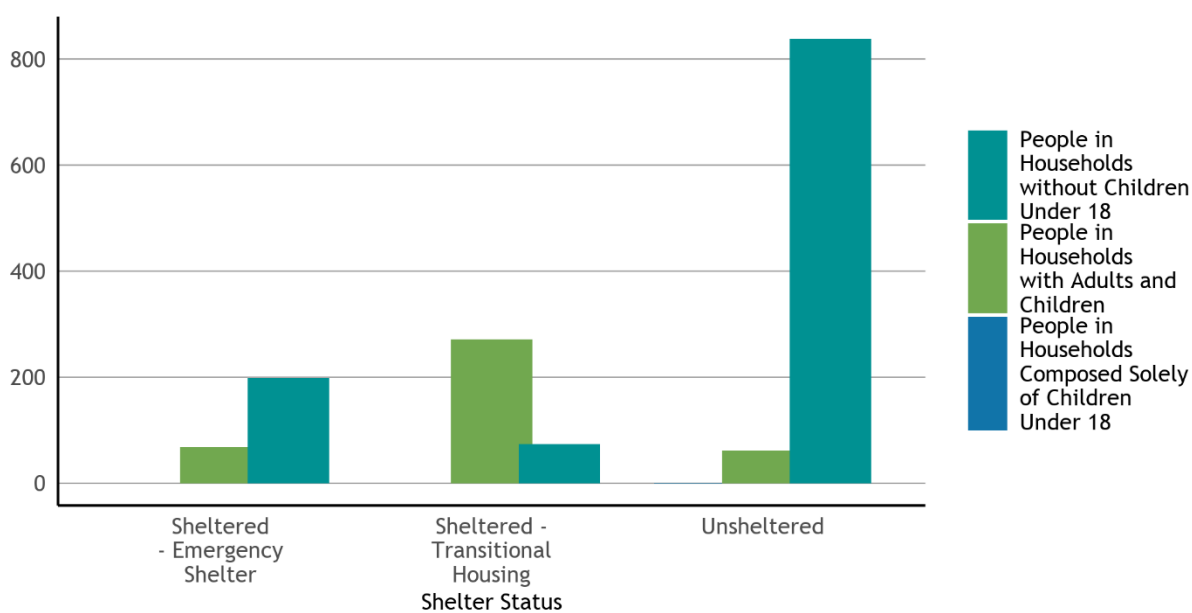


Figure 40: Homelessness by Household Type and Shelter Status, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

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

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In San Mateo County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 66.6% of the homeless population, while making up 50.6% of the overall population (see Figure 41).

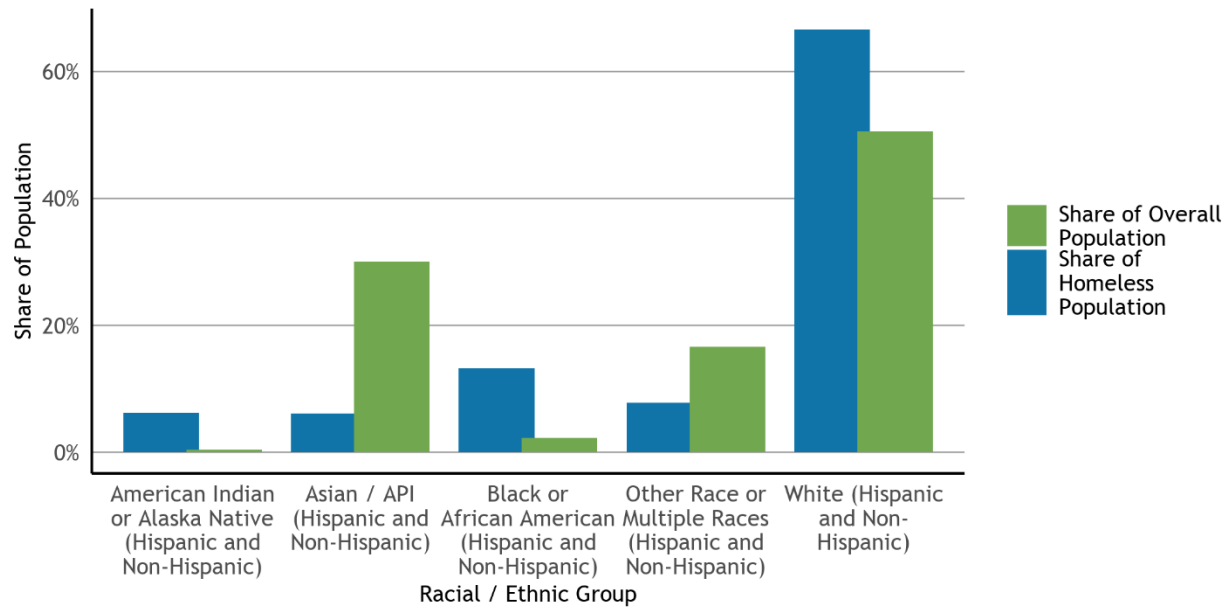


Figure 41: Racial Group Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In San Mateo, Latinx residents represent 38.1% of the population experiencing homelessness, while Latinx residents comprise 24.7% of the general population (see Figure 42).

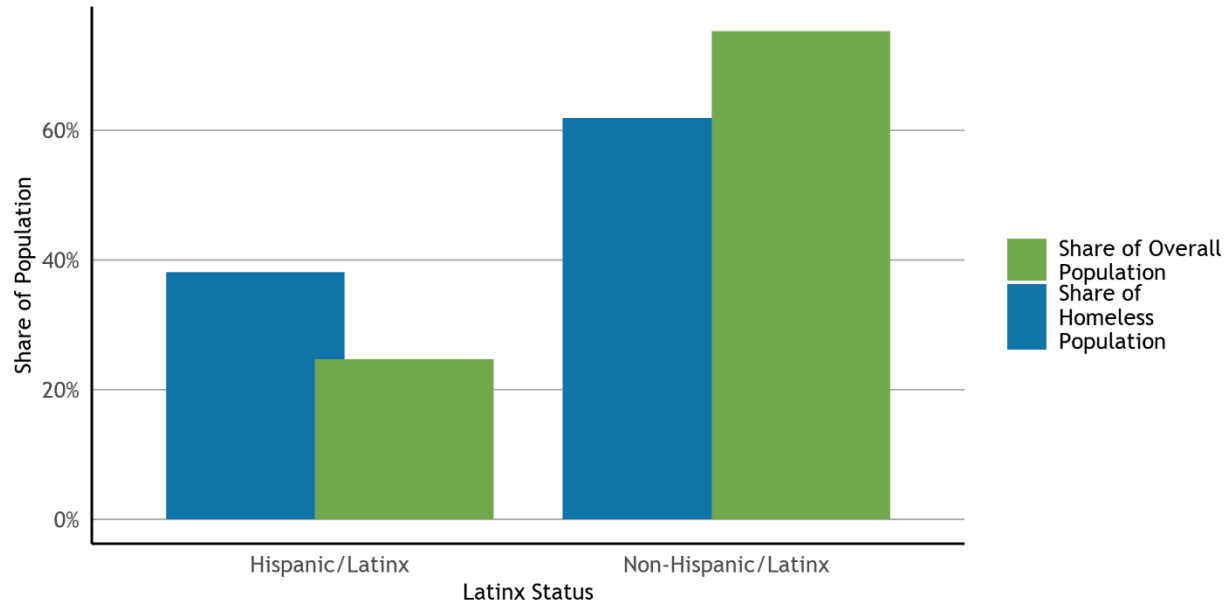


Figure 42: Latinx Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In San Mateo County, homeless individuals are commonly challenged by severe mental illness, with 305 reporting this condition (see Figure 12). Of those, some 62.0% are unsheltered, further adding to the challenge of handling the issue.

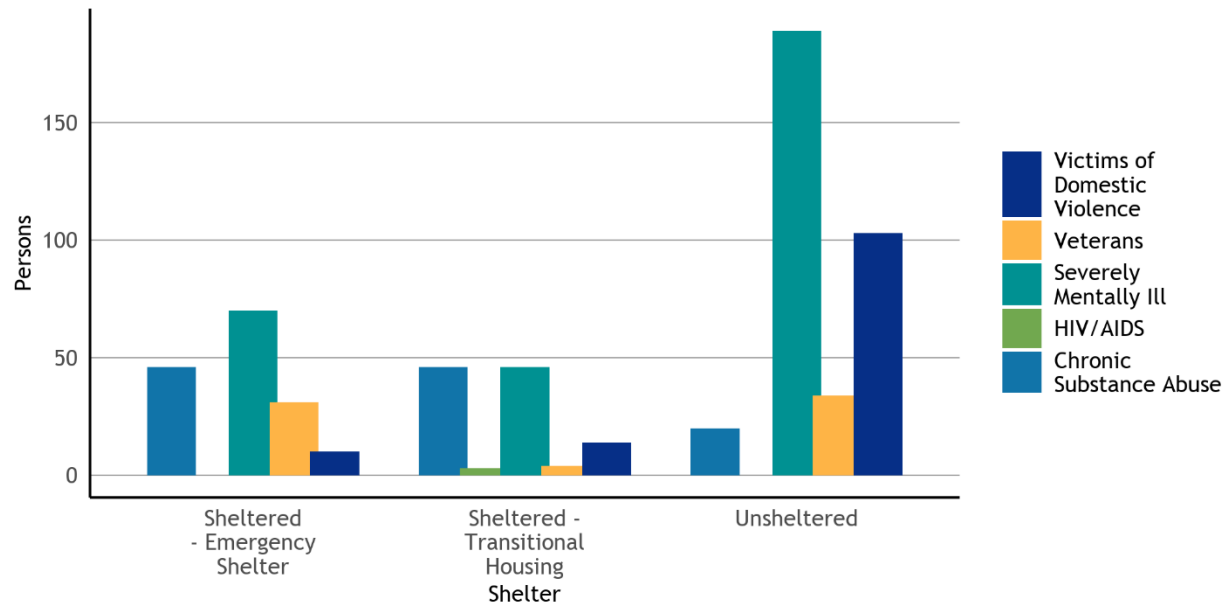


Figure 43: Characteristics for the Population Experiencing Homelessness, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

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

NOTE: San Mateo County conducted the latest Point in Time (PIT) Count from February 24, 2022 through March 3, 2022. Volunteers were deployed to conduct an observational count of those experiencing unsheltered homelessness. Detailed data from the 2022 PIT Count will be available later in 2022 in a report by the County's Center on Homelessness. In both 2019 and 2022, Foster City had four unsheltered homeless according to the San Mateo County PIT data (<https://www.smcgov.org/hsa/2019-one-day-homeless-count> and <https://www.smcgov.org/media/125526/download?inline=>). Foster City's strategy has been to support Countywide efforts and agencies that are better located to be effective (see Figure 2-6).

Table 7: Number of Unsheltered Individuals by San Mateo County Cities

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

Universe: Population experiencing homelessness

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

In Foster City, there were no reported students experiencing homelessness in the 2019-20 school year. By comparison, San Mateo County has seen a 37.5% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

Table 8: Students in Local Public Schools Experiencing Homelessness

Academic Year	Foster City	San Mateo County	Bay Area
2016-17	0	1,910	14,990
2017-18	0	1,337	15,142
2018-19	0	1,934	15,427
2019-20	0	1,194	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table HOMEELS-05.

6.6 FARMWORKERS

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

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

In Foster City, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 57.1% decrease in the number of migrant worker students since the 2016-17 school year.

Table 9: Migrant Worker Student Population

Academic Year	Foster City	San Mateo County	Bay Area
2016-17	0	657	4,630
2017-18	0	418	4,607
2018-19	0	307	4,075
2019-20	0	282	3,976

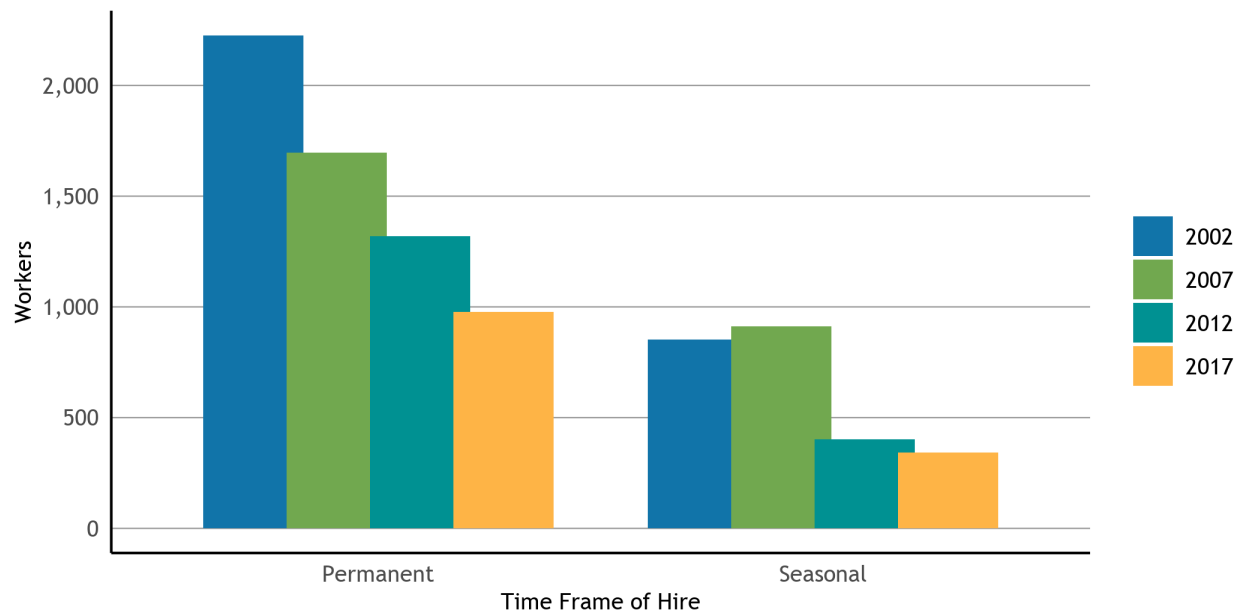
Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in San Mateo County has decreased since 2002, totaling 978 in 2017, while the number of seasonal farm workers has decreased, totaling 343 in 2017 (see Figure 44).

**Figure 44: Farm Operations and Farm Labor by County, San Mateo County**

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 NON-ENGLISH SPEAKERS

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Foster City, 5.8% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for San Mateo County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

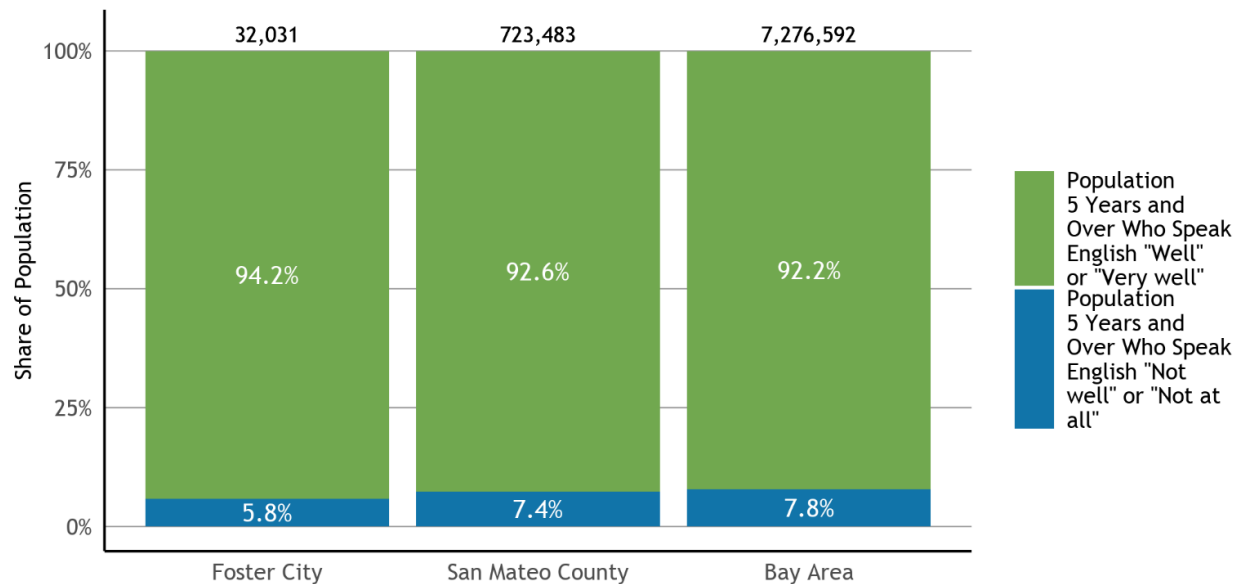


Figure 45: Population with Limited English Proficiency

Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

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

7 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Since 1969, the State of California has required that all local governments adequately plan to meet the housing needs of everyone in their communities. To meet this requirement, each city or county must develop a Housing Element as part of its General Plan (the local government's long-range blueprint for growth) that shows how it will meet its community's housing needs. There are many laws that govern this process, and collectively they are known as Housing Element Law.

The Regional Housing Need Allocation (RHNA) process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. This process is repeated every eight years, **and for this cycle the Bay Area is planning for the period from 2023 to 2031.**

The California Department of Housing and Community Development (HCD) identifies the total number of homes for which each region in California must plan in order to meet the housing needs of people at all income levels. The four income categories included in the Regional Housing Needs Determination (RHND) are:

- Very Low-Income: 0-50% of Area Median Income
- Low-Income: 50-80% of Area Median Income
- Moderate-Income: 80-120% of Area Median Income
- Above Moderate-Income: 120% or more of Area Median Income

For San Mateo County in 2021, the median income for a family of four is \$149,600. Because San Mateo County is considered a high-cost area, HUD and HCD make some adjustments when calculating the income limits, which results in the very low-income and low-income limits actually being higher than 50% and 80% of the median income, respectively. Below is a summary of the very low-, low- and moderate-income levels, based on household size, for San Mateo County.

Table 10: San Mateo County 2021 Household Income Schedule

Number of Persons in Household	1	2	3	4	5	6	7	8
Acutely Low	15,700	17,950	20,200	22,450	24,250	26,050	27,850	29,650
Extremely Low	38,400	43,850	49,350	54,800	59,200	63,600	68,000	72,350
Very Low-Income	63,950	73,100	82,250	91,350	98,700	106,000	113,300	120,600
Low-Income	102,450	117,100	131,750	146,350	158,100	169,800	181,500	193,200
Median Income	104,700	119,700	134,650	149,600	161,550	173,550	185,500	197,450
Moderate-Income	125,650	143,600	161,550	179,500	193,850	208,200	222,600	236,950

Source: California Department of Housing and Community Development (HCD).

In the case of the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) and the State Housing and Community Development Department (HCD) determine the number of housing units that should be produced in the region. This determination of need is primarily based on estimated job growth. ABAG then allocated that need for each jurisdiction, based on their share of the region's

households and adjusted for access to high opportunity areas, proximity of jobs to transportation and transit, and an equity adjustment to ensure that each jurisdiction receives an allocation of lower-income units that is at least proportional to its share of the region's total households in 2020.

Table 11: Foster City's Current and Past RHNA

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

Source: Foster City Community Development Department

As shown above, the amount of housing being required is significantly higher than required for the last Housing Element. Approximately 43% of all new housing is required to be affordable to low- and very low-income households.

8 ASSISTED RENTAL HOUSING “AT RISK” OF CONVERSION

8.1 INTRODUCTION

State law requires the analysis of, and a program for, preserving assisted housing developments and at-risk units that could be lost over the next ten years and adequately planning for preventing or minimizing tenant displacement and reduction in the local affordable housing stock. At-risk units are defined as multi-family, rental housing complexes that receive government assistance under any of the federal, state, and/or local programs or any combination of rental assistance, mortgage insurance, interest reductions, and/or direct loan programs and are eligible to convert to market-rate units due to termination (opt-out) of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions within 10 years of the beginning of the housing-element planning period. The following at-risk analysis covers the 10-year period between 2023 and 2032.

8.2 INVENTORY OF AFFORDABLE RENTAL HOUSING UNITS RECEIVING GOVERNMENT ASSISTANCE

Table 11 inventories all the government assisted rental properties in the City, not including Section 8 vouchers used for individual unit rental subsidies that are dispersed throughout the City.

8.3 IDENTIFICATION OF RENTAL UNITS AT-RISK OF CONVERSION TO MARKET RATE

The majority of Foster City’s affordable housing inventory is at low risk of conversion because they are secured in perpetuity, owned by the City, or owned by a non-profit housing provider. The three developments owned by for-profit companies with restrictions that will expire are due to expire in 2068-2072. The 10 remaining units at Foster’s Landing that are scheduled to expire on December 31, 2023, are considered to be at high risk for conversion to market rate within the next 10 years.

Foster’s Landing originally had 74 restricted units, 64 of which have expiration dates in phases between December 31, 2020, and December 31, 2022. In the absence of sufficient funds to purchase the units or purchase extensions of the affordability covenants and the landlord’s plans to convert the units to market rate, there were no viable options to prevent the conversion of the units. The City has worked extensively with the landlord to develop and implement several programs to assist the tenants, as described in Table 12 below.

8.4 PRESERVATION OR REPLACEMENT OF EXISTING AT-RISK AFFORDABLE HOUSING STOCK

California state law requires that housing elements analyze options to preserve at-risk units. The following analysis compares various preservation methods and their costs.

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of the units. This is being done through the PLHA grant if the tenants are unable to relocate. The total annual subsidy required for the 10 units remaining after January 1, 2023, is \$103,444.

Table 12: Assisted Rental Properties in Foster City

Name of Project	Address	Target Group	Funding Program	Assisted Units	Total Units	Ownership	Expiration	Risk
Fosters Landing	Bounty Drive	Small & Large Families, Elderly	RDA	10*	490	For-Profit	12/31/2023	High
Metro Senior Apartments	101 Town Green Ln & 100 Village Ln	Seniors	RDA, LIHTC	60	60	Nonprofit	7/25/2050	Low
Marlin Cove	1000 Foster City Blvd	General	RDA, Bonds	84	280	For-Profit	Perpetuity	Low
Miramar	1288 E. Hillsdale Blvd	General	RDA, LIHTC	48	159	For-Profit	Perpetuity	Low
Triton Plaza	One & Three Plaza View Lane	General	RDA	60	307	For-Profit	8/19/2068	Medium-long term
100 Grand	100 Grand Lane	General	Inclusionary	33	166	For-Profit	7/21/2070	Medium-long term
Alma Point	Alma Point Lane	Seniors	LIHTC, City, San Mateo County, HOME	66	66	Nonprofit	7/17/2072	Low
The Triton	55 Triton Park Lane	General	Inclusionary	48	220	For-Profit	1/27/2072	Medium-long term
Workforce	501 Pilgrim Drive	General/Public Safety	City	22	22	City	6/17/2119	Low
Existing Unit Purchase Program	Various	Large families	RDA	6	6	City	4/11/2066	Low
Total				437				

* Foster's Landing originally included 74 deed-restricted units but as of 1/1/2023, there will be 10 restricted units remaining.

Table 13: Foster's Landing BMR Tenant Programs

Program	Description	Status
At-risk Tenants Preference Category Program	On March 18, 2020, the City Council voted 5-0-0 to adopt Resolution 2020-24, the amendment of Resolution 2000-123 to include tenants at-risk of displacement because of termination of affordability restrictions. The Amendment to Resolution 2000-123 creates an additional preference category (1a) for tenants at-risk of displacement by termination of affordability restrictions consistent with the Housing Element of the General Plan, Program H-E-5-e. Essentially, this means that a Foster's Landing resident that has resided in a BMR unit for at least 1 year and is set to expire within the next 3 years will be categorized as Tier 1a (top of the list) on a waiting list for the Housing Developments in Foster City.	Approved 3/18/2020
Third Amendment Agreement (an amendment to the existing affordable housing contract)	The Third Amendment, approved by Resolution 2020-52, allows Foster's Landing residents in the BMR program to break their lease without penalty and establishes a funding source for the Early Relocation Assistance Program.	Signed 7/14/2020 Effective Date 6/11/2020
Post BMR Expiration Rent Agreement	This Agreement, approved by Resolution 2020-101, provides that Essex and the City will subsidize the rent difference (difference between the tenant paid rent and market rent) for the Phase I tenants for 1 year (known as the Subsidy Period.) The City and Essex have allocated up to \$800,000 for the program.	Approved by City Council 9/28/2020
Early Relocation Assistance Program	The Early Relocation Assistance Program aims to provide the residents of Foster's Landing Below Market Rate Program, scheduled to expire between December 31, 2020 and December 31, 2023, with financial assistance to off-set the up-front cost associated with relocating and assist the residents in finding replacement housing. This program is being administered by Housing Industry Foundation (HIF).	Approved by City Council 2/1/2021
Tenant Relocation Assistance Services	The City was able to obtain a grant of Permanent Local Housing Assistance (PLHA) funds from San Mateo County to provide relocation assistance services and, if relocation is not possible, rental subsidies.	Approved by City Council 9/20/2021

Transfer of Ownership

If the current owner were willing, transfer of ownership to a nonprofit housing organization is a way to preserve the affordability of units. Using a market value of \$350,000 per unit, the estimated market value for the ten units is \$3.5 million.

Construction of Replacement Units

The construction of new below market rate housing is a way to replace the at-risk units. Using the construction cost data provided by Century Urban³⁴ and Economic & Planning Systems, Inc.³⁵ (referenced in Appendix C, Constraints) of between \$786,500 to \$847,788 per unit, the cost to replace the ten units would be between \$7.8 and \$8.5 million.

³⁴ Century Urban, Memo "San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research, April 7, 2022.

³⁵ Economic & Planning Systems, Inc. Draft Report "Rental Inclusionary Housing In-Lieu Fee," January 20, 2022.

8.5 ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM

Pursuant to California Government Code Section 65863.11, owners of government-assisted projects cannot terminate subsidy contracts, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. This Notice is required to be sent to Qualified Entities at least twelve months prior to sale or termination of use restrictions. Qualified Entities are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of projects. HCD maintains a list of Qualified Entities who are interested in purchasing government-subsidized multi-family housing projects. HCD has identified six entities that may be interested in participating in California's First Right of Refusal Program in San Mateo County:³⁶

- Affordable Housing Foundation
- Alta Housing (Previously Palo Alto Housing Corp)
- Housing Corporation of America
- Northern California Land trust, Inc.
- Mid-Peninsula Housing Corporation
- ROEM Development Corporation

8.6 FUNDING SOURCES

With the dissolution of redevelopment agencies, a primary source of potential funding for preservation of at-risk units was eliminated. Foster City adopted a commercial linkage fee in 2016 but the first revenue from this fee did not occur until 2020 and was not sufficient to purchase units or extensions of covenants. In the process of searching for potential funding to preserve the Foster's Landing units, the City found very little funding that could be used for preservation of these units because: 1) most of the available affordable housing funding targets new construction, 2) preservation funding was targeted at tax credit projects, and 3) many other sources of funding for affordable housing are restricted to or provide preferences for affordable units near high quality transit, which is not available in Foster City. With the assistance of San Mateo County, PLHA funds were able to be utilized to provide relocation assistance and rental subsidies.

For the units with restrictions due to expire in 2068 or later, other sources of funding may become available by that time and the City may have had the opportunity to accumulate funds in the City Affordable Housing Fund from commercial linkage fees and other sources.

Funds that may be available for construction of replacement units include the following types of funding:

Federal Funding:

- HOME Investment Partnerships (HOME) Program
- Project-Based Vouchers (Section 8)
- Section 811 Project Rental Assistance

³⁶ California Department of Housing and Community Development website accessed April 30, 2022. <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing/docs/qualified-entities.xlsx>.

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State Funding:

- Golden State Acquisition Fund (GSAF)
- Project Homekey
- Housing for a Healthy California
- Local Housing Trust Fund Program (LHTF)
- Multi-Family Housing Program (MHP)
- National Housing Trust Fund
- Predevelopment Loan Program

Regional, Local, and Nonprofit Funding:

- San Mateo County Affordable Housing Fund
- Foster City Affordable Housing Fund
- HEART Developer Loans

The following program is included in the Housing Element related to at-risk units:

- H-C-2-b **Continue to Monitor Expiration of Affordability Covenants.** Monitor affordable housing developments that area at risk of conversion to market rate. Work with landlords, tenants, and other agencies prior to the expiration of affordability covenants to minimize the impacts of the expiration of affordability covenants through extension of affordability covenants, use of rental vouchers, preference at other affordable housing sites, or other means.

Housing Needs Action Plan

This Appendix has analyzed a wide variety of housing needs in Foster City. Table 13 below identified the links between the housing needs and highlights of the actions proposed to address these needs.

Table 13: Housing Needs Action Plan

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
About 32.6% of renters and 32.9% of owners are cost burdened or severely cost burdened.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<p>Increase the supply of affordable housing through a variety of programs:</p> <ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowner Rehabilitation Loans H-D-4-b: ADU/JADU Financial Incentive Program H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review H-D-4-d: Improved Public Information on ADUs H-D-4-e: Amnesty Program for Existing Unapproved ADUs H-D-4-f: Objective Design Standards for ADUs H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> Create program by 2024; 20 new loans by 2031 Create program by 2023; provide 10 units by 2031 2024 2023 for improved website and counter information 2025 2024 Ongoing: at least 10 new matches per year
Increasing senior population results in needs to age in place, move to multi-family and/or accessible units.	Many seniors on fixed incomes find it difficult to keep up with increases in housing cost.	Increase the supply of affordable housing through a variety of programs (described above).	
Increase in jobs to household ratio creates need for more units.	Foster City (and San Mateo County as a whole) has added more jobs than housing units in the past ten years.	Increase the supply of affordable housing through a variety of programs (described above).	
Home ownership costs are out of reach for households earning a low or moderate income.	Growth in sales prices has outpaced income growth.	<ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowner Rehabilitation Loans 	<ul style="list-style-type: none"> Create program by 2024; 20 new loans by 2031
Persons with disabilities face additional housing challenges.	<p>Difficulties are compounded with low income, racial discrimination, need for supportive services, and/or other factors.</p> <p>Persons with disabilities often need extremely low-income housing.</p>	<ul style="list-style-type: none"> H-D-4-b: ADU/JADU Financial Incentive Program H-D-6-c: Reevaluate Parking Requirements H-E-1-a: Existing Unit Purchase Program-Opportunities for Supportive Housing H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low Income 	<ul style="list-style-type: none"> Create program by 2023; provide 10 units by 2031 2024 2023 to adjust preferences Ongoing

APPENDIX A: HOUSING NEEDS ASSESSMENT

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> H-F-1-a: Facilities and Services for Special Needs H-G-1-a: Non-Discrimination H-G-2-a: Anti-Discrimination Regulations H-G-2-b: Fair Housing Training for Landlords and Tenants H-G-2-c: Information Specific to Fair Housing H-G-2-d: Multilingual Tenant Resources H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> 2023 to establish expedited review process 2023 to update website 2023 and ongoing At least one fair housing training per year beginning in 2024 2023 and ongoing 2024 and ongoing 2024 to research options and report to City Council
Very few housing units are available for extremely low-income households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<ul style="list-style-type: none"> H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low Income 	<ul style="list-style-type: none"> Ongoing
A variety of housing types in all areas of the City are needed to provide housing choices for all types of households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<p>Include sites in the Sites Inventory that expand BMR units geographically beyond existing BMR properties.</p> <ul style="list-style-type: none"> H-D-4-b: ADU/JADU Financial Incentive Program H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review H-D-4-d: Improved Public Information on ADUs H-D-4-e: Amnesty Program for Existing Unapproved ADUs H-D-4-f: Objective Design Standards for ADUs H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> Create program by 2023; provide 10 units by 2031 2024 2023 for improved website and counter information 2025 2024 Ongoing: at least 10 new matches per year
RHNA for Foster City is 1,896 housing units		Increase the supply of affordable housing through a variety of programs (described above).	

APPENDIX B | FOSTER CITY FAIR HOUSING ASSESSMENT

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REPORT CONTENT AND ORGANIZATION

Section I. Introduction and Primary Findings.

Section 2. Fair Housing Enforcement and Outreach Capacity reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.

Section 3. Integration and Segregation identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation, including racially or ethnically concentrated areas of poverty or affluence.

Section 4. Access to Opportunity examines differences in access to education, transportation, economic development, and healthy environments.

Section 5. Disproportionate Housing Needs identifies which groups have disproportionate housing needs including displacement risk.

Section 6. Site Inventory Analysis analyzes the Sites Inventory to ensure sites for lower-income housing are located equitably with fair access to opportunities and resources.

Section 7. Contributing Factors and Fair Housing Action Plan identifies the primary factors contributing to fair housing challenges and provides the plan for taking meaningful actions to improve access to housing and economic opportunity.

Section 8. References.

Attachment 1: AFFH Appendix-Community Engagement reports the findings from the resident survey conducted of San Mateo County residents by Roots Policy Research to support the AFFH analysis of the Housing Element.

I INTRODUCTION AND PRIMARY FINDINGS

1.1 WHAT IS AFFH?

The State of California’s 2018 Assembly Bill (AB 686) requires that all public agencies in the state affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take “meaningful actions” to address segregation and related barriers to fair housing choice.

AB 686 requires all public agencies to “administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing and take no action inconsistent with this obligation.”¹

AB 686 also makes changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

Affirmatively Furthering Fair Housing

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)”

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

¹ California Department of Housing and Community Development Guidance, 2021, page 9.

1.2 CITY OF FOSTER CITY HOUSING ELEMENT 2023-2031

History of Segregation in the Region

The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self-segregation” (i.e., preferences to live near similar people).

Researcher Richard Rothstein’s 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region’s non-White residents settled.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of “blockbusting” and “steering” or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association. San Mateo County’s early African Americans worked in a variety of industries, from logging, to agriculture, to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II attracted many new residents into the Peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county’s African Americans into neighborhoods where they were allowed to occupy housing—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

The private sector contributed to segregation through activities that discouraged (blockbusting) or prohibited (restrictive covenants) integrated neighborhoods. In the City of San Mateo, for example, builders of the Hillsdale neighborhood in the mid-1900s recorded deeds that specified that only “members of the Caucasian or White race shall be permitted” to occupy sold homes—the exception being “domestics in the employ[ment] on the premises.”² This developer went on to develop many race-restricted neighborhoods in the Bay Area, became president of the National Association of Home Builders (NAHB), became national president of the Urban Land Institute (ULI), and was inducted into California’s Homebuilding Foundation Hall of Fame.

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

² <https://www.nytimes.com/2020/08/14/opinion/sunday/blm-residential-segregation.html>.

Developer Joseph Eichler took a different path, building and selling homes for residents of all races and religions. He resigned from the NAHB in 1958 because they refused to support a nondiscrimination policy.³ Eichler built many homes in what was comparably affordable Foster City; these homes are interspersed in several neighborhoods the City.

The segregatory effect of blockbusting activities is well-documented in East Palo Alto. In 1954, after a White family in East Palo Alto sold their home to an African American family, the then-president of the California Real Estate Association set up an office in East Palo Alto to scare White families into selling their homes (“for fear of declining property values”) to agents and speculators. These agents then sold these homes at over-inflated prices to African American buyers, some of whom had trouble making their payments. Within six years, East Palo Alto—initially established with “whites only” neighborhoods—became 82% African American. The FHA prevented re-integration by refusing to insure mortgages held by White buyers residing in East Palo Alto.

Throughout the county, neighborhood associations and city leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and/or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure.

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Bay Area, it’s also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. The original inhabitants of present-day San Mateo County are the Ramaytush Ohlone, who have “...lived on the San Francisco Peninsula for thousands of years and continue to live here as respectful stewards of the land.”⁴ However, “[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, the Ramaytush Ohlone lost the vast majority of their population as well as their land.”⁵ The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.⁶

The timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use appears on the following page.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

³ Lempert, Sue, “*The reckoning: San Mateo then and now*”, San Mateo Daily Journal, August 24, 2020.

⁴ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>.

⁵ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>.

⁶ <https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/>.

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “mere parasite(s)” with the potential to “utterly destroy” the character and desirability of neighborhoods. At that time, multi-family apartments were the only housing options for people of color, including immigrants.

1.3 FOSTER CITY HISTORY

Planning for Foster City began in the 1950s at a time when exclusionary deed restrictions were common. From the outset, T. Jack Foster was determined to not follow this pattern. As noted in “The Development of Foster City” by T. Jack Foster, Jr., one of the requirements of the builder from the beginning was that “There was to be no racial discrimination.”⁷ He was also intentional in hiring Eichler to build in Foster City, as noted in his book:

“Among the many honors that were bestowed on Eichler Homes, including many design awards, were awards for their well-known policy of totally open housing, meaning that there was no racial discrimination in the neighborhoods which they developed. With one stroke, by bringing Eichler into Foster City, we effectively announced to the world that no one would be denied the opportunity to own a home in Foster City because of race.”⁸

Foster also includes in his book comments from Ike Tribble, a noted leader in the Black community, that in spite of the Rumford Act there was still widespread discrimination in the communities of the Bay Area, except for one, and that was Foster City.⁹ There was a Foster City Association of Black Residents formed in 1967 that “served to welcome new Black families into the community and provided a social and civic connection.”¹⁰

Foster City has continued to celebrate the various cultures represented in the community. Regular cultural events include the Polynesian Festival, Chinese New Year, Diwali Festival of Lights, Holi Festival of Colors, and others.

From its beginnings, Foster City has provided a variety of housing types. Higher density multi-family development in the R-3 and R-4 zoning districts is included in all of the City’s residential and mixed-use neighborhoods.

⁷ T. Jack Foster, Jr., *The Development of Foster City* (2012), 64.

⁸ Ibid, 66.

⁹ Ibid, 73.

¹⁰ Foster City Historical Society, *Images of America Foster City* (2005), 104.

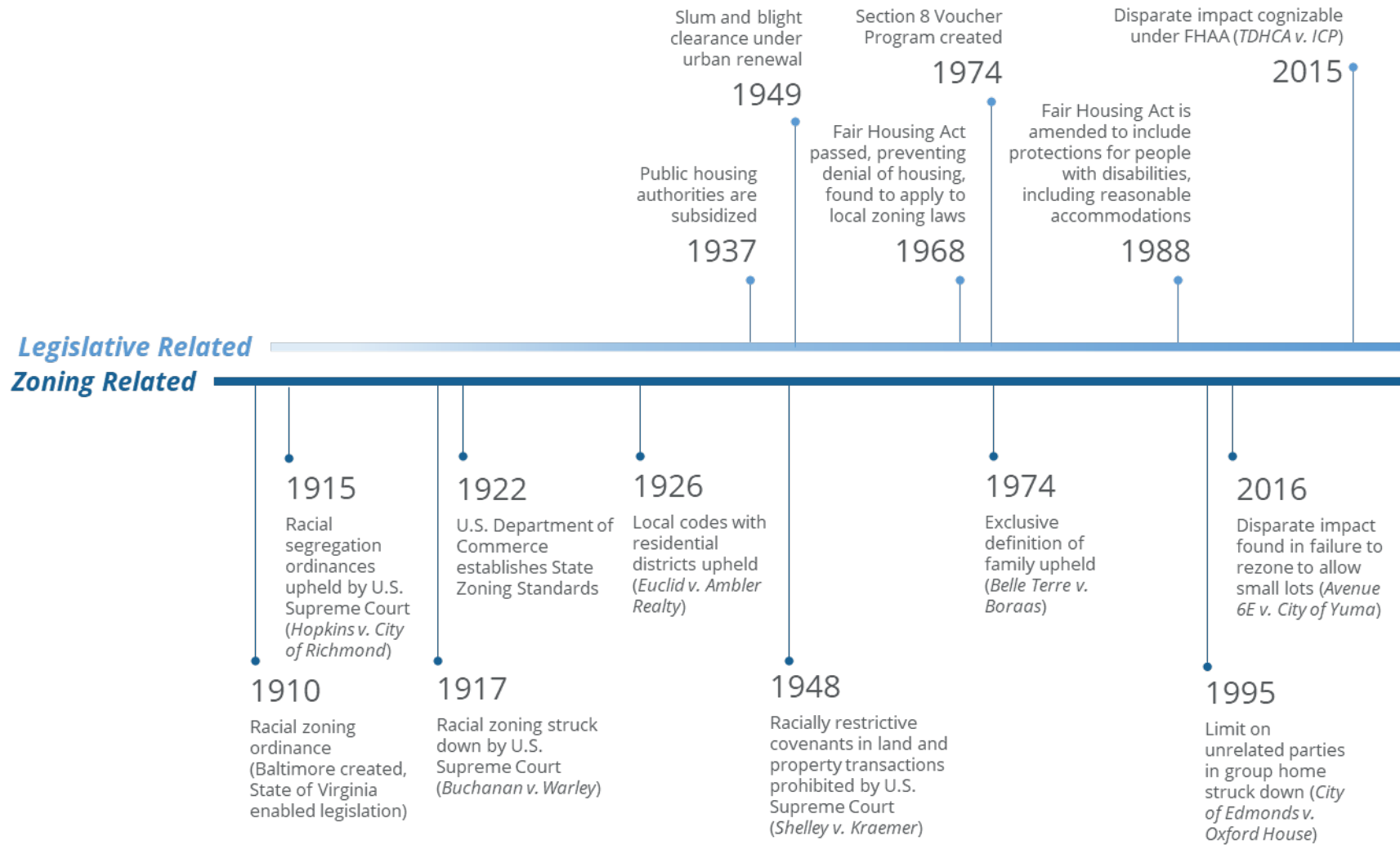


Figure 1: Major Public and Legal Actions that Influence Fair Access to Housing

Source: Roots Policy Research

1.4 PRIMARY FINDINGS

This section summarizes the primary findings from the Fair Housing Assessment for Foster City including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the city's fair housing action plan.

- Foster City replicates the County and region overall in terms of household size and household composition but diverges in household income and racial diversity: Foster City has a much higher proportion of households with incomes greater than 100% AMI than the County or region, a much lower proportion of < 50% AMI households, and a much higher share of Asian households. Foster City's residents have grown more racially diverse since 2000 largely due to the growth of Asian residents. **Where segregation exists in the city, it is for Asian residents.**
- Poverty rates vary modestly across races and ethnicities—except for residents identifying as “other” races or mixed-race. More than one-fourth of these residents live below the poverty line, many of whom are children. Hispanic/Latinx residents also have lower income distribution and higher poverty rates.
- **Foster City offers a variety of housing types** with most medium or large multi-family (37.5%) and single family detached units (35.4%). One-fifth are single family attached and 7% are small multi-family units.
- Renters are more likely to be living in 1- and 2-bedroom units than owners, and owners are more likely to be occupying 3- to 4- and 5-bedroom units. To the extent that larger renter households desire to live in Foster City, **the lack of rental housing stock to accommodate their needs could limit their access to housing in the city.**
- There are **disparities in housing cost burden in Foster City by race and ethnicity—but not by tenure (renters/owners)**. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the city. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.
- **Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production.** Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City's inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City's rental units rent for \$2,000 and less. **The County has four times the proportion of rentals priced under \$2,000 than the City.**
- **Mortgage denial rates are relatively modest—ranging from 12% to 20%--and similar across races and ethnicities.**
- Racial and ethnic minority students served by the San Mateo Union High School District, of which Foster City is part, **experience lower educational outcomes compared to other students.** Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. However, **Pacific Islander, Hispanic, and Black students in the San**

Mateo Union High School district were less likely to meet the admission standards. Although San Mateo Union High School District has relatively low dropout rates—4% of students—compared to other districts in the County, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher** (see the access to education supplement).

- **Resident-reported housing challenges and discrimination.** Nearly 150 residents of Foster City completed a survey about their housing challenges conducted by Root Policy Research for jurisdictions in San Mateo County (see section on AFFH Community Engagement Input). The vast majority of respondents did not report housing concerns, and most were owners. Respondents represented Black or African American and Hispanic residents in the City proportionally; however, more residents were White and fewer were Asian than in the City overall.

The top needs identified by those with challenges include:

- 80% of vouchers holders said **finding a unit that takes vouchers is “somewhat” or “very” difficult**. These respondents cited a variety of factors for those difficulties including vouchers not covering rents (38%), not enough time to find units that accept vouchers (38%), landlords not renting to voucher holders (23%), and difficulty finding information about units that accept vouchers (23%);
- 20% of respondents said that **public transit does not go to needed locations or operate during times needed**, and 14% said they cannot get to transit easily or safely;
- 20% said their **house or apartment is not large enough for their family**;
- 15% of respondents said they **would like to move from their current housing but cannot afford to**; and
- 11% said the **HOA in their neighborhood would not let them make desired** changes to their house or property.

Some residents reported experiencing housing discrimination:

- **Respondents with disabilities said they had been told their rent would cost more because of their service or emotional support animal** and/or told they could not have a service or emotional support animal.
- **20% of residents who thought they had been discriminated against in sales transactions said a real estate agent required prequalification before they would show properties**; 17% were refused a mortgage loan; 10% said a real estate agent would not make a disability accommodation.
- The top reasons for being denied housing were:
 - Landlord not accepting the applicants’ source of income such as social security or disability benefits (28% of those denied);
 - Lack of a stable housing record (28%);
 - Lack of a regular or consistent job or job history (28%);
 - Income too low (17%);
 - Health care or service needs (17%);
 - Foreclosure, children in the household, real or perceived sexual orientation or gender identity, COVID, and/or language spoken (each 11%).

1.5 CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN

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

Foster City has historically accommodated a diversity of housing needs by offering a variety of housing types—more so than many jurisdictions in the County. Yet home values and rents are much higher in Foster City than in the County and the Bay Area overall. Foster City’s fair housing actions that are part of the overall Housing Element are intended to address barriers to housing choice by adding affordable housing options and preserving existing housing opportunities.

Fair Housing Issue: Foster City’s high housing costs limit housing choice and have a disproportionate impact on Black or African American and Hispanic households.

Contributing Factors

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

Fair Housing Issue: Foster City’s low production of affordable housing limits housing choices of Black or African American and Hispanic households who have lower incomes.

Contributing Factors

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

Fair Housing Issue: Foster City’s multi-family housing is aging and vulnerable to redevelopment and displacement of low- and moderate-income households.

Contributing Factors

- The high water table in Foster City creates maintenance needs, particularly for multi-family buildings.
- Aging, low-density apartment developments may have economic incentives to redevelop.

***Fair Housing Issue:* Resident's report experiencing fair housing discrimination in Foster City mostly based on disability and/or being a voucher holder/source of income. Few of those experiencing discrimination file complaints or take action.**

Contributing Factors

- Property owners' lack of knowledge about fair housing laws.
- Property owners violating fair housing laws.
- Tenants fear of retaliation, few options to relocate.

***Fair Housing Issue:* Black or African American, Hispanic, and Pacific Islander students are less likely than other students to meet college admission standards and have higher high school dropout rates.**

Contributing Factors

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

The Fair Housing Action Plan is contained in Table 10, Summary Matrix of Fair Housing Issues and Actions.

2 FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

2.1 FAIR HOUSING LEGAL CASES AND INQUIRIES

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the **largest civil rights agency in the United States**. According to their website, the DFEH’s mission is, “to protect the people of California from unlawful discrimination in employment, housing, and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.¹¹

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH’s website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.¹² Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Mateo County has a number of **local enforcement organizations** including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County.

From 2017 to 2021, **57 fair housing complaints in San Mateo County were filed with the U.S. Department of Housing and Urban Development (HUD); none were from Foster City**. Most of the County complaints cited disability status as the bias (56%) followed by race (19%), and familial status (14%). No cause determination was found in 27 complaints followed by successful conciliation or settlement with 22 complaints. During roughly the same time period, 2015-2020, Project Sentinel investigated nearly 300 fair housing discrimination cases in San Mateo County, 55% of which were related to disability, followed by familial status (20%), national origin (13%), race (5%), gender (2%), source of income (2%), and other (3%). This would indicate that the HUD figures underestimate the number of Fair Housing complaints made in San Mateo County.

Fair housing inquiries in 2020 were primarily submitted to HCD from the City of San Mateo, Redwood City, Daly City, and Menlo Park. Seven inquiries were from Foster City residents.

¹¹ <https://www.dfeh.ca.gov/aboutdfeh/>.

¹² <https://www.dfeh.ca.gov/complaintprocess/>.

Name	Service Area	Address	Phone	Website
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	https://www.housing.org/
Legal Aid Society of San Mateo County	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	https://www.legalaidsmc.org/housing-resources
Community Legal Services of East Palo Alto	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bay Road, East Palo Alto, CA 94303	(650)-326-6440	https://clsepa.org/services/#housing

Figure 2: Fair Housing Assistance Organizations, San Mateo County

Source: Organization websites.

In the resident survey conducted for this study, **17.5% of Foster City respondents—a total of 20—reported being discriminated against when they looked for housing in San Mateo County.** Forty-seven percent had that experience more than 5 years ago; 37%, between 2 and 5 years ago; and 16% in the past year. In response to the discrimination, **50% did nothing (10% said that was because of fear of being evicted or harassed);** 2% moved; 25% contacted a local government office or agency. Twenty percent contacted the state enforcement agency, 10% contacted a fair housing organization, and 10% contacted a housing authority.

Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to 5, increased to 11 in 2020, and had reached 6 by mid-2021.

Nationally, the National Fair Housing Alliance (NFHA) reported a “negligible” decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally were nearly identical to San Mateo County’s: disability (55%) and race (17%). Familial status represented 8% of complaints nationally, whereas this basis comprised 14% of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for San Mateo County:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership.
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019.

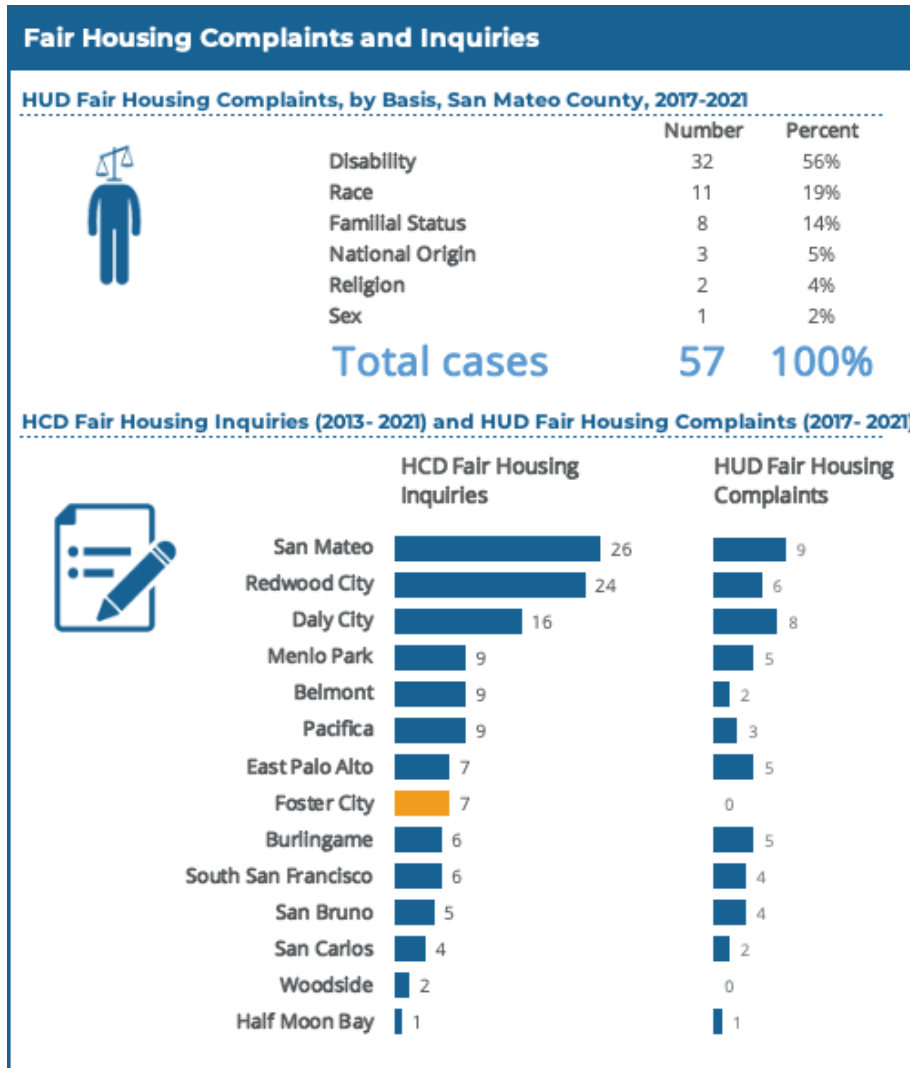


Figure 3: Fair Housing Complaints and Enquiries

Source: HUD and California Department of Housing and Community Development

- Finally, NFHA found that 73% of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.¹³

2.2 OUTREACH AND CAPACITY

Foster City maintains a website with information about local fair housing ordinances with live links to Project Sentinel, the Legal Aid Society of San Mateo County, and the Peninsula Conflict Resolution Center.¹⁴ The site also lists resources for persons with disabilities seeking services. The site could be improved by fixing the bad links to the Department of Consumer Affairs and the County's Assessment of

¹³ <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>.

¹⁴ <https://www.fostercity.org/commdev/page/fair-housing>.

Fair Housing. The website should also more transparently describe how the steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints (e.g., link to HUD's and State of California fair housing pages).

2.3 COMPLIANCE WITH STATE LAW

Foster City is compliant with the follow state laws that promote fair and affordable housing. The City has not been alleged or found in violation of the following:

- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;
- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations;
- Least Cost Zoning Law (Gov. Code. Section 65913.1);
- Excessive Subdivision Standards Law (Gov. Code. Section 65913.2);
- Limits on Growth Controls Law (Gov. Code. Section 65589.5).

2.4 HOUSING SPECIFIC POLICIES ENACTED LOCALLY

Foster City identified the following local policies that contribute to the regulatory environment for affordable housing development in the city.

Local policies in place to encourage housing development.

- *Density bonus ordinance—conforms to State Density Bonus Law*
- *Condominium conversion regulations*
- *Linkage fee on commercial development*
- *Inclusionary zoning*
- *Streamlined processing of ADUs*
- *Housing Overlay*

Local barriers to affordable housing development.

- *Lack of land zoned for multi-family housing*

Local policies in place to mitigate or prevent displacement of low-income households.

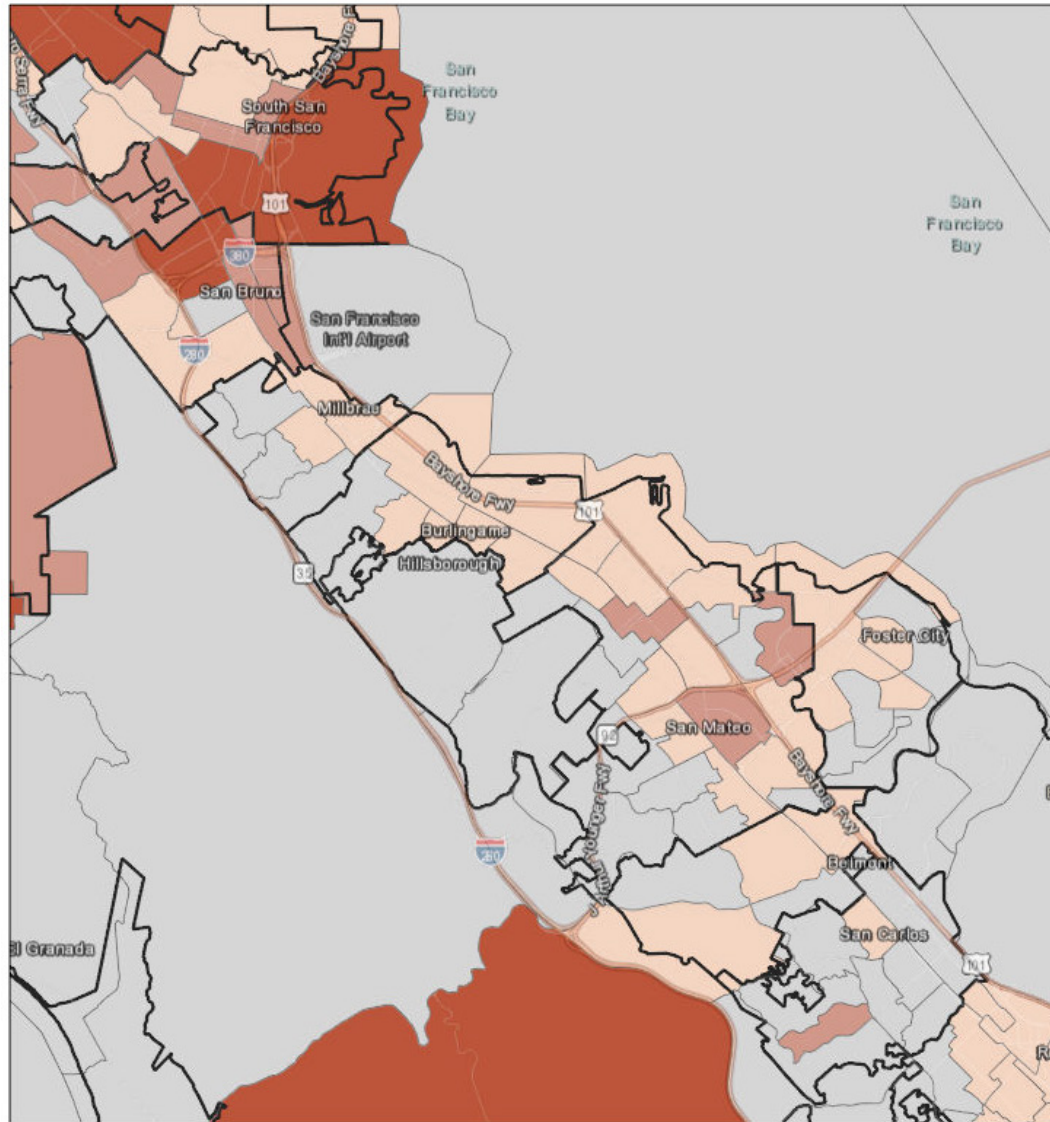
- *Condominium conversion regulations*
- *Housing Element Policy H-E-2-a to phase redevelopment to minimize displacement*
- *Chapter 5.72 prohibiting discrimination against use of Section 8 or any other rent subsidy*

Local policies that are NOT in place but have potential Council interest for further exploration.

- *Living wage employment ordinance*

According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), Foster City does not have any public housing buildings. About half of the census tracts in the city have low (less than 5%) Housing Choice Voucher usage; others have no data on voucher usage (Figure 4). Foster City's voucher utilization rates are similar to Belmont, Burlingame, and Millbrae—but

lower than nearby City of San Mateo. The presence of housing voucher users indicates available rental supply to house these residents and a lack of exclusionary behavior from landlords in the City.



9/28/2021, 10:43:16 AM

- City/Town Boundaries
- > 0 - 5%
- > 5% - 15%
- > 15% - 30%
- No Data

1:144,448

0 1 2 4 mi

0 1.5 3 6 km

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure 4: Housing Choice Vouchers by Census Tract

Source: California Department of Housing and Community Development AFFH Data Viewer.

3 INTEGRATION AND SEGREGATION

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence. This section draws from several reports provided by Contra Costa County Collaborative (C4) as well as Segregation Reports prepared by a collaboration between the Association of Bay Area Governments (ABAG) and UC Merced. Some of these reports use parenthetical citations. A source list is provided at the end of this appendix.

3.1 DEFINING SEGREGATION

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space.

Integration and Segregation

“Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Segregation Forms

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstein 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and white populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”¹⁵ However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstein 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).¹⁶ ABAG/MTC plans to issue a separate report detailing the existing land use policies that influence segregation patterns in the Bay Area.

¹⁵ For more information, see <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

¹⁶ Using a household-weighted median of Bay Area county median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Racial Segregation in Foster City

Foster City differs from the County and Bay area overall for its relatively high proportion of residents identifying as Asian (48% in Foster City compared to 30% in San Mateo County) and small Hispanic population (8% in Foster City and 24% in the county). Foster City's proportion of Black/African American, non-Hispanic White, and Other and mixed-race residents is similar to the county.¹⁷ Foster City's residents have grown more racially diverse since 2000 largely due to the growth of Asian residents (Figure 5). The two largest subgroups of the Asian population in Foster City include Asian Indian (15% of the total population in 2019) and Chinese (24% of the total population in 2019). The Asian Indian population had the largest growth from 11% in 2010 to 15% in 2019, compared to the growth in the Chinese population over the same time period from 21% to 24%.

Older residents are less racially diverse than other age groups, with 58% of the population older than 65 years identifying as White compared to 42% of those aged 18 to 24 and 36% of children less than 18 years old. Fourteen percent of the City's children are other or mixed-race compared to just 2% of older adults—a sign that the City could continue to grow more diverse in the future if families with children remain in the City.

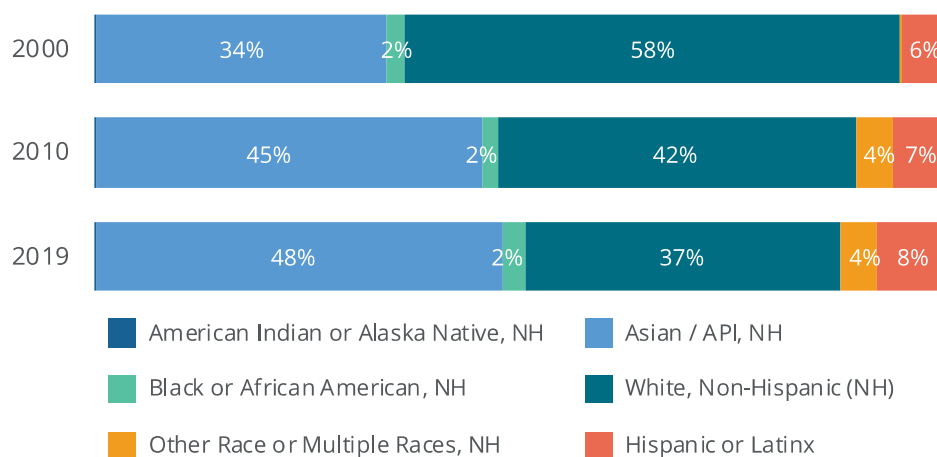


Figure 5: Population by Race and Ethnicity, Foster City, 2000-2019

Source: ABAG Housing Needs Data Workbook

Poverty rates vary modestly across races and ethnicities—except for residents identifying as “other” races or mixed-race. More than one-fourth of these residents live below the poverty line (Figure 6), and a relatively high proportion of the City's other and mixed-race residents are children. Hispanic/Latinx residents also have lower income distribution and higher poverty rates.

¹⁷ The share of the population that identifies as American Indian or Alaska Native is less than 1%.

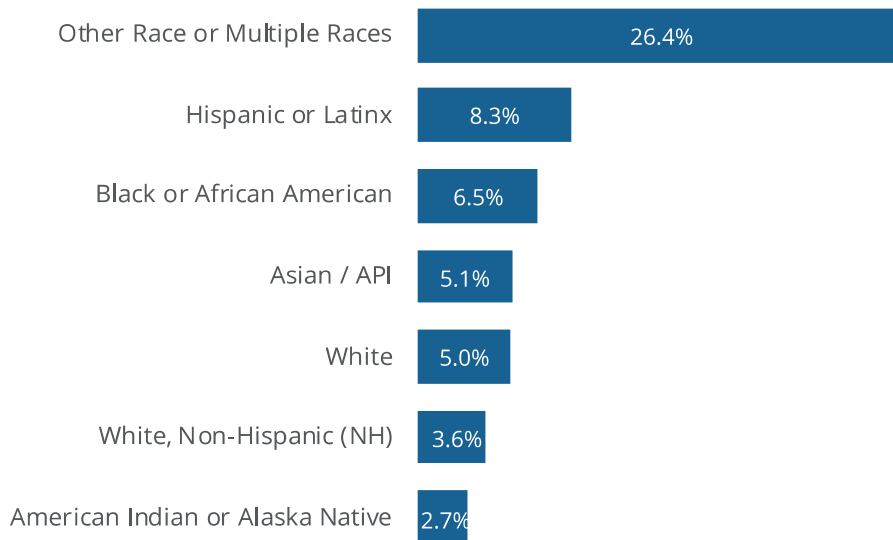


Figure 6: Poverty Rate by Race and Ethnicity, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

3.2 NEIGHBORHOOD LEVEL RACIAL SEGREGATION (*WITHIN CITY OF FOSTER CITY*)

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an **isolation index**:

- The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within Foster City the most isolated racial group is Asian residents (although there is significant diversity within the Asian population). Foster City's isolation index of 0.538 for Asian residents means that the average Asian resident lives in a neighborhood that is 53.8% Asian. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Foster City for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this jurisdiction, the White population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

Table 1: *Racial Isolation Index Values for Segregation within Foster City*

Race	Foster City			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.335	0.456	0.538	0.245
Black/African American	0.022	0.019	0.015	0.053
Latinx	0.055	0.067	0.073	0.251
White	0.562	0.423	0.320	0.491

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

The “Bay Area Average” column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table 2 indicates the average isolation index value for White residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction a White resident lives in a neighborhood that is 49.1% white.¹⁸

Another way to measure segregation is by using a dissimilarity index:

- This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.
- The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods).
- Dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction’s total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction’s population, the isolation index or Thiel’s H-Index can provide a more accurate understanding of their jurisdiction’s neighborhood-level segregation patterns (intra-city segregation). In Foster City, the Black/African American group is 1.4 percent of the population - so dissimilarity index values involving this group are not reliable.

Table 2 below provides the dissimilarity index values indicating the level of segregation in Foster City between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also

¹⁸ This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions’ segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction’s census tracts to the jurisdiction’s demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

provides the dissimilarity index between White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

Table 2: Racial Dissimilarity Index Values for Segregation within Foster City

Race	Foster City			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.083	0.058	0.053	0.185
Black/African American vs. White	0.103*	0.090*	0.124*	0.244
Latinx vs. White	0.089	0.073	0.096	0.207
People of Color vs. White	0.062	0.053	0.055	0.168

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

In Foster City the highest segregation is between Black and White residents (see Table 3). Foster City's Black /white dissimilarity index of 0.124 means that 12.4% of Black (or white) residents would need to move to a different neighborhood to create perfect integration between Black residents and White residents. However, this dissimilarity index value is not a reliable data point due to small population size.

The "Bay Area Average" column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from White residents in this jurisdiction.

For example, Table 3 indicates that the average Latinx/white dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7% of Latinx (or White residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and White residents in that jurisdiction.

The Theil's H Index can be used to measure segregation between all groups within a jurisdiction:

- This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.
- The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.
- For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil's H offers the clearest summary of overall segregation.

The Theil’s H Index values for neighborhood racial segregation in Foster City for the years 2000, 2010, and 2020 can be found in Table 3 below. The “Bay Area Average” column in the table provides the average Theil’s H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil’s H Index for racial segregation in Foster City declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil’s H Index for racial segregation in Foster City was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Foster City is less than in the average Bay Area city.

Table 3: Theil’s H Index Values for Racial Segregation within Foster City

Index	Foster City			Bay Area Average
	2000	2010	2020	2020
Theil's H Multi-racial	0.006	0.004	0.003	0.042

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

3.3 REGIONAL RACIAL SEGREGATION (BETWEEN FOSTER CITY AND OTHER JURISDICTIONS)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. Racial dot maps can be used to explore the racial demographic differences between different jurisdictions in the region. Figure 7 below presents a racial dot map showing the spatial distribution of racial groups in Foster City as well as in nearby Bay Area cities. This map demonstrates that Asian households are more concentrated in Foster City and the bordering neighborhoods, whereas White and Latinx households are concentrated in surrounding cities.

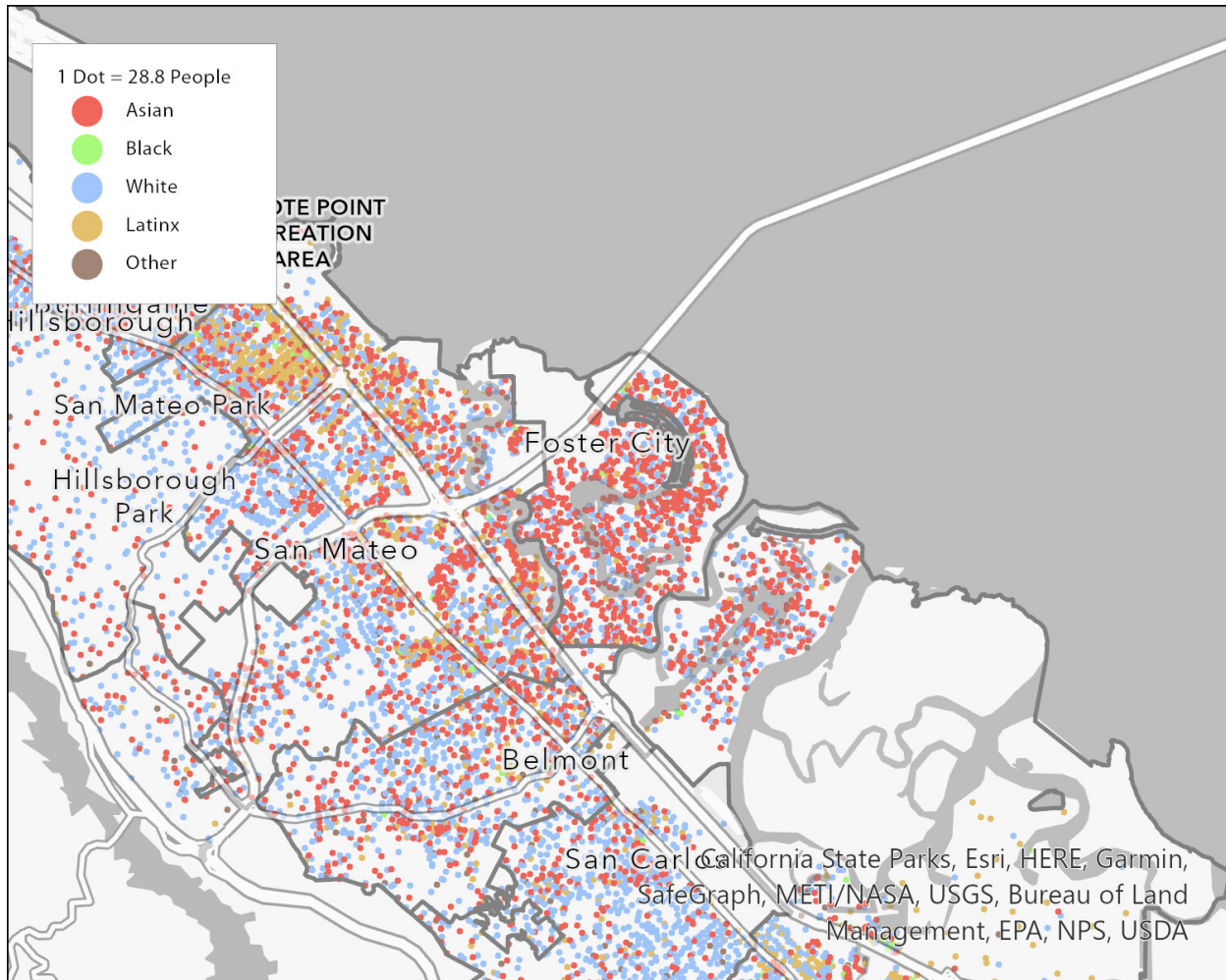


Figure 7: Racial Dot Map of Foster City and Surrounding Areas (2020)

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The plot shows the racial distribution at the census block level for City of Foster City and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

To understand how each city contributes to the total segregation of the Bay Area, one can look at the difference in the racial composition of a jurisdiction compared to the racial composition of the region as a whole. The racial demographics in Foster City for the years 2000, 2010, and 2020 can be found in Table 4 below. The table also provides the racial composition of the nine-county Bay Area. As of 2020, Foster City has a lower share of White residents than the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a higher share of Asian/Pacific Islander residents.

Table 4: Population by Racial Group, Foster City and the Region

Race	Foster City			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	32.4%	45.4%	53.8%	28.2%
Black/African American	2.1%	1.8%	1.4%	5.6%
Latinx	5.3%	6.5%	7.2%	24.4%
Other or Multiple Races	4.3%	4.3%	5.9%	5.9%
White	55.9%	42.0%	31.8%	35.8%

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Geospatially, the majority of census tracts in the city are segregated with Asian residents (Figure 8). Overall, the City has low to moderate diversity (Figure 9) and is less diverse than the City of San Mateo and Redwood City, but somewhat more diverse than other nearby higher income communities.¹⁹

¹⁹ Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

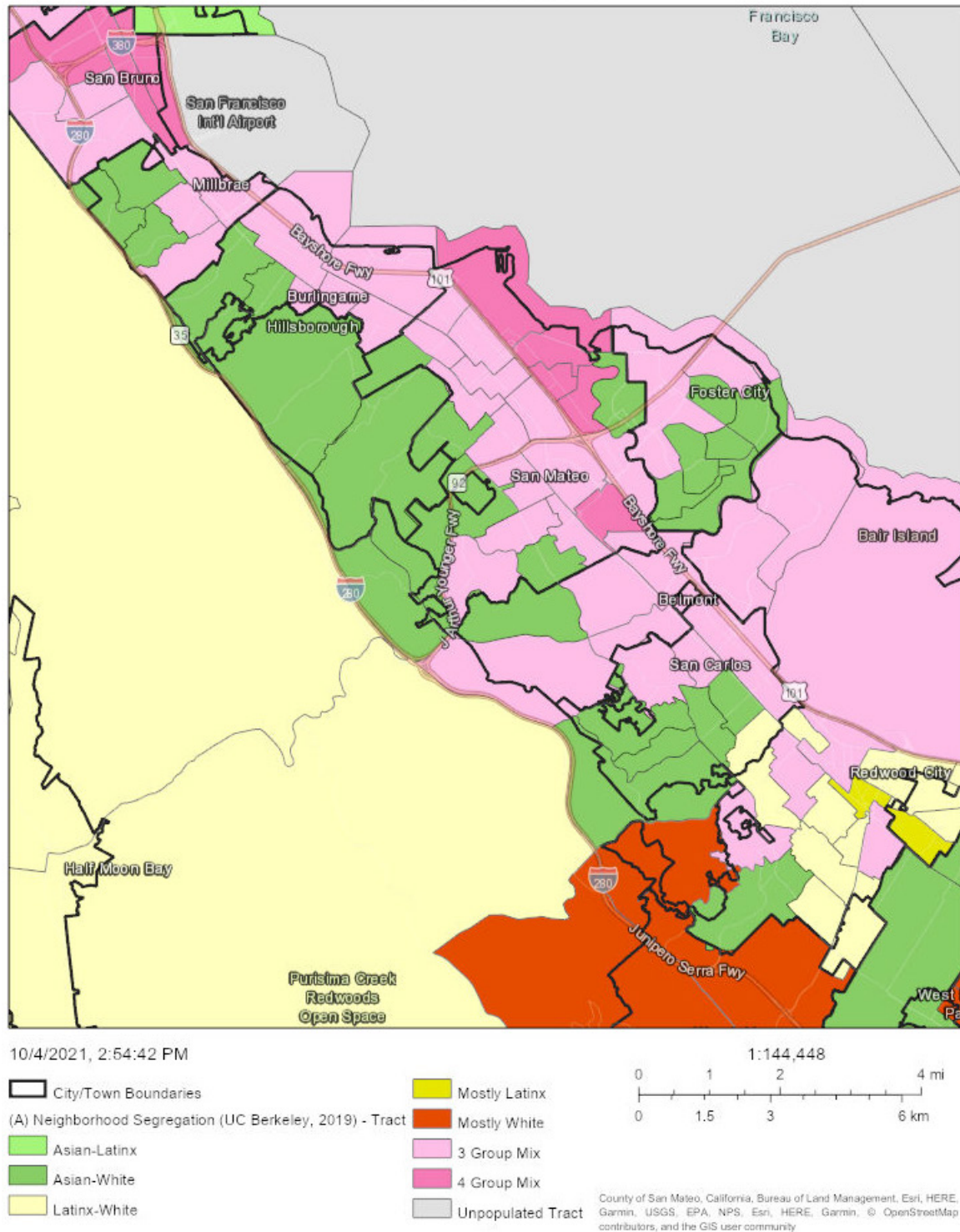
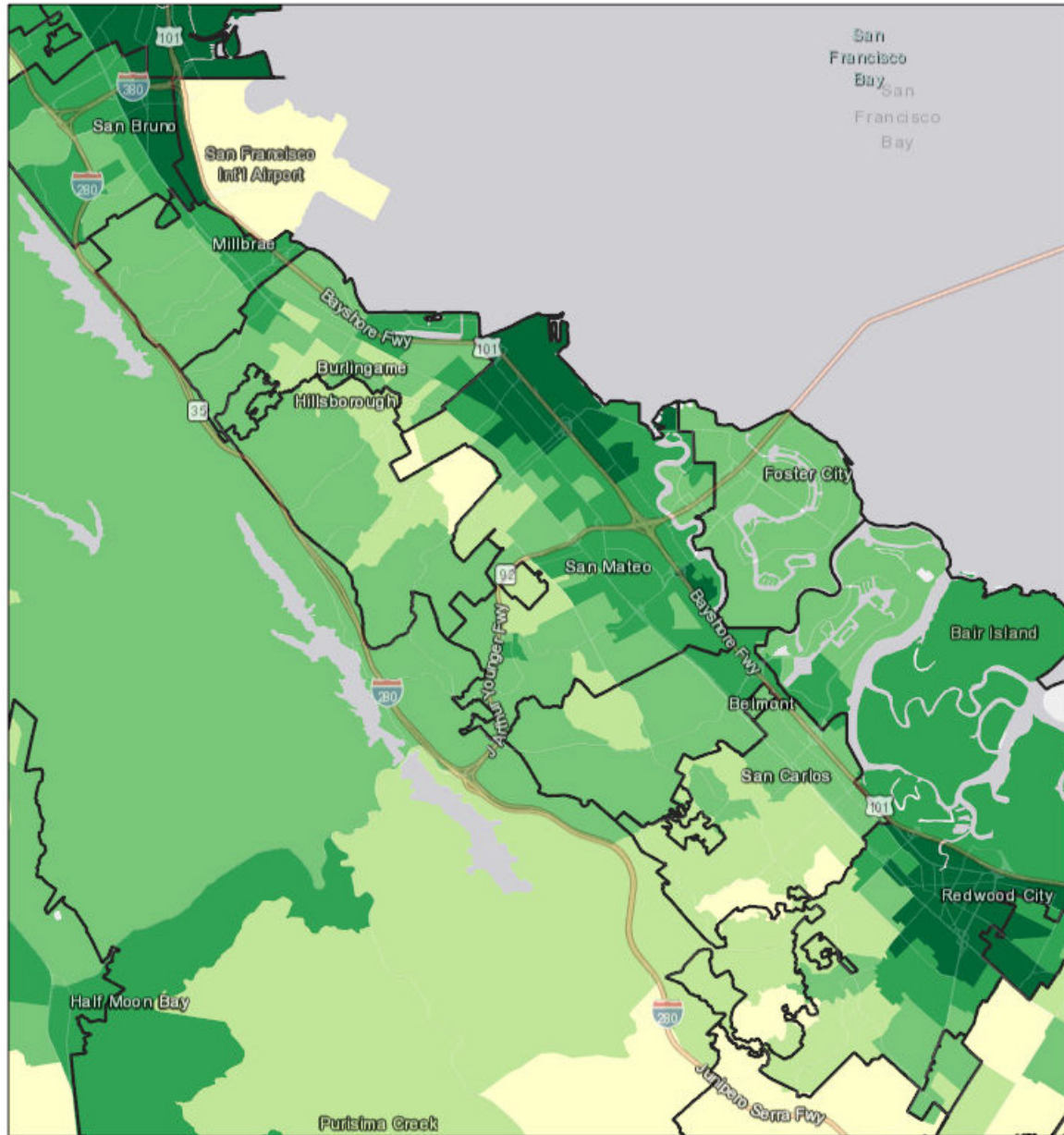
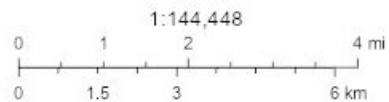


Figure 8: Neighborhood Segregation by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer



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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021. CA HCD

Figure 9: Diversity Index by Block Group, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

Figure 10 below compares the racial demographics in Foster City to those of all 109 Bay Area jurisdictions.²⁰ In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. Additionally, the black line within each racial group notes the percentage of the population of City of Foster City represented by that group and how that percentage ranks among all 109 jurisdictions.

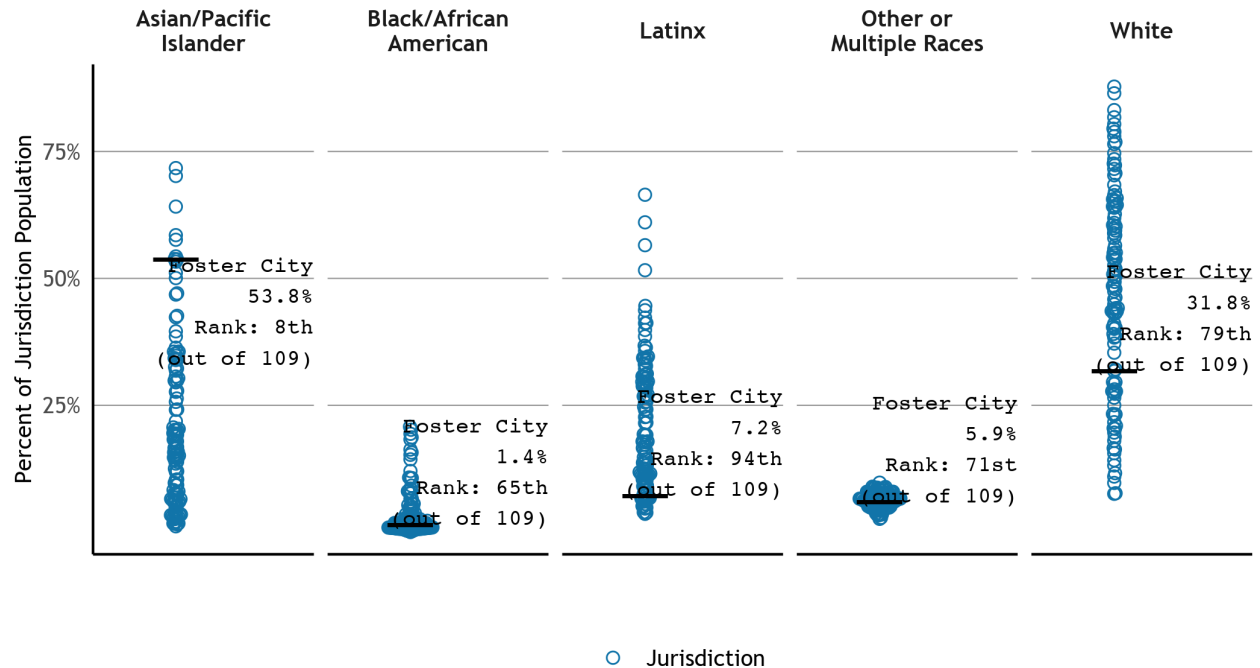


Figure 10: Racial Demographics of Foster City Compared to All Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

The map in Figure 11 below also illustrates regional racial segregation between Foster City and other jurisdictions. This map demonstrates how the percentage of people of color in Foster City and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded White have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

²⁰ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

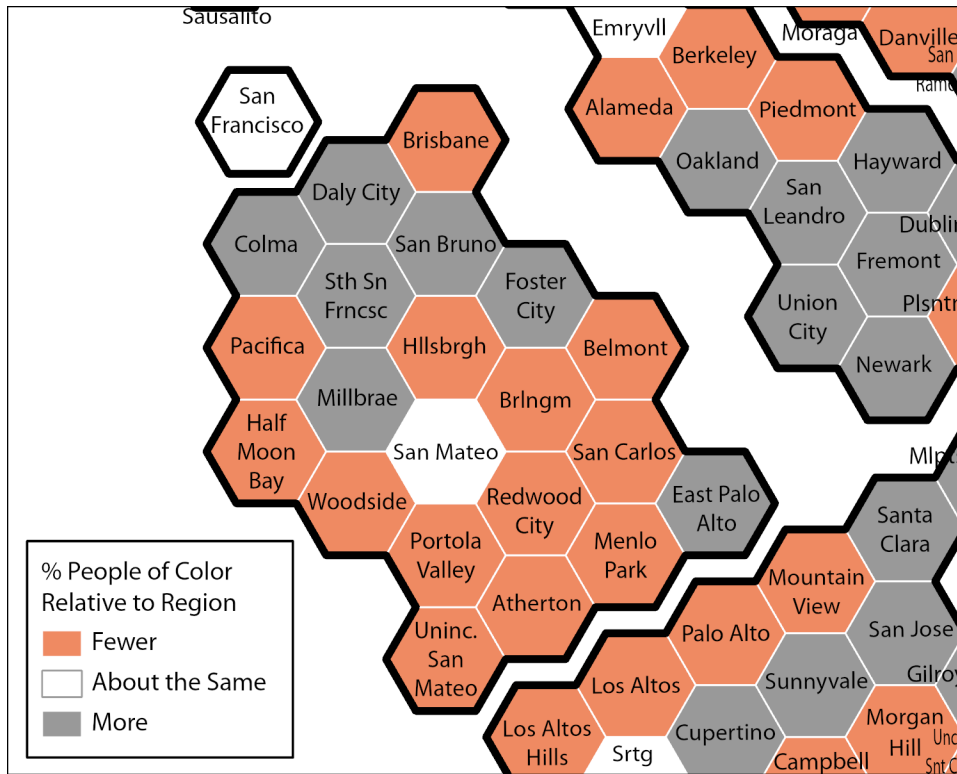


Figure 11: Comparing the Share of People of Color in Foster City and Vicinity to the Bay Area (2020)

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

3.4 INCOME SEGREGATION IN CITY OF FOSTER CITY

Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

Very low-income: individuals earning less than 50% of Area Median Income (AMI)

Low-income: individuals earning 50%-80% of AMI

Moderate-income: individuals earning 80%-120% of AMI

Above moderate-income: individuals earning 120% or more of AMI

Additionally, this report uses the term “lower-income” to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for AMI. HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

Neighborhood Level Income Segregation (within Foster City)

Income segregation can be measured using similar indices as racial segregation. Income dot maps, similar to racial dot maps, are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Foster City in Figure 12 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering as they do in Foster City, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.

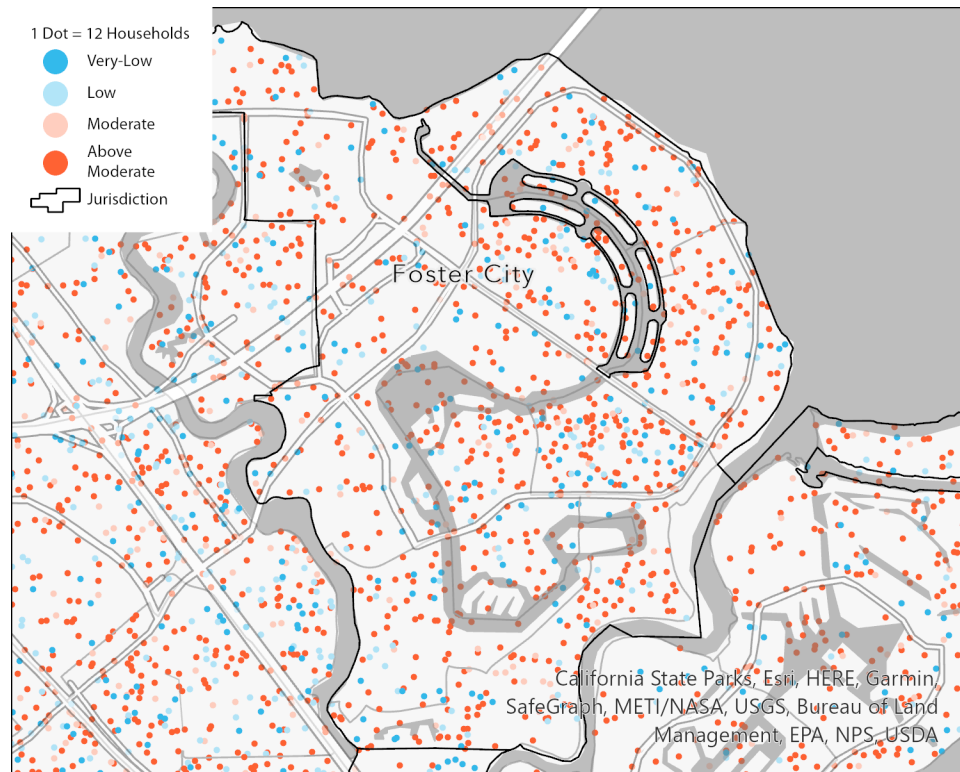


Figure 12: Income Dot Map of Foster City (2015)

Universe: Population.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Note: The plot shows the income group distribution at the census block group level for City of Foster City and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

The isolation index values for all income groups in Foster City for the years 2010 and 2015 can be found in Table 5 below.²¹ Above Moderate-income residents are the most isolated income group in Foster City. Foster City's isolation index of 0.531 for these residents means that the average Above Moderate-income

²¹ This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the [data source recommended for income segregation calculations](#) in HCD's AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD's recommendations for calculating income segregation, see [page 32 of HCD's AFFH Guidelines](#).

resident in Foster City lives in a neighborhood that is 53.1% Above Moderate-income. Among all income groups, the Above Moderate-income population's isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Similar to the tables presented earlier for neighborhood racial segregation, the "Bay Area Average" column in Table 5 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. For example, Table 5 indicates the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269, meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

Table 5: Income Group Isolation Index Values for Segregation within Foster City

Income Group	Foster City		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.147	0.149	0.269
Low-Income (50%-80% AMI)	0.146	0.146	0.145
Moderate-Income (80%-120% AMI)	0.187	0.218	0.183
Above Moderate-Income (>120% AMI)	0.576	0.531	0.507

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 6 below provides the dissimilarity index values indicating the level of segregation in Foster City between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD's AFFH Guidance Memo for identifying dissimilarity for lower-income households.²² Segregation in Foster City between lower-income residents and residents who are not lower-income decreased between 2010 and 2015. Additionally, Table 6 shows dissimilarity index values for the level of segregation between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Similar to other tables in this report, the "Bay Area Average" column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, Table 6 indicates that the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction. In 2015, the income segregation in Foster City between lower-income

²² For more information, see page 32 of HCD's AFFH Guidance Memo.

residents and other residents was lower than the average value for Bay Area jurisdictions (see Table 6). This means that the lower-income residents are less segregated from other residents within Foster City compared to other Jurisdictions in the region.

Table 6: Income Group Dissimilarity Index Values for Segregation within Foster City

Income Group	Foster City		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.132	0.102	0.198
Below 50% AMI vs. Above 120% AMI	0.174	0.111	0.253

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

The Theil's H Index values for neighborhood income group segregation in Foster City for the years 2010 and 2015 can be found in Table 7 below. The "Bay Area Average" column in this table provides the average Theil's H Index value across Bay Area jurisdictions for different income groups in 2015. By 2015, the Theil's H Index value for income segregation in Foster City was about the same amount as it had been in 2010. In 2015, the Theil's H Index value for income group segregation in Foster City was lower than the average value for Bay Area jurisdictions, indicating there is less neighborhood level income segregation in Foster City than in the average Bay Area city.

Table 7: Theil's H Index Values for Income Segregation within Foster City

Index	Foster City		Bay Area Average
	2010	2015	2015
Theil's H Multi-income	0.024	0.017	0.043

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Regional Income Segregation (*between* Foster City and Other Jurisdictions)

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. Income dot maps are not only useful for examining neighborhood income segregation within a jurisdiction, but these maps can also be used to explore income demographic differences between jurisdictions in the region. Figure 13 below presents an income dot map showing the spatial distribution of income groups in Foster City as well as in nearby Bay Area jurisdictions.

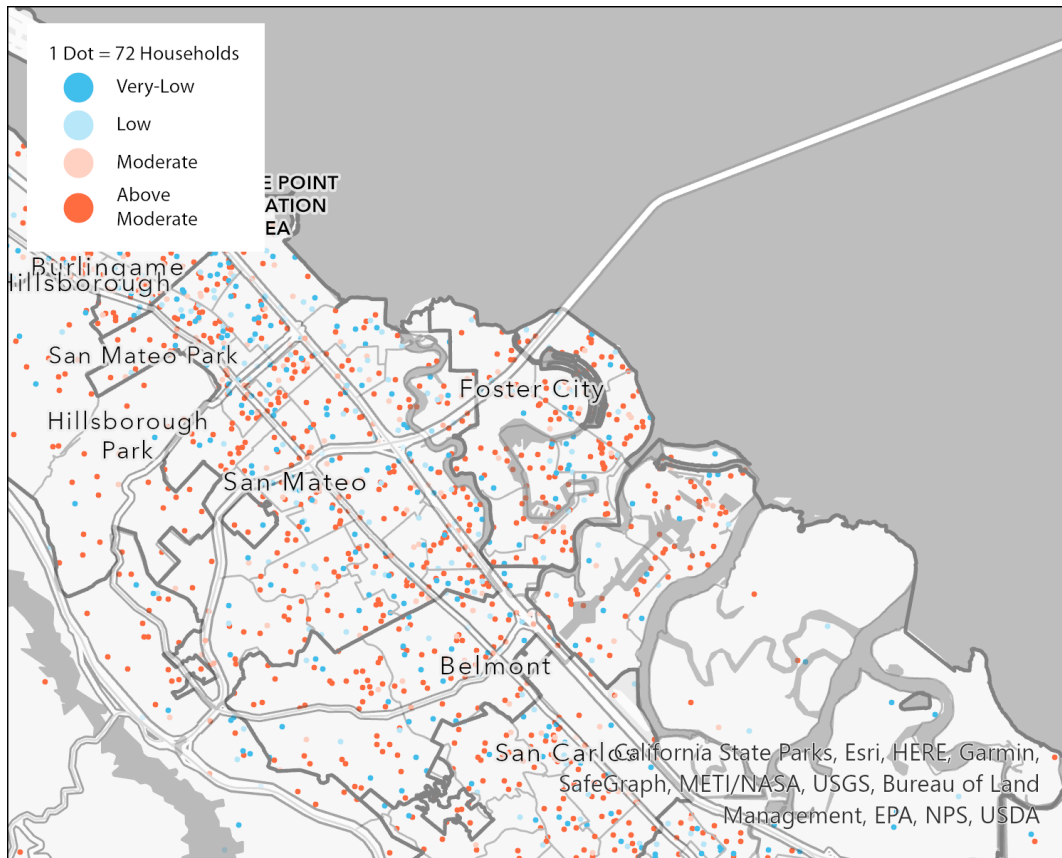


Figure 13: Income Dot Map of Foster City and Surrounding Areas (2015)

Universe: Population.

Note: The plot shows the income group distribution at the census block group level for City of Foster City and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

When looking at income segregation between jurisdictions in the Bay Area, one can examine how Foster City differs from the region. The income demographics in Foster City for the years 2010 and 2015 can be found in Table 8 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Foster City had a lower share of very low-income residents than the Bay Area as a whole, a lower share of low-income residents, a higher share of moderate-income residents, and a higher share of above moderate-income residents.

Figure 14 below compares the income demographics in Foster City to other Bay Area jurisdictions.²³ Each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the

²³ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

percentage of Foster City population represented by that group and how that percentage ranks among other jurisdictions.

Table 8: Population by Income Group, Foster City and the Region

Income Group	Foster City		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	12.64%	13.99%	28.7%
Low-Income (50%-80% AMI)	13.63%	12.54%	14.3%
Moderate-Income (80%-120% AMI)	17.03%	20.91%	17.6%
Above Moderate-Income (>120% AMI)	56.7%	52.55%	39.4%

Universe: Population.

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

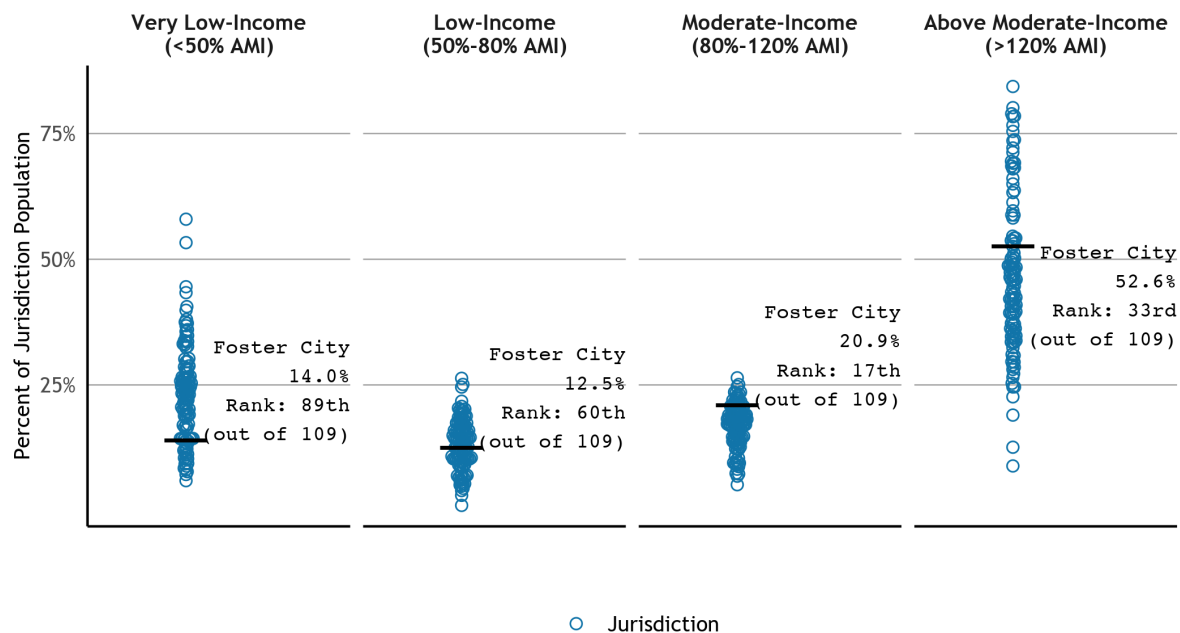


Figure 14: Income Demographics of Foster City Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Similar to the regional racial segregation measures shown in Table 8, Table 9 presents dissimilarity index, isolation index, and Theil's H index

values for income segregation for the entire nine-county Bay Area in 2010 and 2015. In the previous section of this report focused on neighborhood level income segregation, segregation indices were calculated by comparing the income demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 9, these measures are calculated by comparing the income demographics of local jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table 9 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5% very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4% of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 9: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Foster City's households are higher income than the County and Bay area overall: 64% of Foster City households earn more than 100% of the AMI, compared to 49% for the County and 52% for the Bay area (Figure 15, and infographic below). Foster City also has fewer low-income households (earning 80% AMI and less) but the same proportion of moderate-income households (81-100% AMI). **Every block group in Foster City has a median household income of \$125,000 and more** (Figure 16). **The City has no concentrations of low-income households (Figure 17) and no areas of concentrated poverty (Figure 18).**

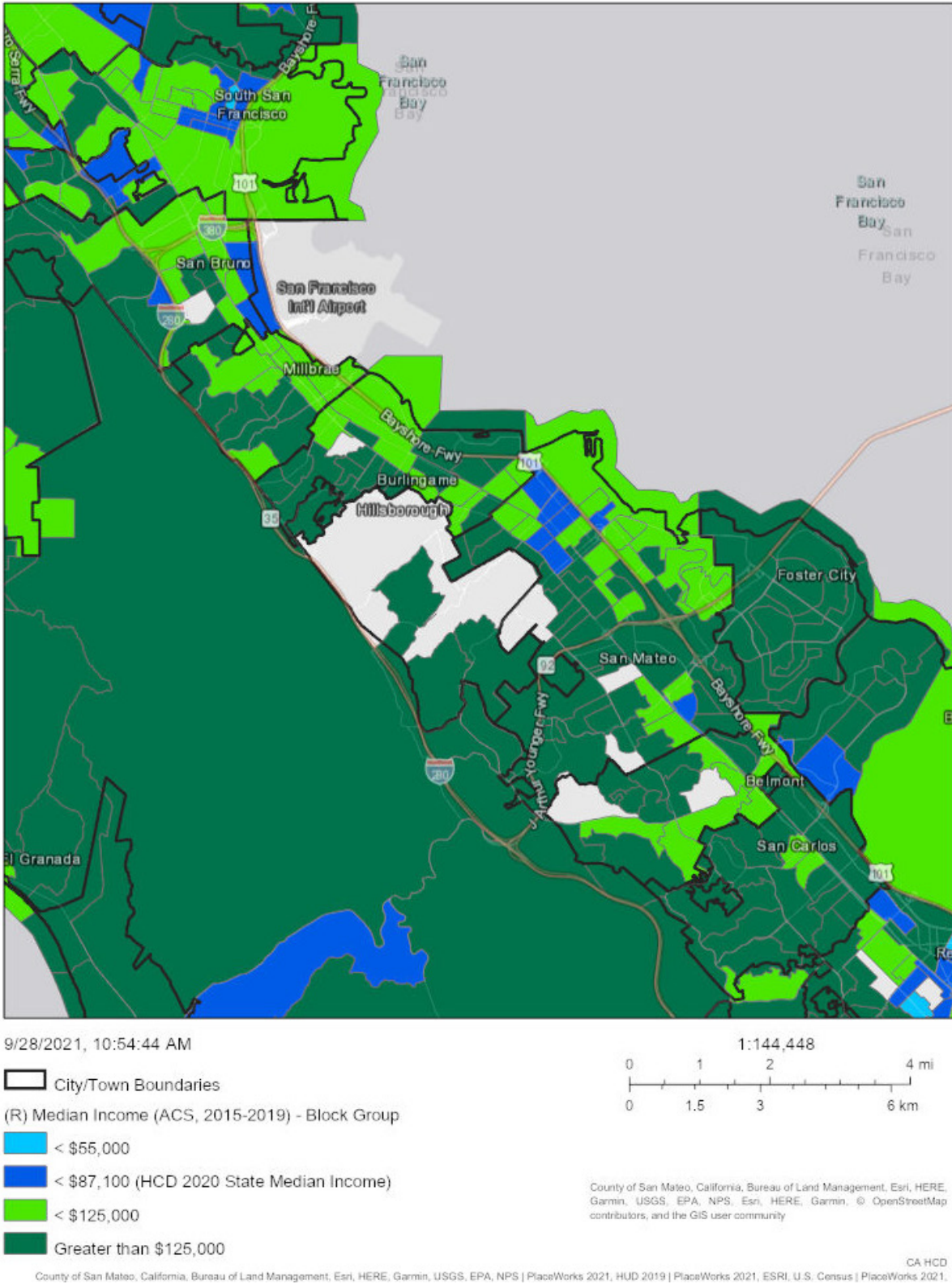


Figure 15: Median Household Income by Block Group, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

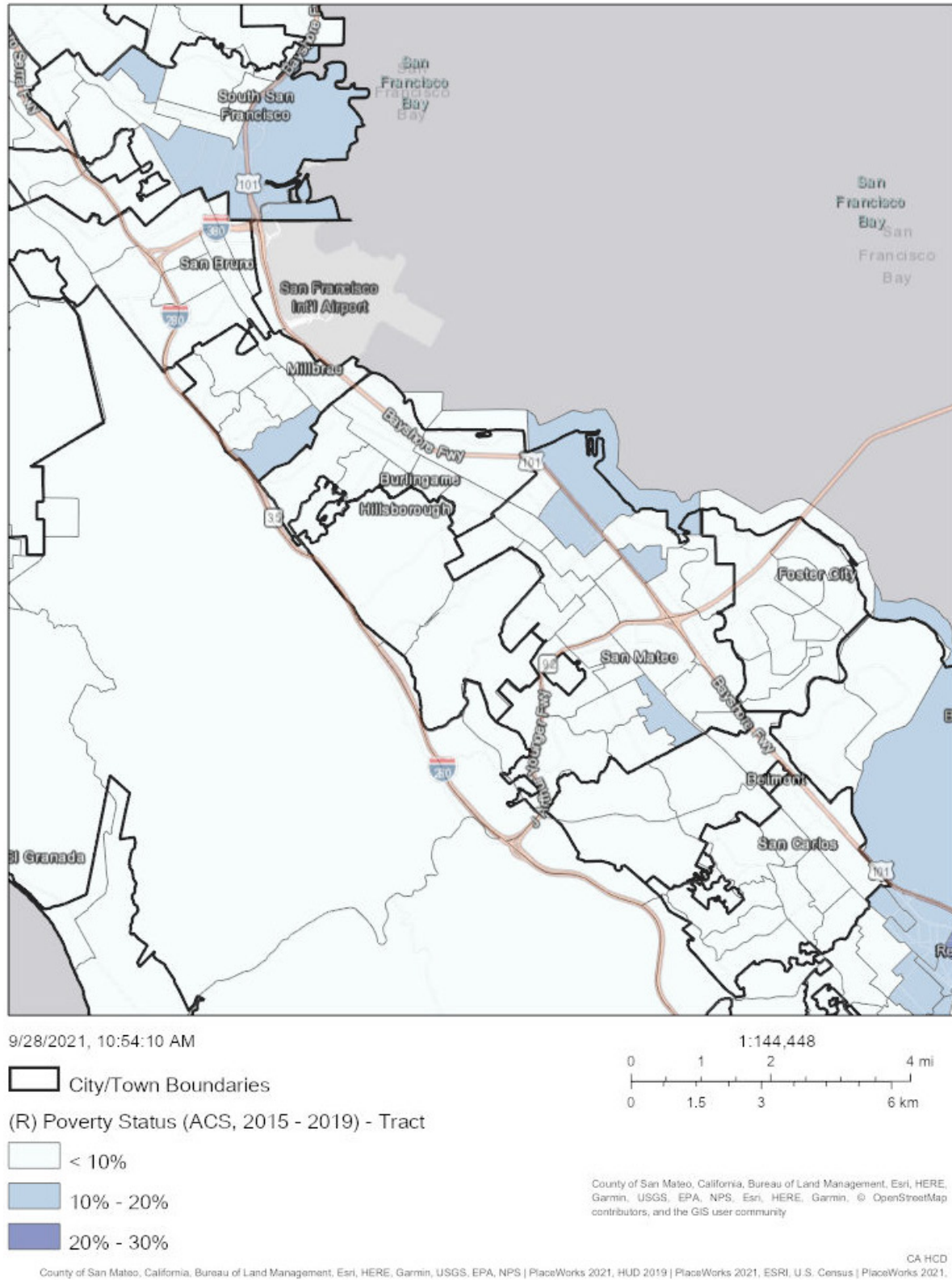


Figure 16: Poverty Status by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

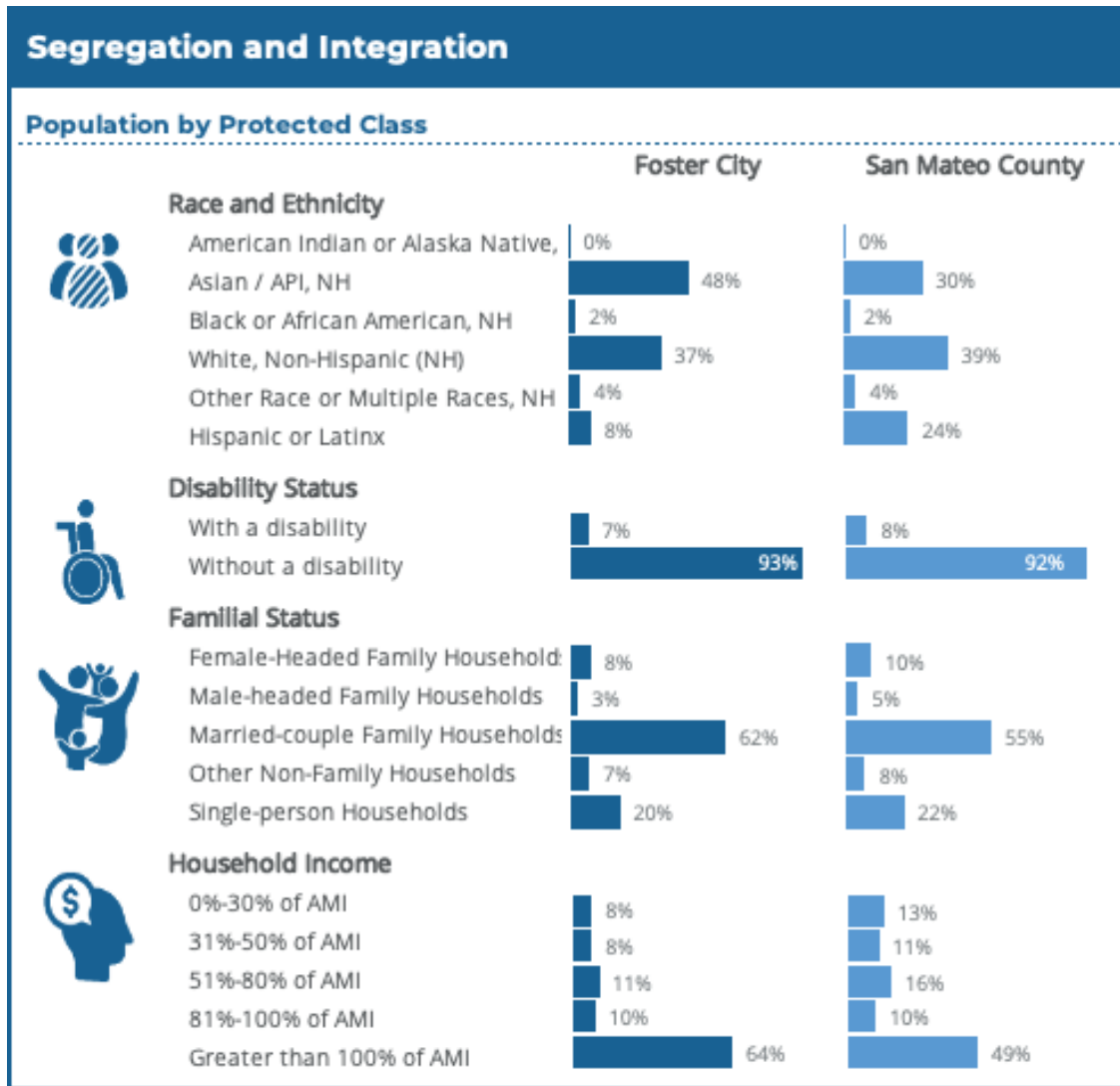


Figure 17: Segregation and Integration

Source: ABAG Housing Needs Data Workbook

3.5 DISABILITY STATUS

The share of the population living with at least one disability is 7% in Foster City compared to 8% in San Mateo County and 10% in the Bay Area. Foster City has no Census tracts where the population of persons with disabilities exceeds 10%.

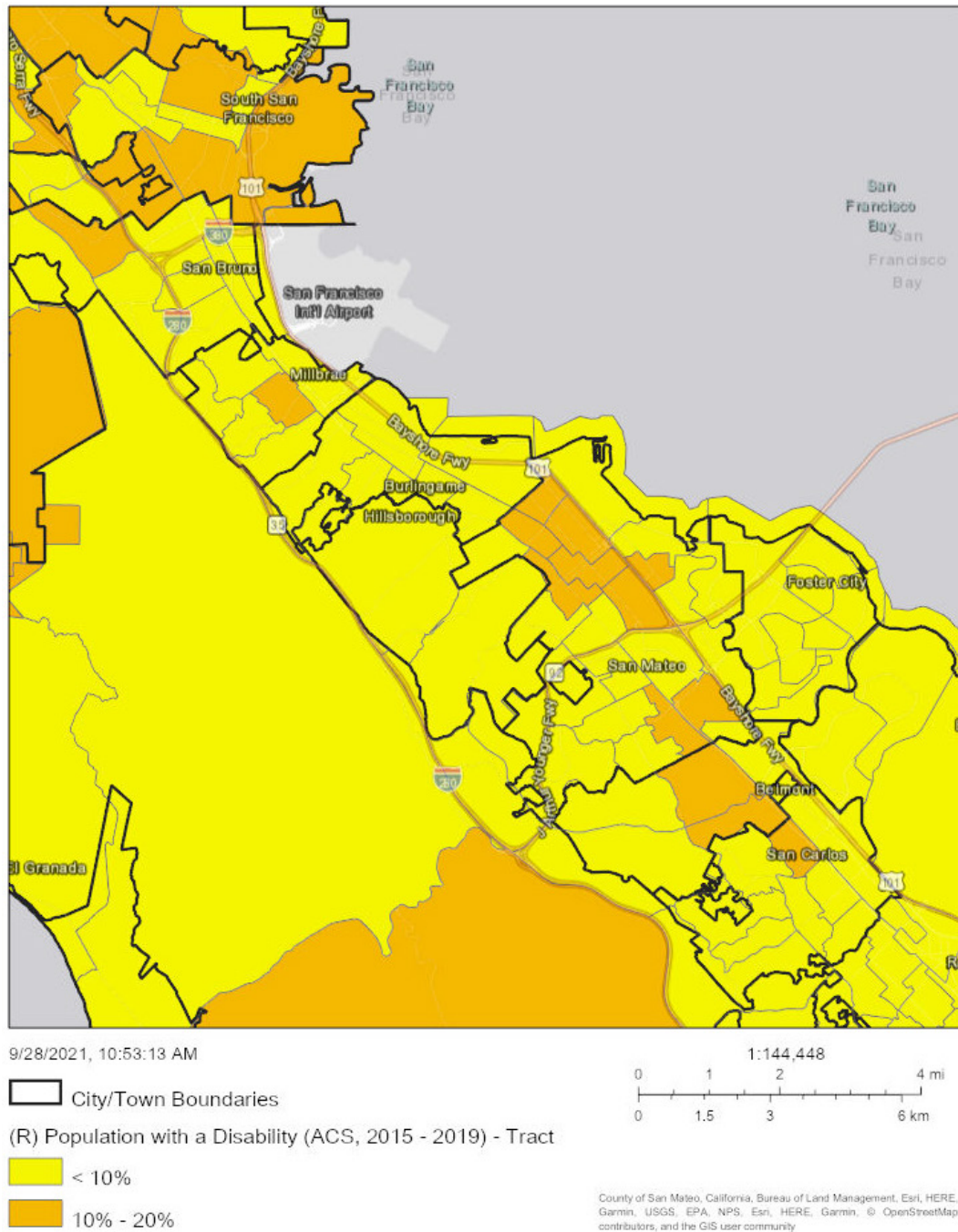


Figure 18: Percent of Population with a Disability by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

3.6 FAMILIAL STATUS

Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of nonfamily households indicate an increased need for 1- and 2-bedroom units.

Foster City's households are mostly made up of 3- to 4-person households (38%) and 2-person households (36%). Compared to the County and Bay area overall, Foster City has slightly fewer 1-person households (20% compared to 22% in the county) and 5-person households (6% v. 11%). Sixty-two percent of households in Foster City are married couple households and 36% of all households have children under the age of 18. The City has fewer adults living alone than in the County and Bay area overall and no concentrations of adults living alone, suggesting that access to in-home services and care for single, older adults is less critical for Foster City than some surrounding communities. However, the City's age distribution has shifted upwards since 2000 (Figure 19) and these accommodations may grow in demand if older adults in Foster City age in place.

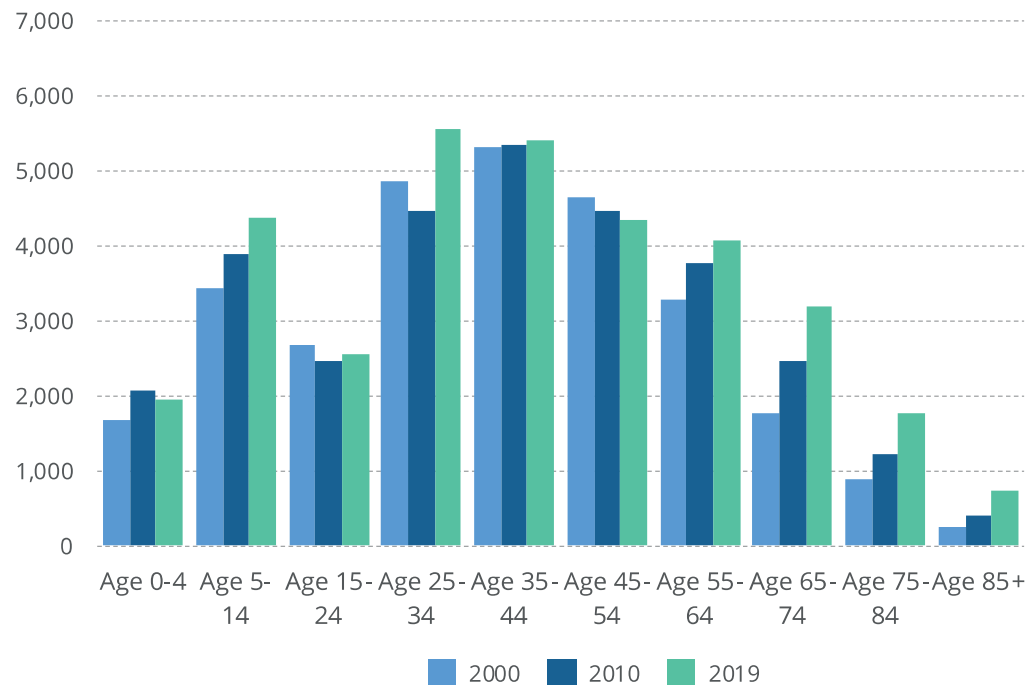


Figure 19: Age Distribution, Foster City, 2000-2019

Source: ABAG Housing Needs Data Workbook.

Many of Foster City's married couples rent housing: of the nearly 8,000 married couple families in the city, 40% rent their homes (Figure 20). Renters are more likely to be living in 1- and 2-bedroom units than owners (Figure 21), and owners are more likely to be occupying 3- to 4- and 5-bedroom units. **To the extent that larger renter households desire to live in Foster City, the lack of rental housing stock to accommodate their needs could limit their access to housing in the city.**

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

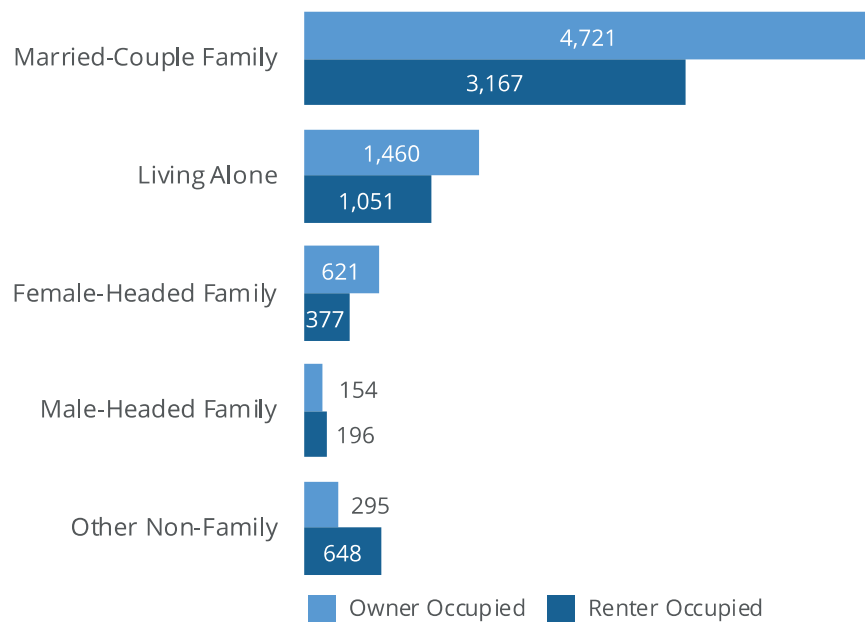


Figure 20: Housing Type by Tenure, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

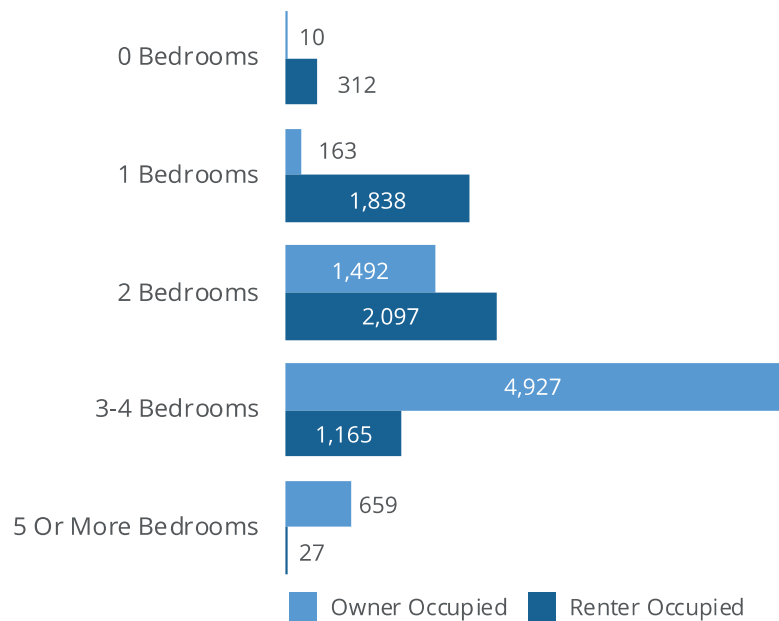


Figure 21: Housing Units by Number of Bedrooms and Tenure, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

3.7 RACIALLY OR ETHNICALLY CONCENTRATED AREAS

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.²⁴

It is important to note that R/ECAPs and RCAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

For this study, the poverty threshold used to qualify a tract as an R/ECAP was three times the average census tract poverty rate countywide—or 19.1%. In addition to R/ECAPs that meet the HUD threshold, this study includes edge or emerging R/ECAPs which hit two thirds of the HUD defined threshold for poverty—emerging R/ECAPs in San Mateo County have two times the average tract poverty rate for the County (12.8%).

In 2010 there were three census tracts that qualify as R/ECAPs (19.4% poverty rate) in the County and 11 that qualify as edge R/ECAPs (13% poverty rate). In 2019 there were two census tracts that qualify as R/ECAPs (19.1% poverty rate) in the County and 14 that qualify as edge R/ECAPs (12.8% poverty rate).

None of the R/ECAPs were located in Foster City in 2010 or 2019.

²⁴ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124.

3.8 RACIALLY CONCENTRATED AREAS OF AFFLUENCE

Placeholder – ABAG expects data to be available later

HCD's definition of a Racially Concentrated Area of Affluence is:

- A census tract that has a percentage of total White population that is 1.25 times higher than the average percentage of total White population in the given COG region, and a median income that was 2 times higher than the COG AML.

4 ACCESS TO OPPORTUNITY

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment.

Access to Opportunity

“Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

4.1 EDUCATION

TCAC’s education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC’s educational opportunity map, every census tract in Foster City scores higher than 0.75—indicating the highest positive educational outcomes. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Foster City is served by the San Mateo Union High School District and the San Mateo-Foster Elementary School District. San Mateo Union increased enrollment by 16% from 2010 to 2020 and the elementary district enrollment increased by 1% over the same time. However, **both districts lost students during the COVID pandemic.**

San Mateo Union High School District enrollment by race and ethnicity is similar to the Countywide distribution. However, there is a higher proportion of Asian students in San Mateo Union (23% compared

to 17% countywide), a smaller proportion of Filipino students (5% compared to 8% countywide) and Hispanic students (32% compared to 38% countywide).

The San Mateo-Foster Elementary District has the second highest share of homeless students, with 2% of students experiencing homelessness. The district also has a high share of English learners compared to the countywide proportion (26% compared to 20% countywide). Overall, **the elementary district is more diverse than the countywide average.**

Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards at 69% followed by San Mateo Union High with 68%. **Pacific Islander, Hispanic, and Black students in the San Mateo Union district were less likely to meet the admission standards,** with rates of 29%, 46%, and 46% respectively.

Although San Mateo Union High School has relatively low dropout rates—4% of students—compared to other districts in the county, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.**

Geospatially, the majority of census tracts in the city are segregated with Asian residents (Figure 22). Overall, the City has low to moderate diversity (Figure 23), and is less diverse than the City of San Mateo and Redwood City, but somewhat more diverse than other nearby higher income communities.²⁵

²⁵ Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

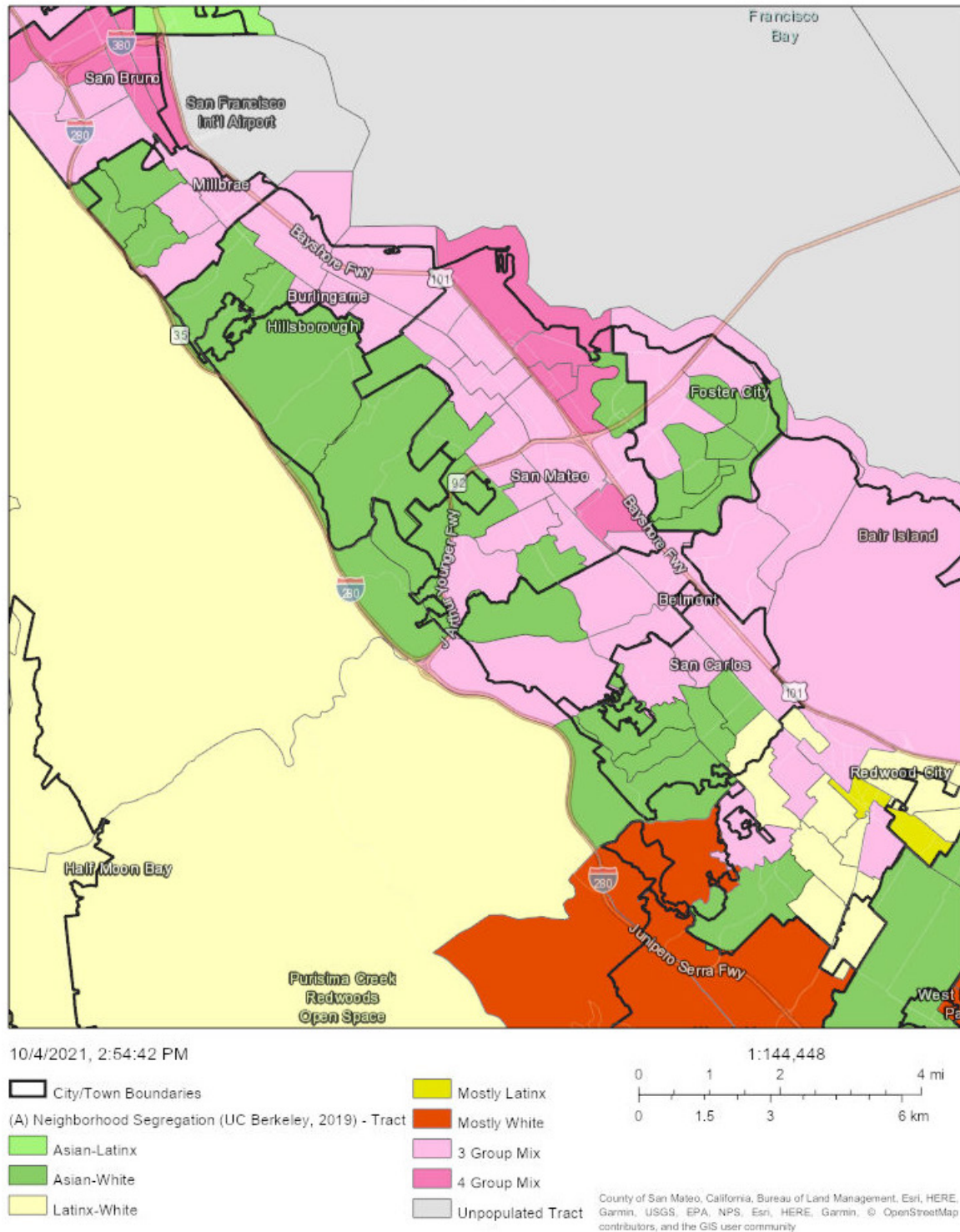
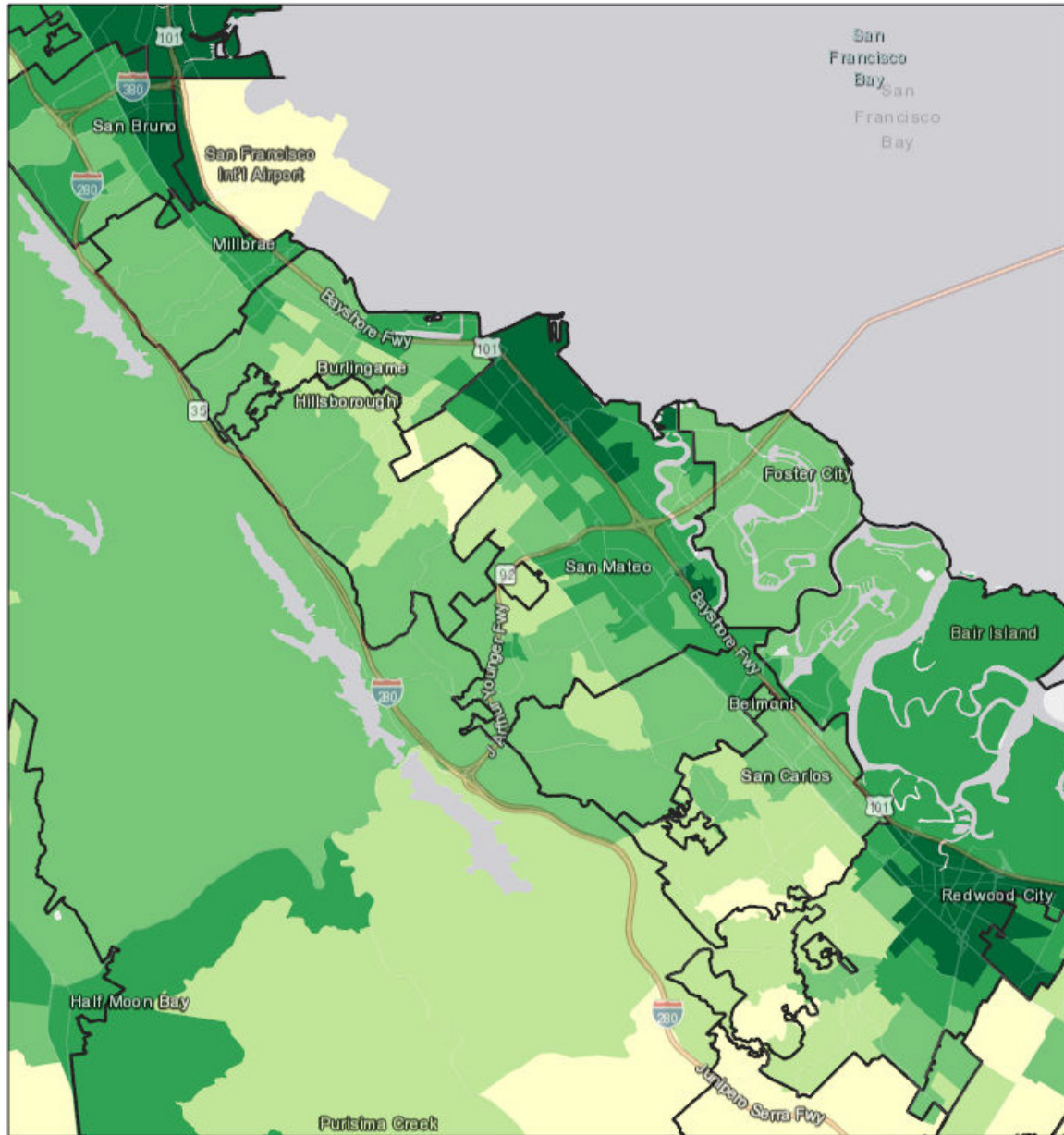
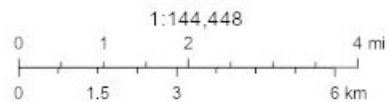


Figure 22: Neighborhood Segregation by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer



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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021. CA HCD

Figure 23: Diversity Index by Block Group, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

4.2 EMPLOYMENT

The Professional & Managerial Services industry dominates jobs in Foster City. Jobs in this industry have grown substantially since 2002 (Figure 24). In 2002, fewer than 4,000 jobs were in the Professional & Managerial Services industry; this was about the same number as Manufacturing and Finance. Jobs in the Professional & Managerial Services industry reached 9,000 in 2018—twice as many as the next highest industry of Finance. No other employment industry posted this volume of job growth.

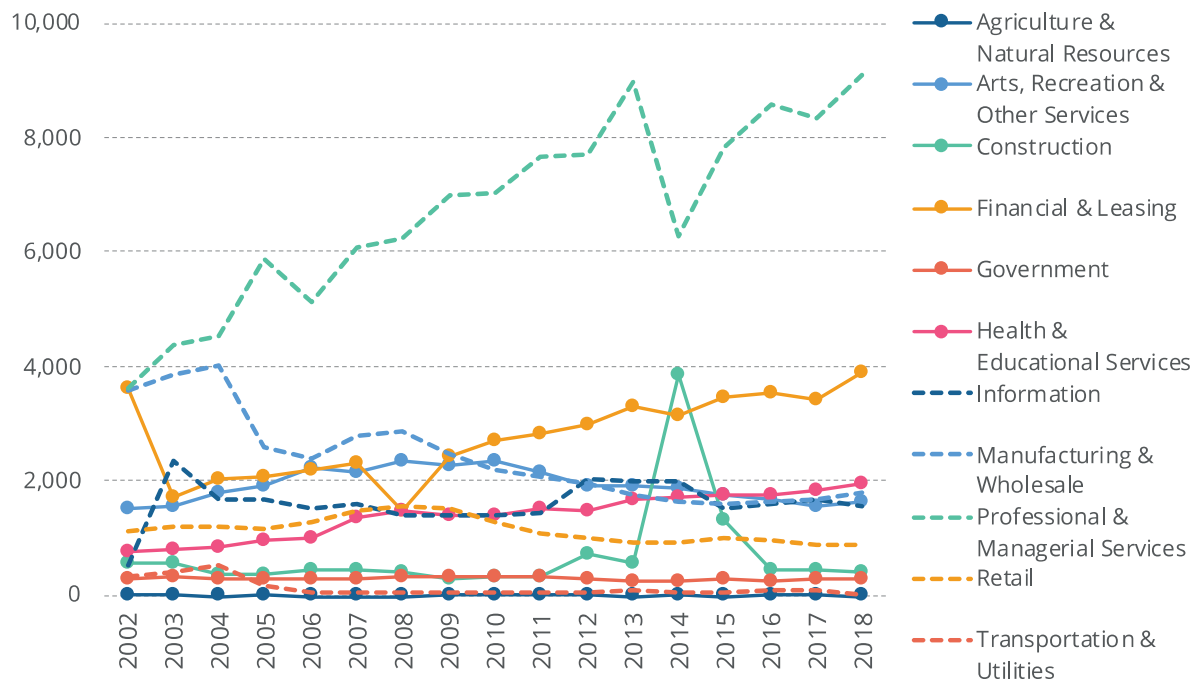


Figure 24: Jobs by Industry, Foster City, 2002-2018

Source: ABAG Housing Needs Data Workbook

Foster City has more jobs than households, meaning that workers must commute into the City for work—particular for essential positions that cannot be performed remotely. Most job holders in Foster City work in professional and managerial jobs and health care and education (Figure 25)—with the latter being moderate wage positions. Foster City has a higher jobs-to-household ratio than the County and Bay area overall (Figure 26) and a lower unemployment rate.

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value and is shown in Figure 27. **All areas of Foster City have moderately high to high economic opportunity.**

HUD's job proximity index shows that **Foster City offers strong proximity to jobs.** On a scale from zero to 100 where 100 is the closest proximity to jobs the majority of block groups in the city score above 80.

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

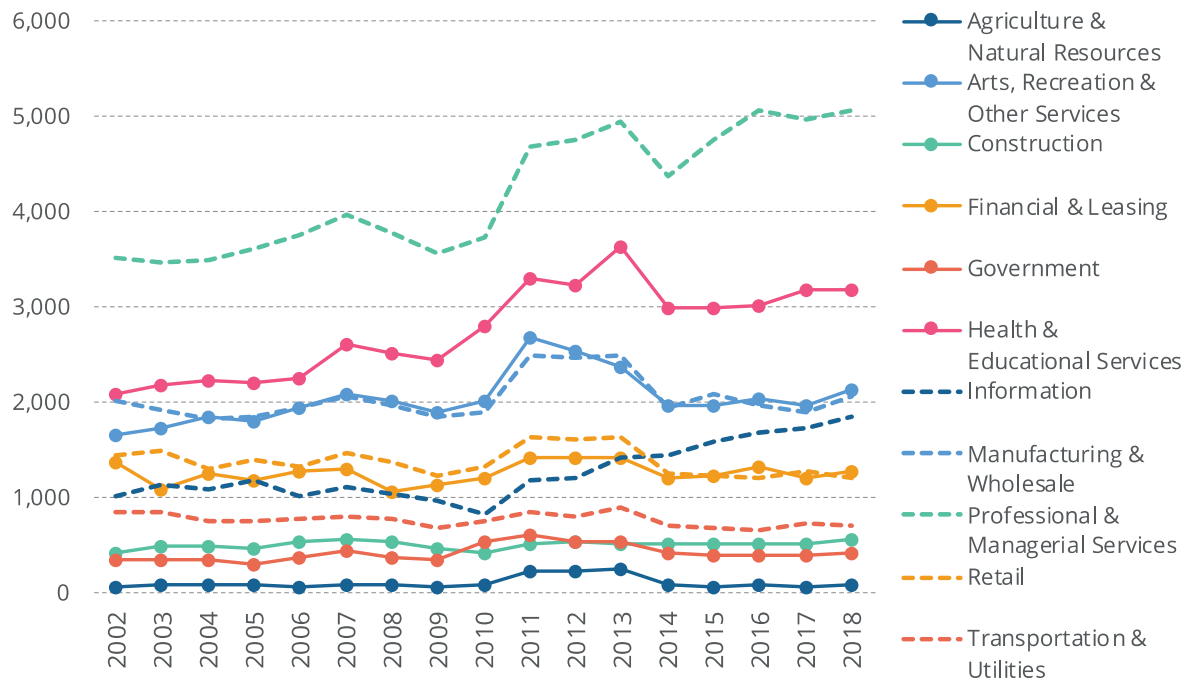


Figure 25: Job Holders by Industry, Foster City, 2002-2018

Source: ABAG Housing Needs Data Workbook

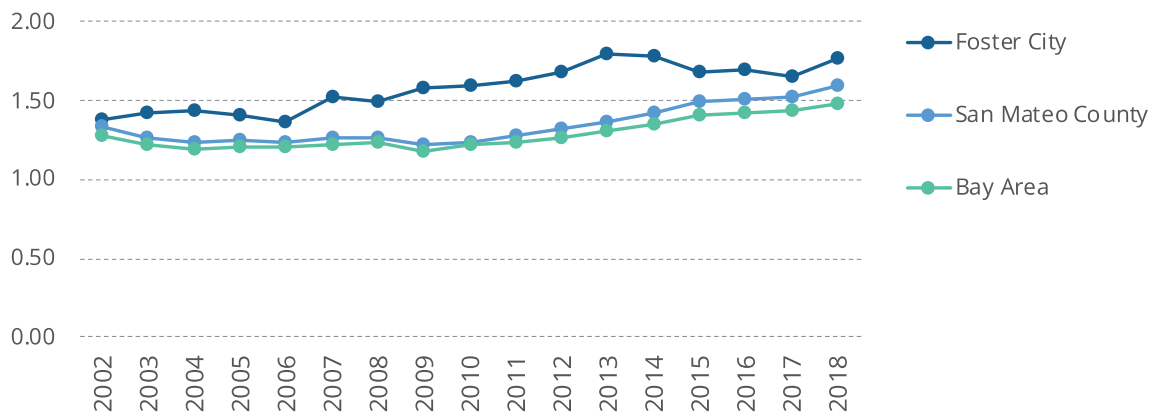


Figure 26: Jobs to Household Ratio, Foster City, 2002-2018

Source: ABAG Housing Needs Data Workbook

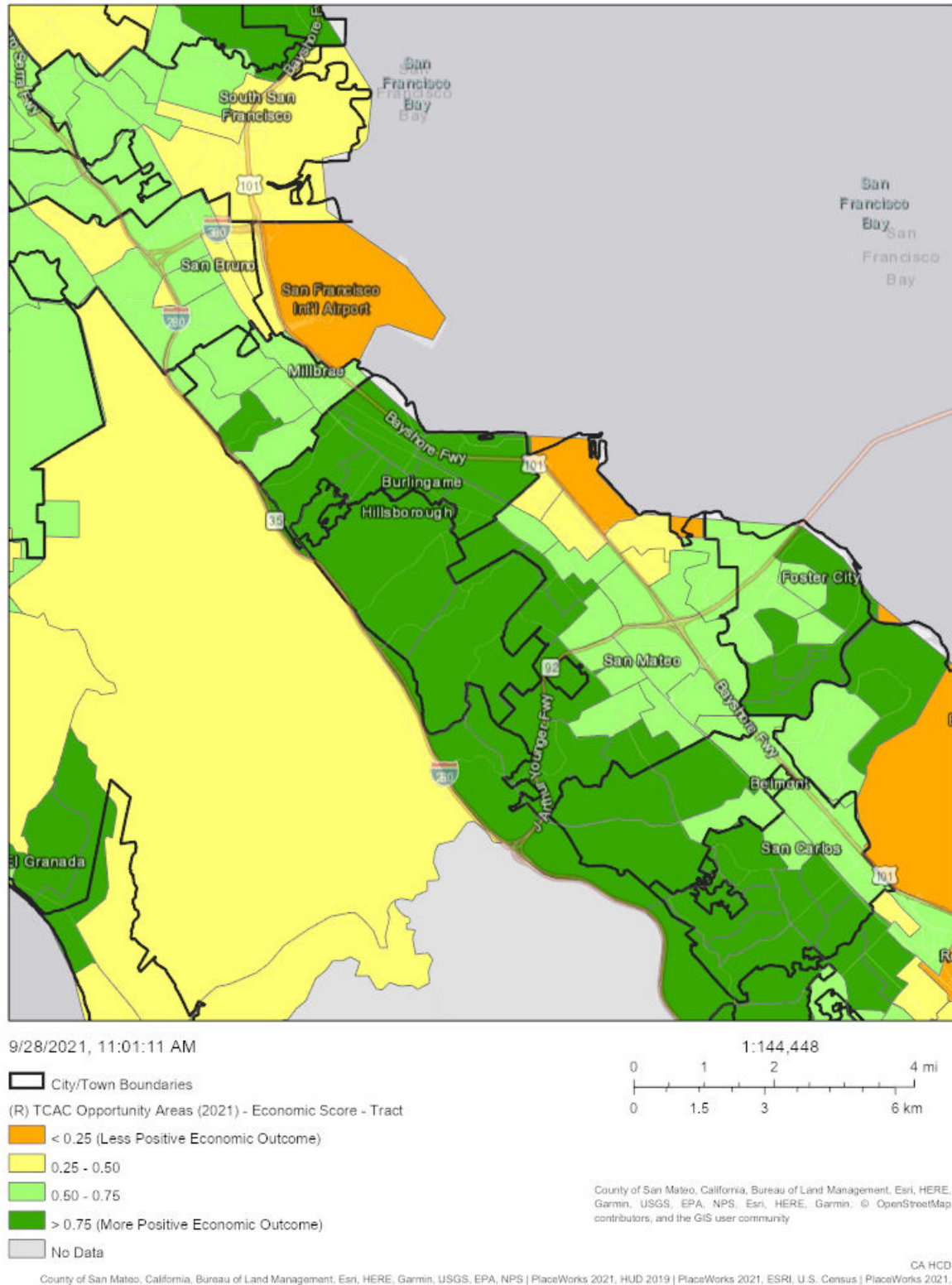


Figure 27: TCAC Opportunity Areas Economic Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

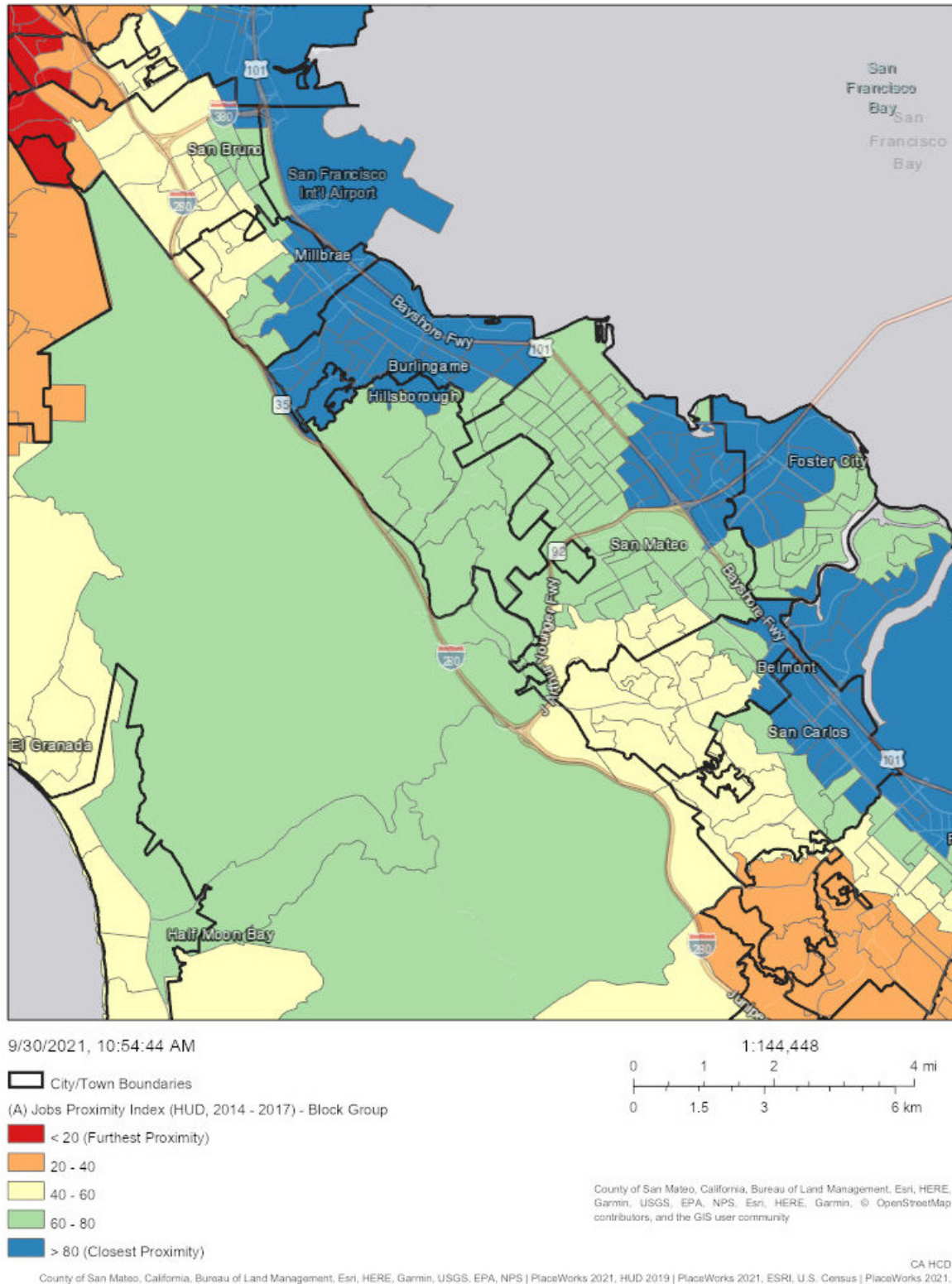


Figure 28: Jobs Proximity Index by Block Group, 2017

Source: California Department of Housing and Community Development AFFH Data Viewer

4.3 TRANSPORTATION

This section provides a summary of the transportation system that serves the broader region including emerging trends and data relevant to transportation access in the city, beginning with resident input on transit access.

In the survey conducted to support this AFFH, residents were asked about their satisfaction with transit access. Key findings include:

- Foster City residents use a variety of means to access work, services, and recreation including driving a personal vehicle (87%), walking (41%), biking/riding a scooter (17%), carpooling (16%), and taking public transit (13%).²⁶
- Overall, most residents are satisfied with their transportation options with 20% “somewhat” unsatisfied and 9% “not at all satisfied.”
- 20% of respondents said that public transit does not go to needed locations or operate during times needed, and 14% said they cannot get to transit easily or safely.

The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the County including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in San Mateo and the County overall. Primary gaps within the County include:

“San Mateo’s [Paratransit Coordinating Council] PCC and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs. Transportation information, emerging mobility providers, and transit fares were other common themes.

While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential solutions, other comments called for the increased accessibility and affordability of these services in the meantime.”²⁷

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility & Climate Sustainability). The project’s overall goal is to, “stimulate connection and communication between the

²⁶ Residents could pick more than one type.

²⁷ https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf.

community of seniors and people with disabilities together with the transportation system— the agencies in the region local to the San Francisco Bay, served by MTC.”²⁸

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MTC transit. One respondent who had used multiple services said, “**it is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation.**”

The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the **county’s senior population is expected to grow more than 70% over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership.** The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.²⁹ Foster City is noted in the plan for being a site of a Volunteer Driver Program, located at the Peninsula Jewish Community Center. The Volunteer Driver Program is a network of volunteers who provide one-way, round-trip, and multi-stop rides free of charge to residents who need transportation assistance.

MTC also launched Clipper START—an 18-month pilot project—in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.³⁰

4.4 ENVIRONMENT

TCAC’s opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM_{2.5}, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Foster City scores well on positive environmental outcomes, with no census tracts in the City scoring poorly (Figure 29). The City also scores high on **California Healthy Places Index (HPI)** developed by the Public Health Alliance of Southern California (PHASC) (Figure 30).

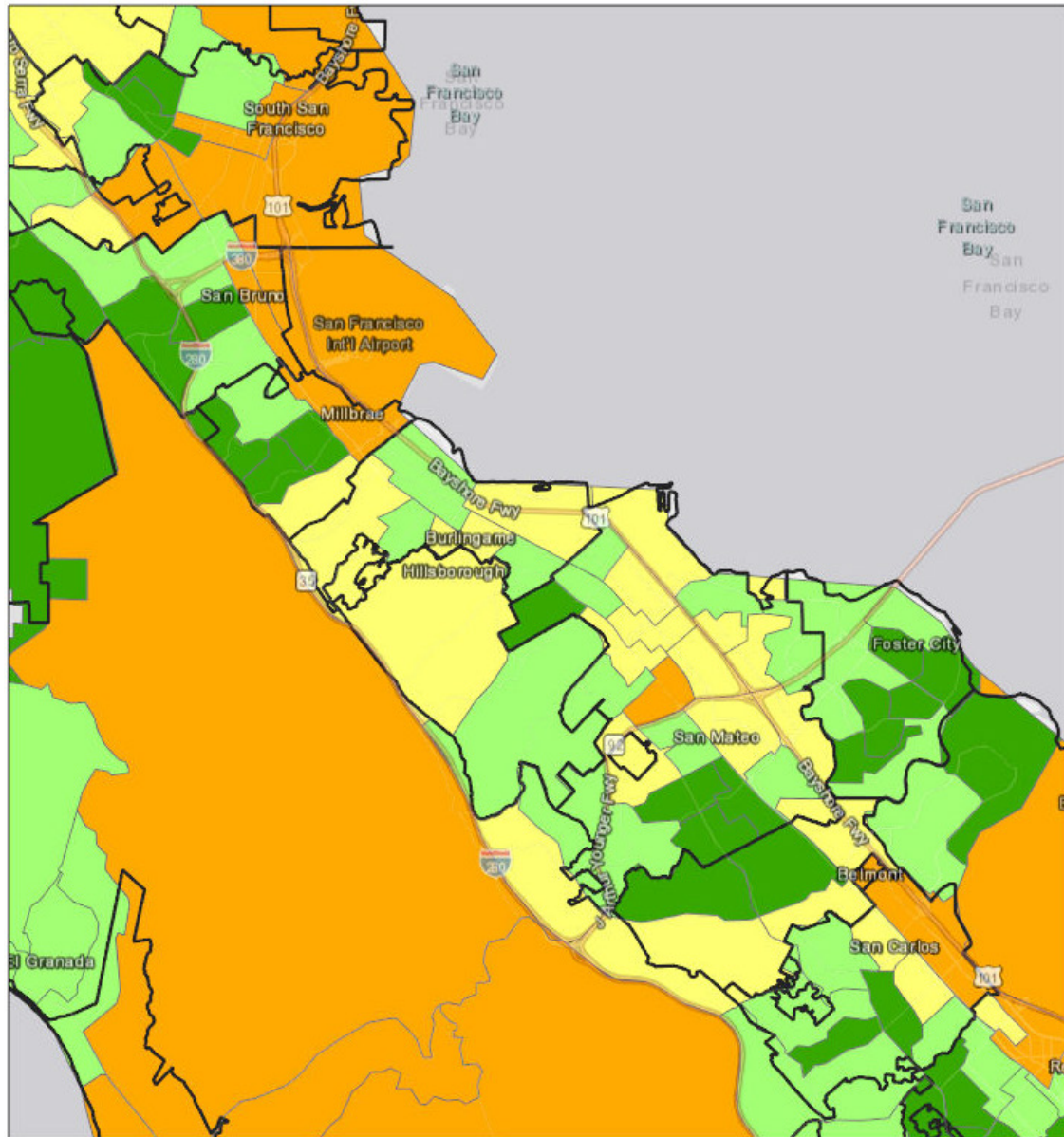
The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.³¹

²⁸ <https://wid.org/transportation-accessibility/>.

²⁹ https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html.

³⁰ <https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm>.

³¹ <https://healthyplacesindex.org/about/>.



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

< .25 (Less Positive Environmental Outcomes)

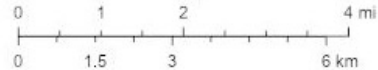
.25 - .50

.50 - .75

.75 - 1 (More Positive Environmental Outcomes)

No Data

1:144,448



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CA HCD

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure 29: TCAC Opportunity Areas Environmental Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

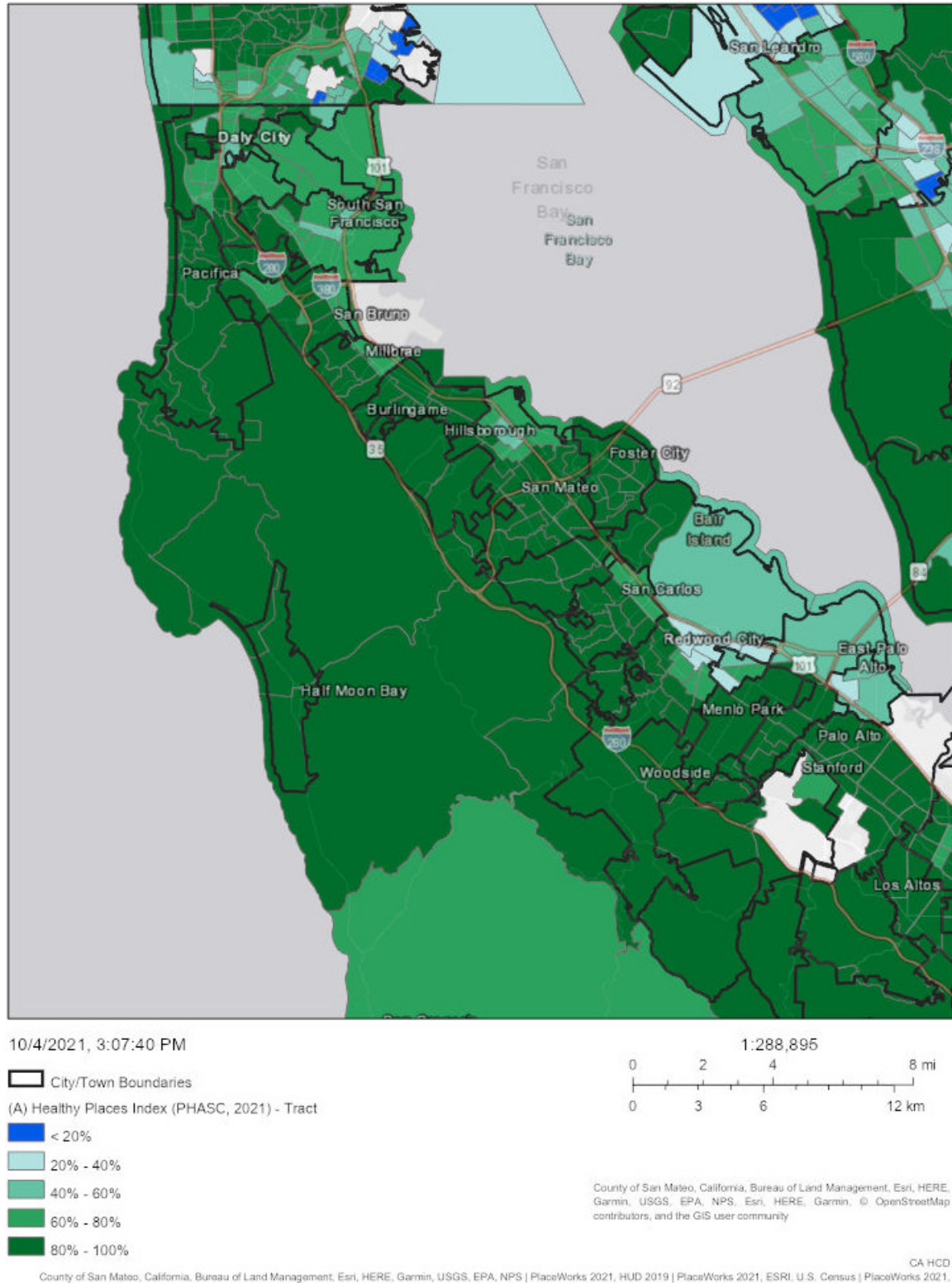


Figure 30: Healthy Places Index by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

4.5 DISPARITIES IN ACCESS TO OPPORTUNITY

Because Foster City offers high opportunity neighborhoods throughout, all residents live in highly resourced areas, regardless of race or ethnicity (Figure 31). Burlingame and Hillsborough are the two other cities in close proximity that are entirely high opportunity cities.

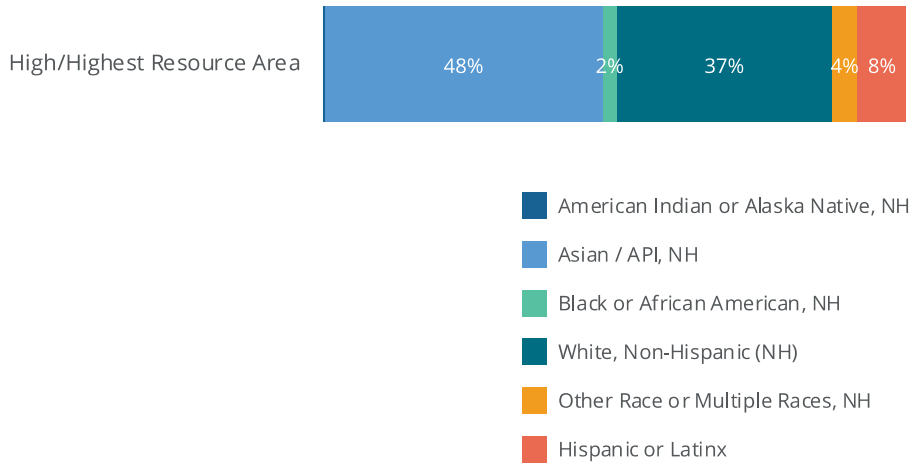


Figure 31: Population Living in Moderate and High Resource Areas by Race and Ethnicity, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. Foster City scores well on the SVI; no neighborhoods are ill equipped to respond to disasters (see Figure 32).

Foster City does not have any disadvantaged communities as defined under SB 535 as, “the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.”³²

³² <https://oehha.ca.gov/calenviroscreen/sb535>.

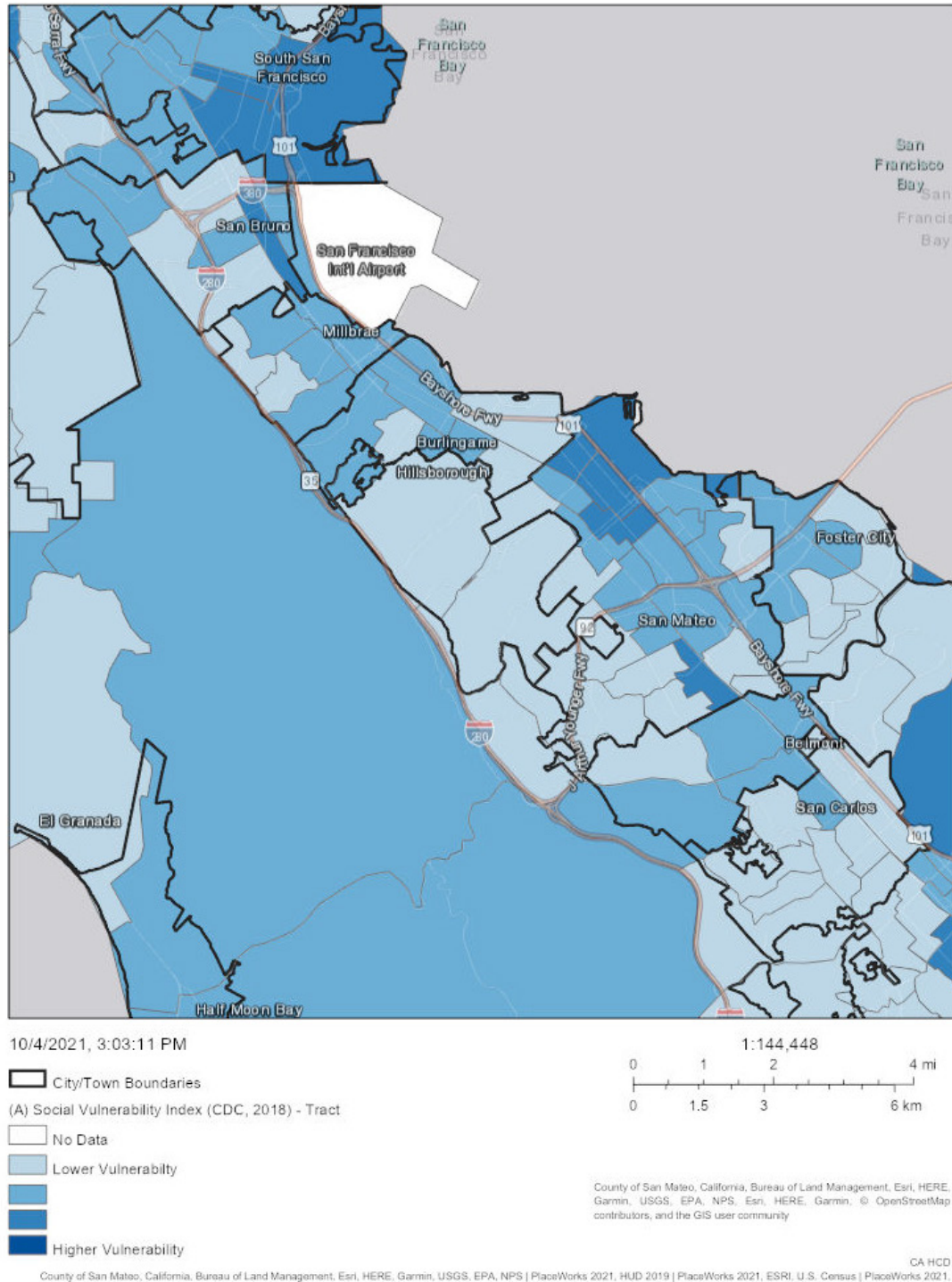


Figure 32: Social Vulnerability Index by Census Tract, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

4.6 DISPARITIES SPECIFIC TO THE POPULATION LIVING WITH A DISABILITY

Seven percent of the population in Foster City is living with at least one disability, compared to 8% in the county. The most common disabilities in the City are ambulatory (3.3%), independent living (2.6%), and cognitive (2.1%). **For the population 65 and over, the share of the population with an ambulatory or independent living difficulty increases to 14.9%.**

Disability

"Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty."

Source: California Department of Housing and Community Development Guidance, 2021, page 36.

Unemployment is higher for residents living with a disability – 6%, compared with 3% for residents without a disability. Countywide, the unemployment rate for residents with a disability is 4%, compared to 3% for residents without a disability. High unemployment rates among this population points to a need for increased services and resources to connect this population with employment opportunities.

There are compounding effects when persons with disabilities are also subject to discrimination based on race or other characteristics. Figure 33 below shows the disparities in rent burden for people with and without disabilities by race/ethnicity.

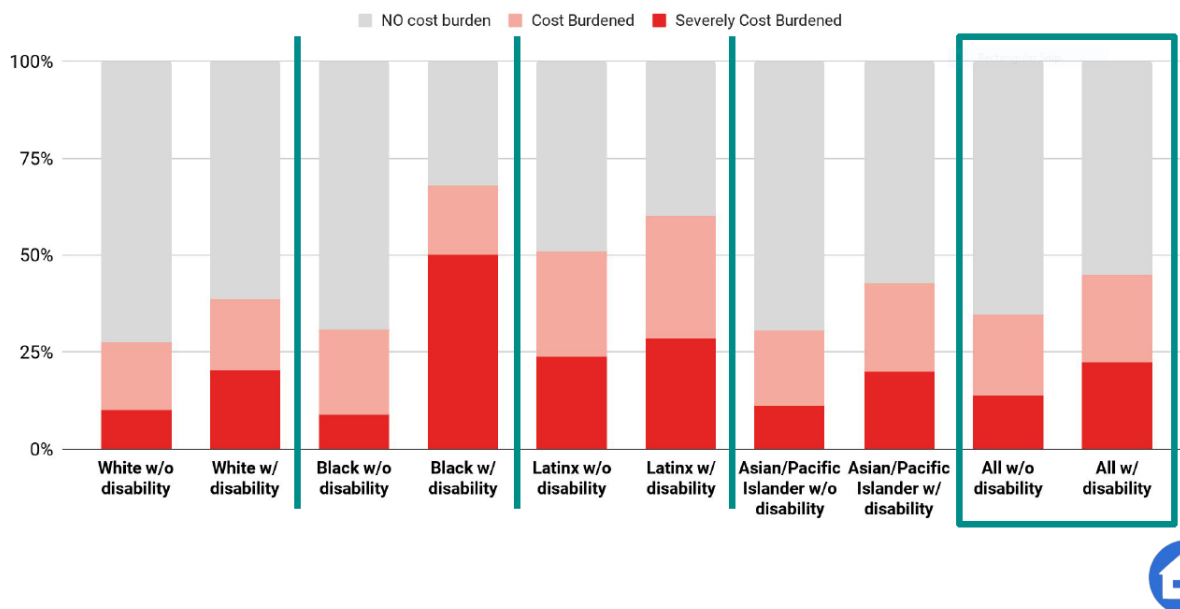


Figure 33: All Races/Ethnicities: Disparities in Rent-Burden among San Mateo County Residents with and without Disabilities

Source: Housing Choices, 2022

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

Most respondents to the resident survey who have a disability (30% of respondents) reported that their homes meet the needs of their disability; 16% said their homes do not. Modifications that are needed include: wider doorways and supportive services.

No areas of Foster City have concentrations of persons with disabilities.

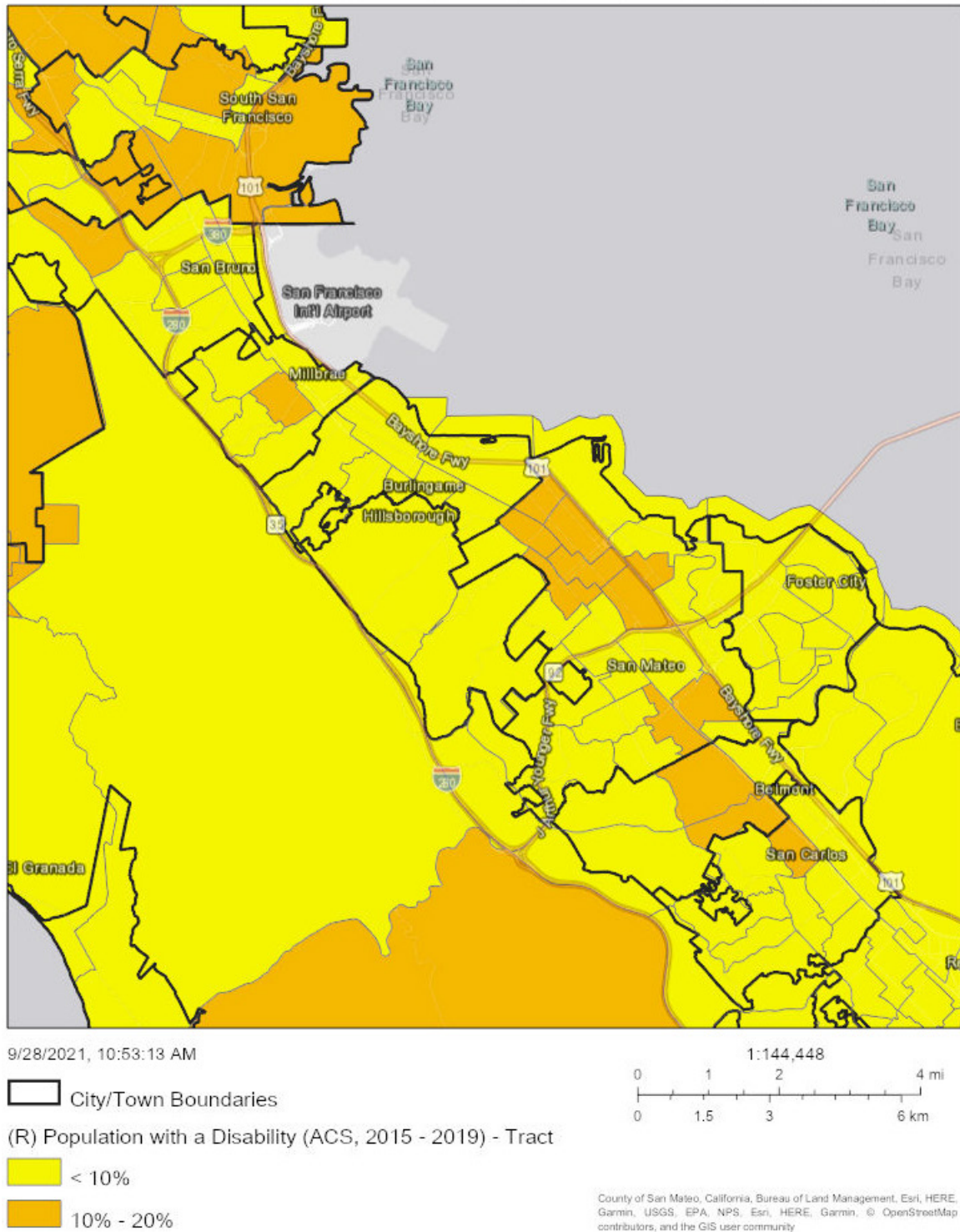


Figure 34: Share of Population with a Disability by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5 DISPROPORTIONATE HOUSING NEEDS

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Disproportionate Housing Needs

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

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

5.1 HOUSING NEEDS

Population growth in Foster City has generally kept up with the pace of growth Countywide. Foster City lost population in the early 2000s, and growth has been positive since then until 2020, likely due to the emergence of the COVID-19 pandemic in the Spring of 2020. Since 2015, **the housing that has received permits to accommodate growth has largely been priced for above moderate-income households**, with 657 units permitted for above moderate-income households compared to 86 for very low income households, 49 for moderate income households, and 14 for low income households. The vast majority of the City’s homes were built between 1965 and 1979. After this period, **housing production slowed significantly, particularly between 2000 and 2009, when only 48 units were built.**

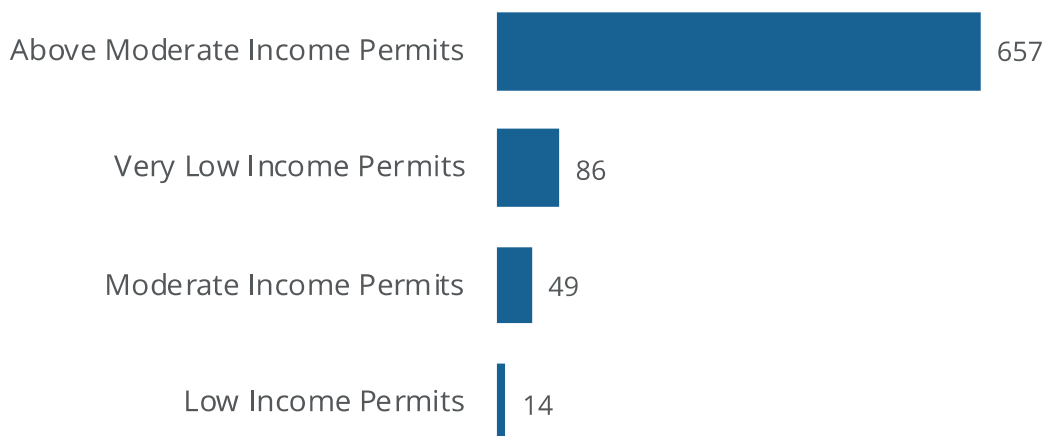


Figure 35: Housing Permits Issued by Income Group, Foster City, 2015-2019

Source: ABAG Housing Needs Data Workbook

Foster City offers a variety of housing types with most medium or large multi-family (37.5%) and single family detached units (35.4%). One-fifth are single family attached and 7% are small multi-family units.³³

Ownership in Foster City is challenging for households who cannot afford homes priced at \$1 million and more: 71% of homes are valued at \$1 million and more. This compares to 56% for the County and 35% for the Bay area overall (Figure 36).

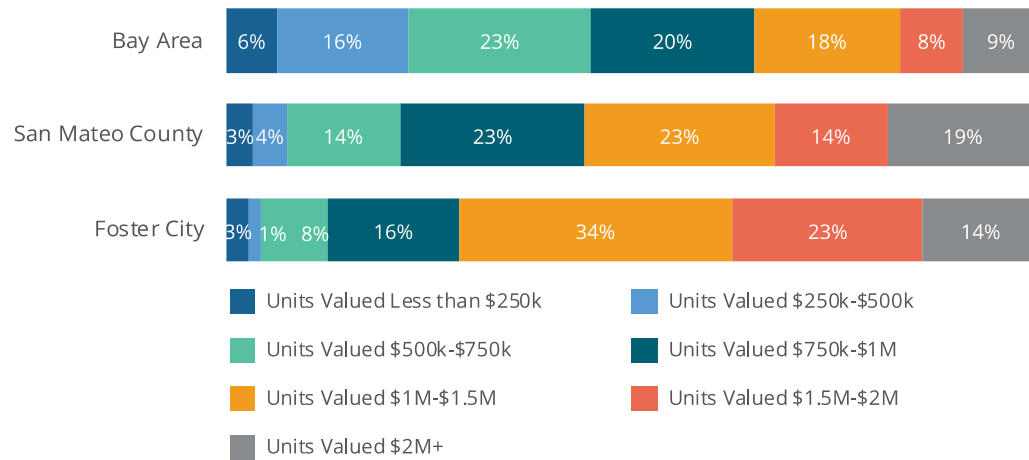


Figure 36: Distribution of Home Value for Owner Occupied Units, 2019

Source: ABAG Housing Needs Data Workbook

According to the Zillow Home Value Index, Foster City is more expensive than the County and much pricier than the Bay area overall (Figure 37).

Rents are very high in Foster City, with 54% of units renting for \$3,000 per month and more. This is considerably higher than in the County (22%) and Bay area overall (13%). Just 9% of the city's rental units rent for \$2,000 and less. **The County has four times the proportion of rentals priced under \$2,000 than the city.**

³³ Housing Needs Data Report: San Mateo, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

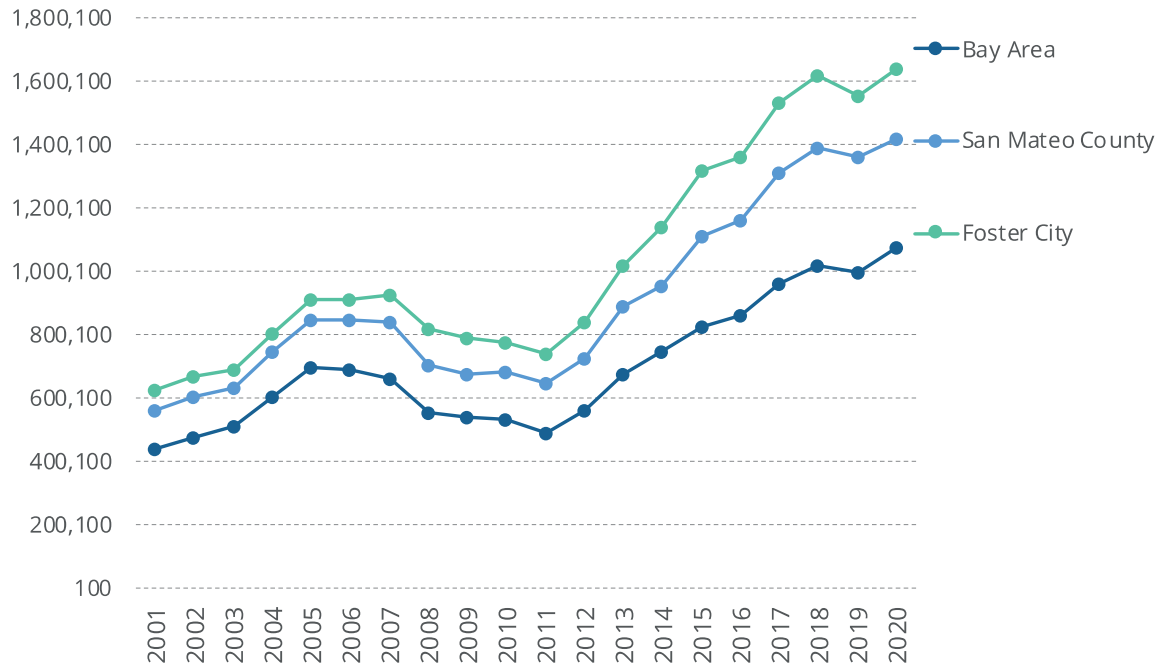


Figure 37: Zillow Home Value Index, 2001-2020

Source: ABAG Housing Needs Data Workbook

5.2 COST BURDEN AND SEVERE COST BURDEN

Despite Foster City's comparably high housing costs, cost burden—which occurs when households spend more than 30% of their gross income on housing costs—is on par with the County and Bay area (Figure 38). **Cost burden does not vary by tenure** (rentership or ownership) in Foster City, which is unusual—renters are typically more likely to be cost burdened than owners. Burden is much higher for the City's lowest income households, 81% of whom pay more than 50% of their gross household incomes in housing costs.

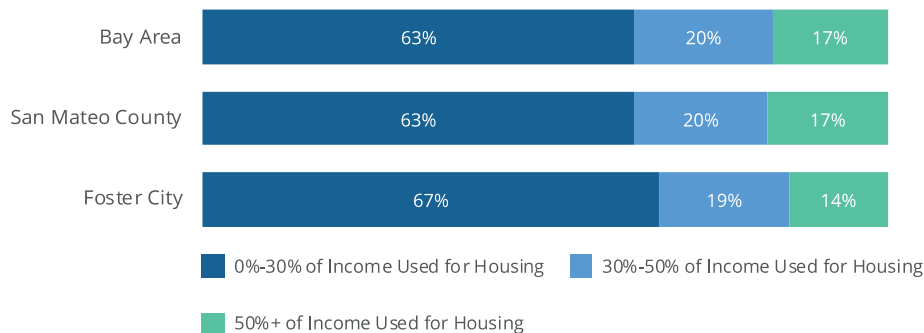


Figure 38: Overpayment (Cost Burden) by Jurisdiction, 2019

Source: ABAG Housing Needs Data Workbook

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

There are no concentrations of cost burdened renters in the City (Figure 39), but there are concentrations of burdened owners (Figure 40).

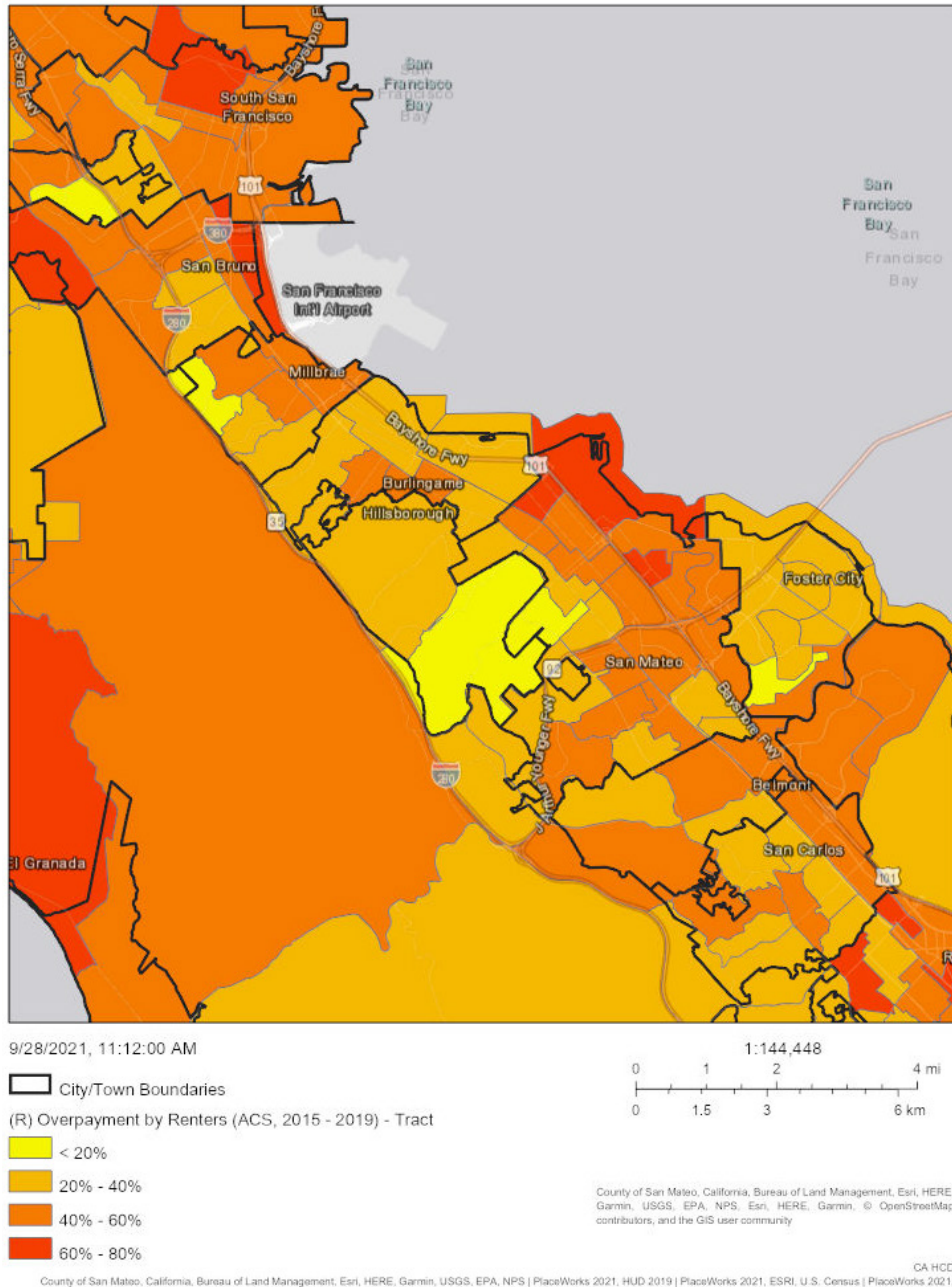


Figure 39: Overpayment (Cost Burden) for Renter Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

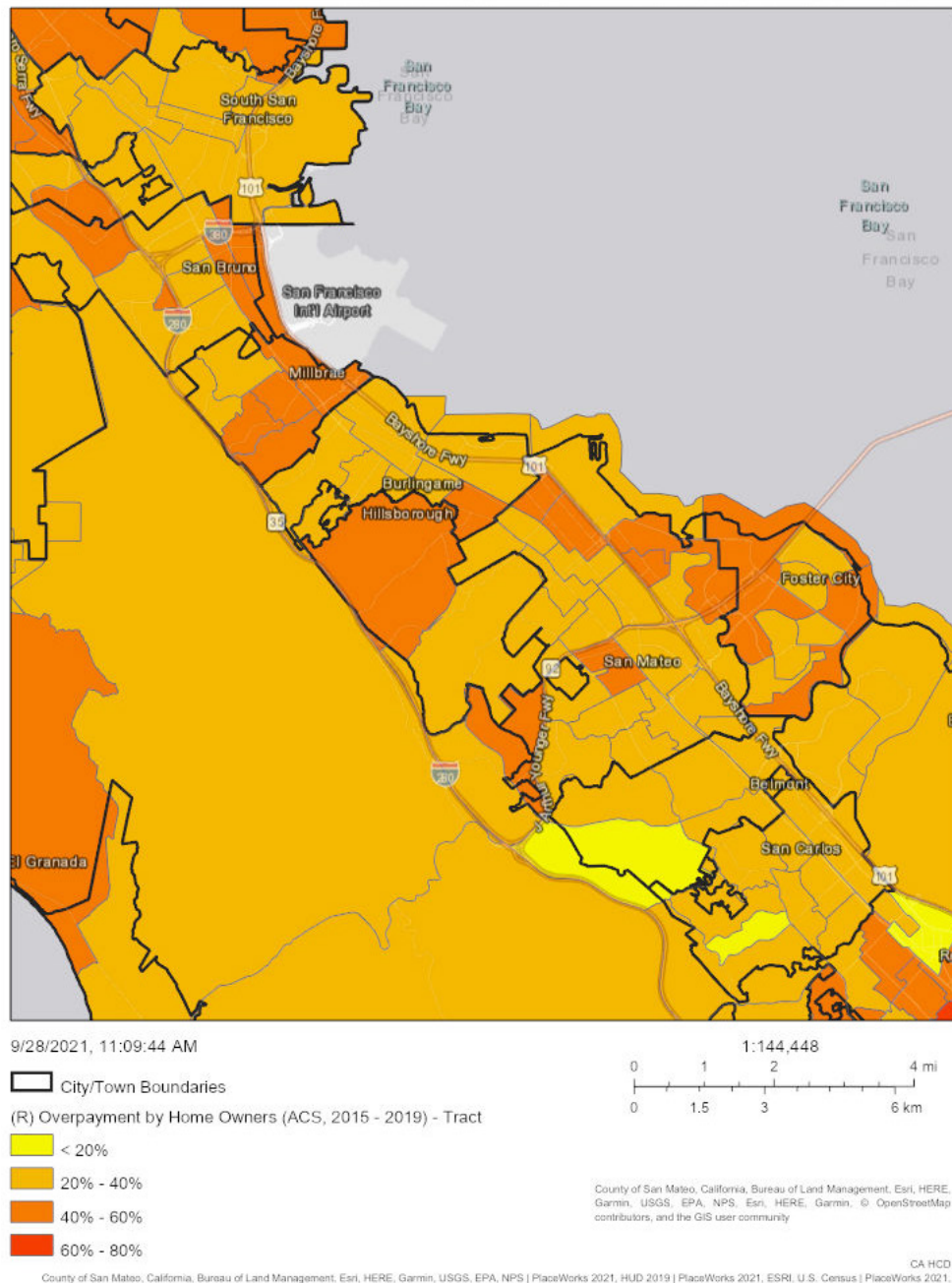


Figure 40: Overpayment (Cost Burden) for Owner Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5.3 OVERCROWDING

The vast majority of households (95%) in Foster City are not overcrowded—indicated by more than one occupant per room. However, renter households are more likely to be overcrowded, with 5.9% of households with more than one occupant per room, compared to 1.4% of owner households (Figure 41).

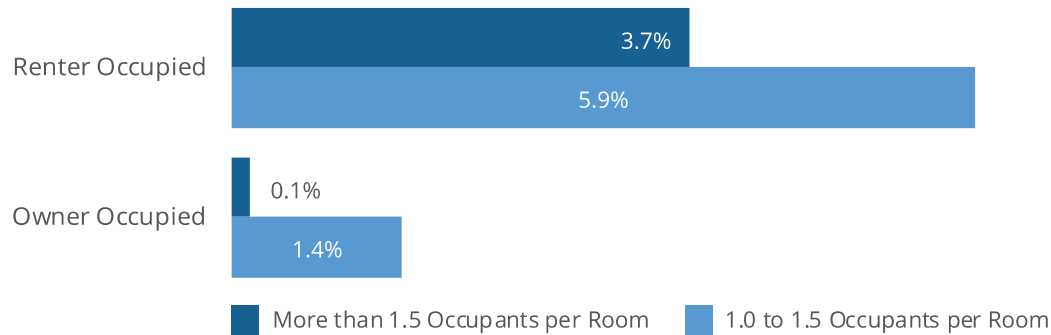


Figure 41: Occupants per Room by Tenure, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

The types of households most likely to experience overcrowding include Asian households (8.2% are overcrowded) and other or multiple race households (6.7%) (Figure 42). The City's moderate-income households (80% to 100% AMI) are just as likely to be overcrowded as the lowest income households (<30% AMI) (Figure 43).

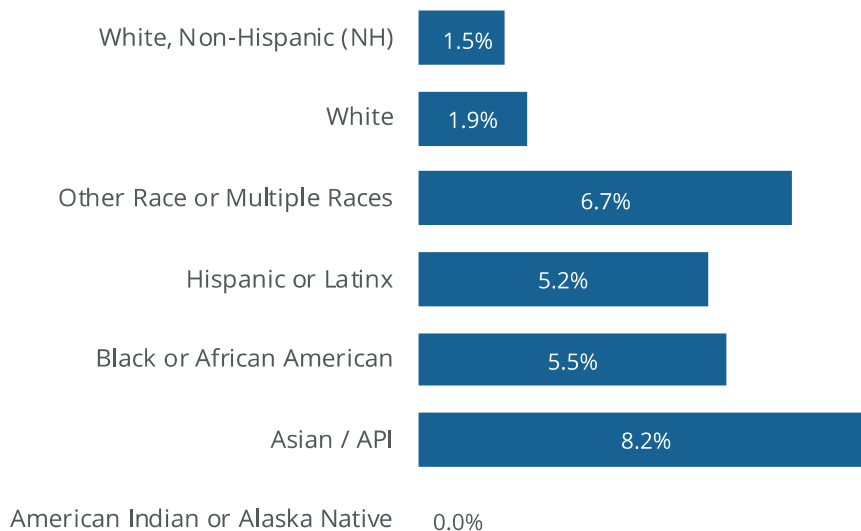


Figure 42: Overcrowding by Race and Ethnicity, Foster City, 2019

Note: Overcrowding is indicated by more than 1 person per room.

Source: ABAG Housing Needs Data Workbook

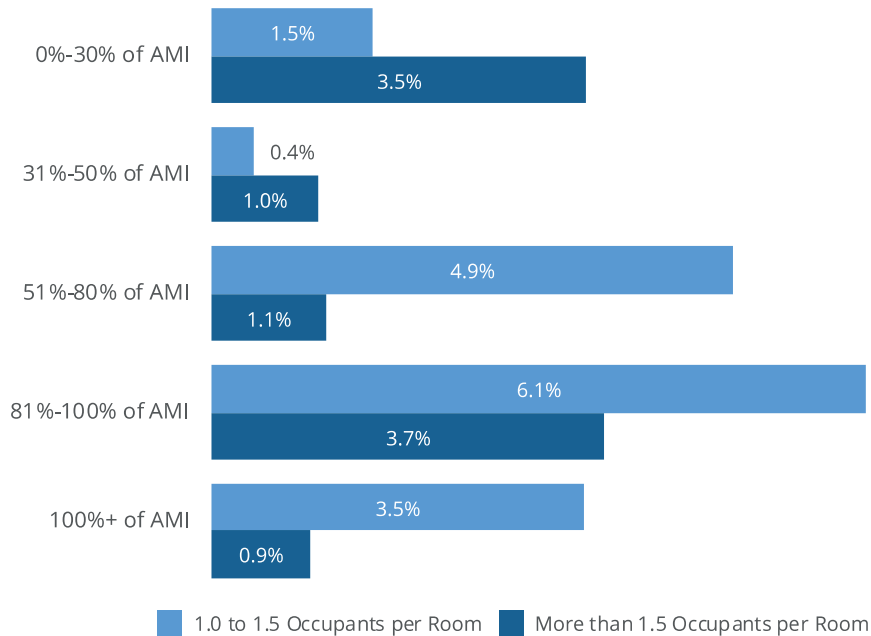


Figure 43: Occupants per Room by AMI, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

There are no geographic concentrations of overcrowded households in Foster City (Figure 44).

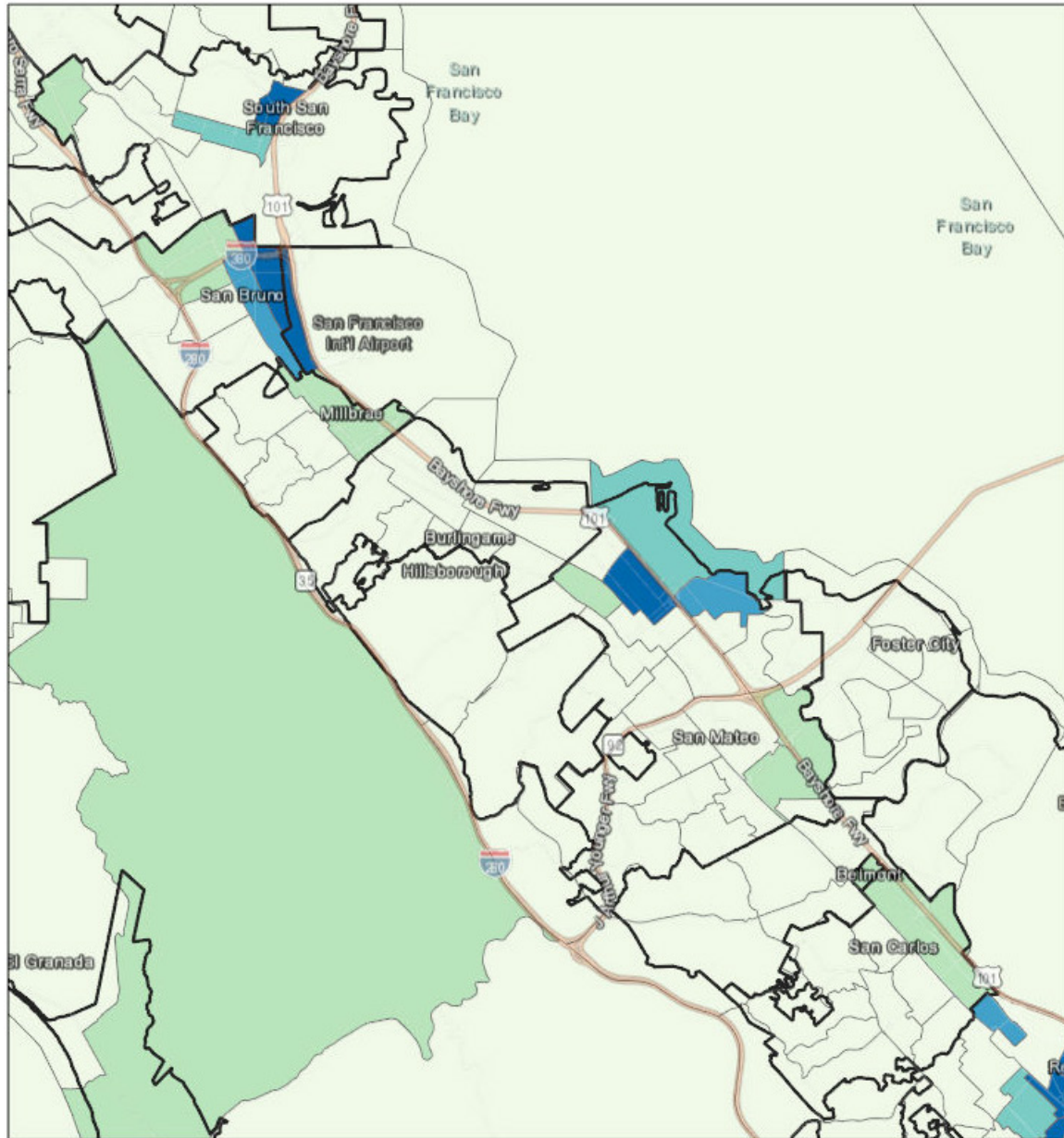
5.4 SUBSTANDARD HOUSING

Data on housing condition are very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in Census surveys. No owner households in Foster City report living in substandard housing. About 1% of renter households are lacking complete kitchens and .2% lack complete plumbing.

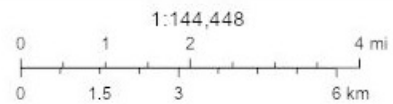
5.5 HOMELESSNESS

In 2019, 1,512 people were experiencing homelessness in the County during the One-Day Count, with 40% of people in emergency or transitional shelter while the remaining 60% were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children.

People who identify as American Indian or Alaskan Native (6% of the homeless population compared to less than 1% of the total population), Black (13%, 2%), White (67%, 51%), and Hispanic (38%, 28%) are overrepresented in the homeless population compared to their share of the general population. People struggling with chronic substance abuse (112 people), severe mental illness (305), and domestic violence (127) represented a substantial share of the homeless population in 2019.



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CA HCD
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure 44: Overcrowded Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5.6 DISPLACEMENT

About half of the City's census tracts are vulnerable to displacement (Figure 45) and most of these are also tracts where the proportion of renters are the highest (Figure 46). Of the 418 rental units with affordability restrictions in the City as of 1/1/2023, 10 restricted rental units at Foster's Landing are scheduled to expire on 12/31/2023. The City has worked with the property owner of Foster's Landing and obtained grant funding from San Mateo County to assist the remaining tenants to relocate. The remaining 408 restricted rental units are either restricted in perpetuity or scheduled to expire in 2050 or later.

In the resident survey that supported this AFFH, 10% of respondents said they had moved against their will in the past 5 years. The primary reasons for that displacement included:

- Health or medical reasons (38%),
- Landlord wanted to move back into the unit (23%),
- Landlord was selling the home/apartment (23%),
- Forced out for no reason (25%),
- Rent increased more than the tenant could pay (15%),
- Housing was unsafe (due to assault, harassment, domestic abuse, 15%), and
- Poor condition of property (15%).

Two-thirds of households displaced had children who changed schools as a result of the move. The results of the school change were mixed, with about half reporting better school environments and about half reporting worse.

Displacement Sensitive Communities

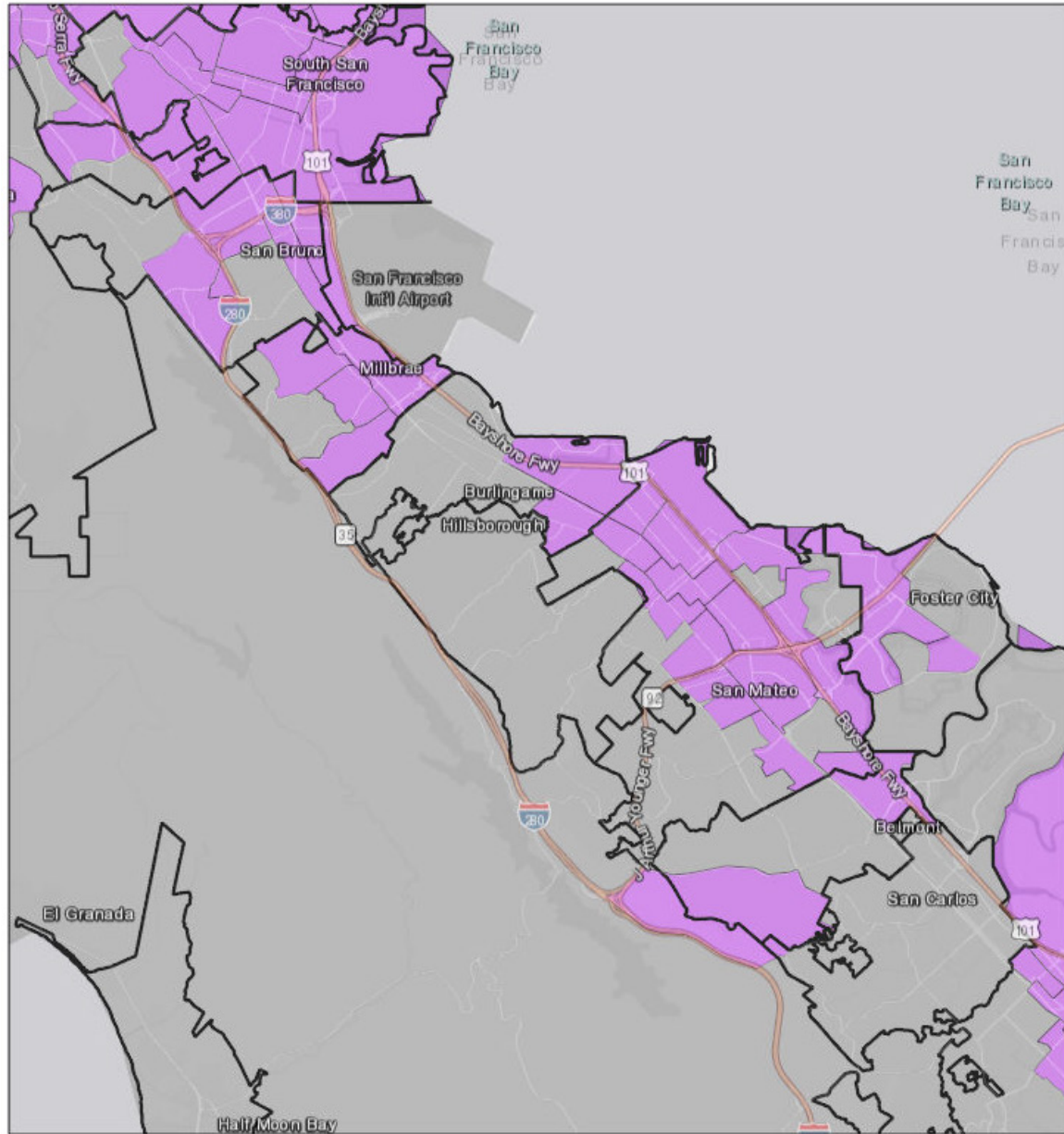
"According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
 - Share of very low-income residents is above 20%, 2017, and
 - The tract meets two of the following criteria:
 - Share of renters is above 40%, 2017
 - Share of people of color is above 50%, 2017
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017
 - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
 - Percent change in rent above county median for rent increases, 2012-2017

OR

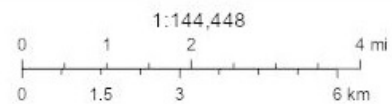
- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017"

Source: <https://www.sensitivecommunities.org/>.



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- City/Town Boundaries
- (A) Sensitive Communities (UCB, Urban Displacement Project)
- Vulnerable
- Other



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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure 45: Census Tracts Vulnerable to Displacement

Source: California Department of Housing and Community Development AFFH Data Viewer

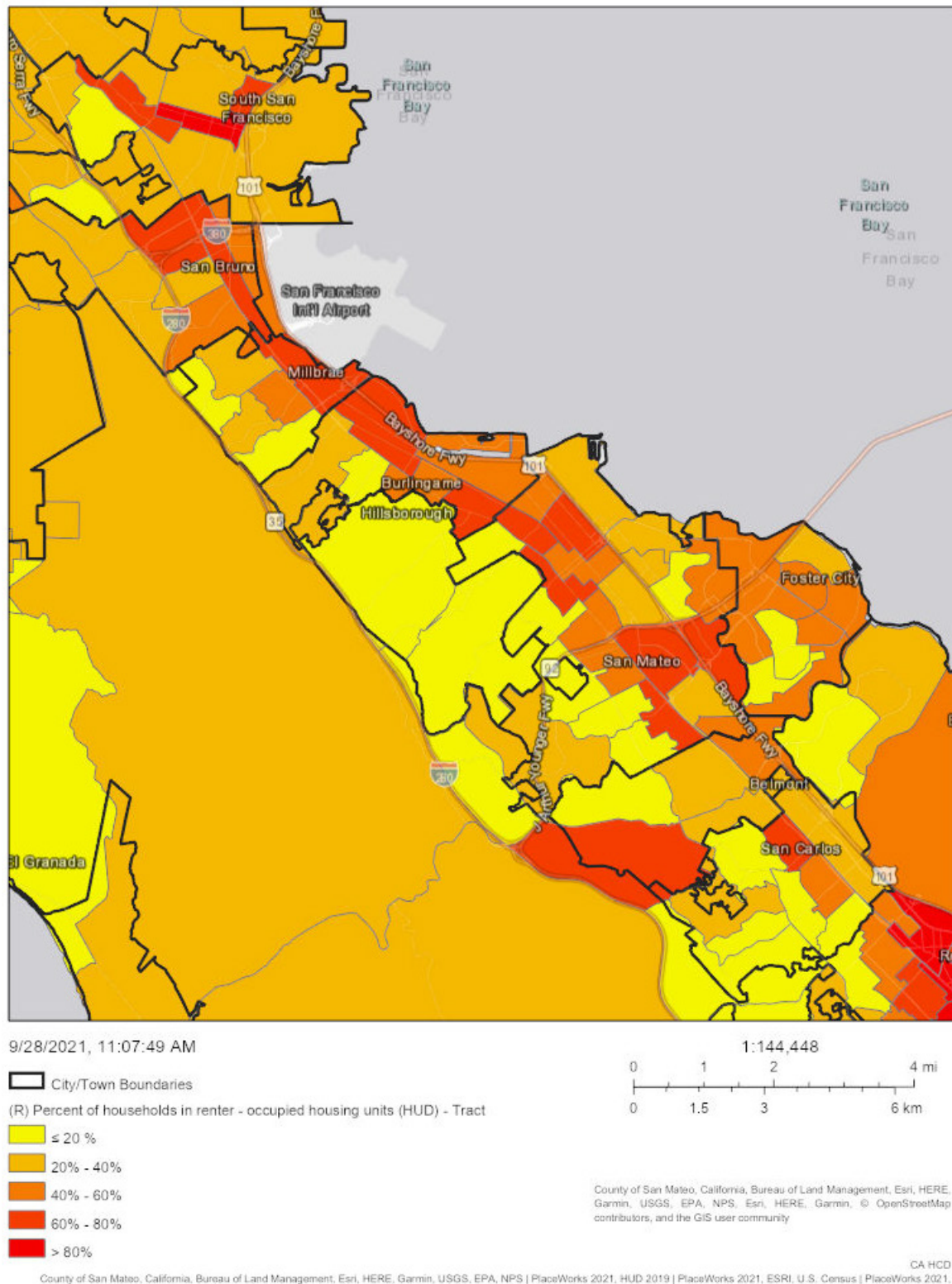


Figure 46: Share of Renter Occupied Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5.7 ACCESS TO MORTGAGE LOANS

In many communities, disparities by race and ethnicity are prevalent for home mortgage applications, particularly in denial rates. This is less true in Foster City (Figure 47). *Mortgage denial rates are relatively modest—ranging from 12% to 20%—and similar across races and ethnicities.* This is consistent with the resident survey, where 17% of respondents said they had been denied a mortgage loan.

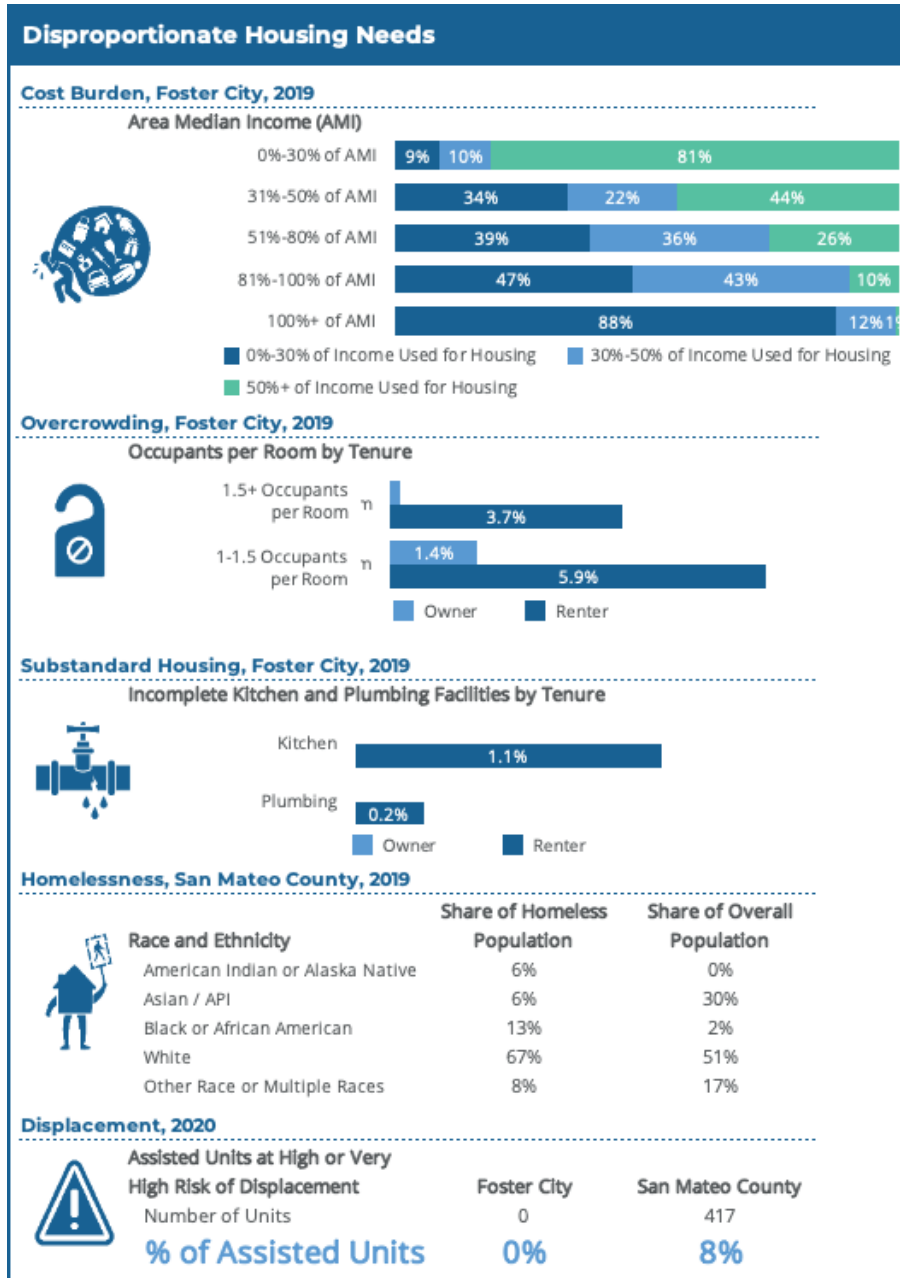


Figure 47: Disproportionate Housing Needs

Source: ABAG Housing Needs Data Workbook

6 SITE INVENTORY ANALYSIS

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

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

Location of Existing Affordable Housing

The geographic distribution of existing deed restricted below market rate housing is shown in Figure 48. These units are located primarily in the central core of the City along East Hillsdale Boulevard from Metro Senior Apartments on Village Lane and Town Green Lane on the west to Miramar Apartments at Gull Avenue on the east, with Marlin Cove Apartments on Foster City Boulevard being the most southerly location. ADUs and the Existing Unit Purchase Program provide scattered additional affordable housing units throughout the single-family neighborhoods.

Distribution of Sites in the Sites Inventory

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

Potential Effect on Patterns of Segregation

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

Potential Effect on Access to Opportunity

The wide distribution of housing sites will provide additional housing options for lower income households to choose housing near amenities and services that are important to them, such as parks, schools, transit, or other features. The sites in the Sites Inventory were selected based on accessibility to a variety of services and amenities, such as parks, schools, shopping, transit, and transportation. From a broader regional perspective, providing increased lower income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disparate impacts for impacted racial and ethnic groups by providing more affordable housing choices near

desirable resources such as employment and high-quality education. This will foster more inclusive communities free from barriers that restrict access to opportunity.

Potential Effect on Disproportionate Housing Needs

“Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”³⁴

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

The increased quantity and distribution of affordable housing as proposed in the Sites Inventory will address disproportionate housing needs by providing more affordable housing in a wider variety of locations in the City. From a broader regional perspective, providing increased lower income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disproportional housing needs.

³⁴ California Department of Housing and Community Development Guidance, 2021, page 39.

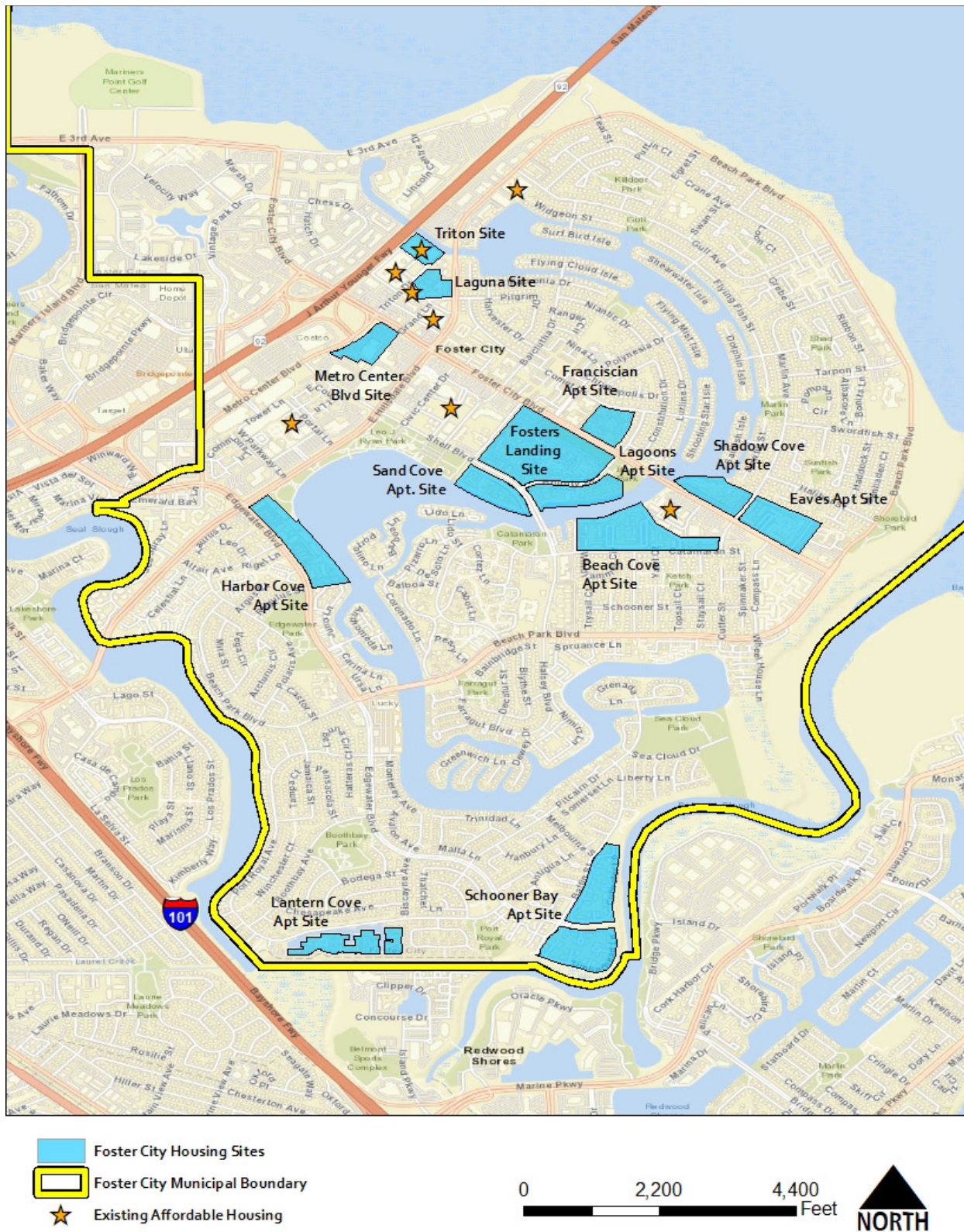


Figure 48: Sites Inventory Map and Existing Affordable Housing Locations

7 CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN

The City of Foster City is a diverse community with racial groups and income levels spread relatively evenly throughout the city. Foster City has a higher population of Asians than the surrounding communities, but this group is also diverse, with East Asians having the largest growth rate, followed by Chinese. Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production.

Foster City has historically accommodated a diversity of housing needs by offering a variety of housing types—more so than many jurisdictions in the County. Yet home values and rents are much higher in Foster City than in the County and the Bay Area overall. Foster City's fair housing actions that are part of the overall Housing Element are intended to address barriers to housing choice primarily by adding affordable housing options and preserving existing housing opportunities. Table 10 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Foster City.

Table 10: Summary Matrix of Fair Housing Issues and Actions

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Foster City's high housing costs limit housing choice and have a disproportionate impact on Black or African American and Hispanic households.	<p>Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments. These jobs often do not support the city's housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden.</p> <p>The lack of housing in Foster City to accommodate larger renter households can disproportionately impact households of color, which tend to be larger.</p>	<p>Increase the supply of affordable housing through a variety of programs:</p> <ul style="list-style-type: none"> ▪ H-B-2-a: Lower- and Moderate-income homeowner Rehabilitation Loans ▪ H-D-4-b: ADU Financial Incentive Program ▪ H-D-4-c: Preapproved ADU Designs and Expedited Review ▪ H-D-4-d: Improved Public Information on ADUs ▪ H-D-4-e: Amnesty Program for Existing Unapproved ADUs ▪ H-D-4-f: Multifamily ADUs ▪ H-E-1-b: First time Homebuyer Program ▪ H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> ▪ 2024 ▪ 2023 ▪ 2024 ▪ 2023 ▪ 2025 ▪ 2023 ▪ Ongoing ▪ Ongoing: 10 new matches per year
Foster City's low production of affordable housing limits housing choices of Black or African American and Hispanic households who have lower incomes.	<p>Foster City has had limited production of affordable housing. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City's inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City's rental units rent for \$2,000 and less. San Mateo County has four times the proportion of rentals priced under \$2,000 than the city.</p>	<ul style="list-style-type: none"> ▪ Increase the supply of affordable housing through a variety of programs (described above). 	

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Foster City's multi-family housing is aging and vulnerable to redevelopment and displacement of low- and moderate-income households.	The high water table in Foster City creates maintenance needs, particularly for multi-family buildings. Aging, low-density apartment developments may have economic incentives to redevelop.	<ul style="list-style-type: none"> ▪ H-C-2-c: Replacement Unit Requirements ▪ H-C-3-b: Anti-Displacement Strategy 	<ul style="list-style-type: none"> ▪ 2023 ▪ 2024
Residents report experiencing fair housing discrimination in Foster City mostly based on disability and/or being a voucher holder/source of income. Few of those experiencing discrimination file complaints or take action.	Tenants' and property owners' lack of knowledge about fair housing laws. Property owners violating fair housing laws. Tenants fear of retaliation, few options to relocate.	<ul style="list-style-type: none"> ▪ H-E-1-a: Existing Unit Purchase Program ▪ H-D-4-d: Improved Public Information on ADUs ▪ H-F-1-a: Facilities and Services for Special Needs ▪ H-G-1-a: Non-Discrimination ▪ H-G-2-a: Anti-Discrimination Regulations ▪ H-G-2-b: Fair Housing Training for Landlords and Tenants ▪ H-G-2-c: Information Specific to Fair Housing ▪ H-G-2-d: Multilingual Tenant Resources ▪ H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> ▪ 2023 ▪ 2023 ▪ Ongoing ▪ 2023 ▪ 2023 ▪ 2024 ▪ 2023 ▪ 2024 ▪ 2024
Black or African American, Hispanic, and Pacific Islander students are less likely than other students to meet college admission standards and have higher high school dropout rates.	The underlying factors for these differences are unknown and need to be examined as part of AFFH actions.	<ul style="list-style-type: none"> ▪ Increase the supply of affordable housing through a variety of programs (described above). 	

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APPENDIX C | CONSTRAINTS

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INTRODUCTION

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

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

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

GOVERNMENTAL CONSTRAINTS

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

LAND USE CONTROLS

General Plan Land Use and Circulation Element

The City's Land Use and Circulation Element of the General Plan includes designations for various types of land uses on the Land Use Plan and also includes policies to guide development. The Land Use categories and corresponding zoning districts that allow residential development are listed in Table 1.

Zoning Code

The City regulates the types of uses, location, density, and scale of residential development as well as specifics such as parking, open space, landscaping, and other design-related requirements through standards contained in Title 17, Zoning, of the Municipal Code. The permitted residential uses by zoning district are included in Table 2. The basic development standards required in each zoning district are included in Table 2.

The City has two combining districts that are used to provide flexibility to the standard zoning requirements for housing. Most larger development sites have been processed under the City's PD (Planned Development District) zoning which provides an extensive amount of flexibility in responding to City requirements for density, unit size, parking, and landscaping requirements. PD zoning (Section 17.36 of the Foster City Municipal Code) allows the Planning Commission the flexibility to modify or waive development standards for: (1) density; (2) minimum building site, lot size, floor area and yards;

Table 1: General Plan Land Use Designations and Zoning Districts Including Residential Use

Designation	Allowed Density	Zoning Districts
Residential Categories:		
Single-Family Residential	Up to 8 du/acre	R-1, Single-Family
Two-Family Residential	Up to 10 du/acre	R-2, Two-Family
Townhouse Residential	Up to 15 du/acre	R-T, Townhouse
Condominium Residential	15-35 du/acre	R-3, Medium Density R-4, High Density
Apartment Residential	20-35 du/acre	R-3, Medium Density R-4, High Density
Mixed Use Categories:		
Town Center Commercial	As approved by General Development Plan. This designation is applied to the Metro Center Master Plan area.	C-2, General Business
Neighborhood Commercial	Housing or mixed use allowed at specifically designated "housing opportunity sites". Floor Area Ratios range between 0.20 to 0.30 FAR	CM, Commercial Mix
Service Commercial with Housing	As approved by General Development Plan. This designation is applied to the Pilgrim Triton Master Plan area.	CM, Commercial Mix
Civic Center Mixed Use	As approved by General Development Plan. This designation is applied to the 15-acres that comprise the Foster Square development. This designation allows a range of 20-35 du/acre in a multi-family setting, combined with a commercial component up to 0.5 FAR. Building heights will range from four to seven stories.	CM, Commercial Mix

Source: Foster City General Plan; Foster City Municipal Code

(3) maximum building site coverage and maximum building height; (4) setbacks; and (5) any other minimum or maximum standards.

The City's Senior Housing Overlay combining district has been used to provide additional flexibility and incentives for the Metro Senior Apartments and Foster Square developments. The district regulations include the following as potential incentives: 1) reduction in parking requirements, 2) dwelling unit density bonus, 3) reduced dwelling unit sizes, 4) fee waivers/reductions, and 5) priority fast track processing.

The City has two combining districts that are used to provide flexibility to the standard zoning requirements for housing. Most larger development sites have been processed under the City's PD (Planned Development District) zoning which provides an extensive amount of flexibility in responding to City requirements for density, unit size, parking and landscaping requirements. PD zoning (Section 17.36 of the Foster City Municipal Code) allows the Planning Commission the flexibility to modify or waive

Table 2: Residential Uses Permitted by Zoning District

Residential Use	R-1	R-2	R-3	R-4	RT	PF	C-1	C-2	CM
Single-Family	P	P	-	-	P	C ^d	-	-	C
Two-Family (Duplex)	-	P	-	-	-	C ^d	-	-	C
One-Family Attached	-	-	-	-	P	C ^d	-	-	C
Multi-Family	-	-	P	P	-	C ^d	-		C ²
ADU/JADU	P	P	P	P	P	-	-	P ^a	P ^a
Manufactured Home ^c									
Transitional and Supportive Housing	P	P	P	P	P	-	-	-	-
Residential Care, Small	P	P	P	P	P	-	-	-	-
Residential Care, Large	-	-	-	C	-	-	-	-	C
Emergency Shelter	-	-	-	-	-	P	P	P	-
Rooming or Boarding House	C	C	-	-	-	-	-	-	-

^a Multi-family ADUs are permitted by Government Code Section 65852.2 in mixed use zones in existing multi-family buildings within the portions of existing multi-family dwelling structures that are not used as livable space. Program H-D-4-a is included to amend Chapter 17.78 to clarify the allowed zoning districts.

^b Multi-family is not currently listed as a conditional use in the C-2 district but has been allowed as part of the Metro Center development in the C-2/PD District. Program H-D-1-c is included to amend the zoning regulations to clarify that residential or mixed use residential is allowed in the C-2 district.

^c Manufactured homes are not mentioned in the City's zoning code, but the City is required to allow the installation of manufactured housing on permanent foundations in accordance with state law requirements (Section 65852.3 and 65583[c][1] of the California Government Code) for factory-built housing and manufactured homes. Program H-D-6-b is included to amend the zoning regulations to clarify that factory-built housing and manufactured homes are allowed.

^d Limited to convent, monastery, parsonage, or nunnery.

Source: Foster City General Plan; Foster City Municipal Code

development standards for: (1) density; (2) minimum building site, lot size, floor area and yards; (3) maximum building site coverage and maximum building height; (4) setbacks; and (5) any other minimum or maximum standards.

The City's Senior Housing Overlay combining district has been used to provide additional flexibility and incentives for the Metro Senior Apartments and Foster Square developments. The district regulations include the following as potential incentives: 1) reduction in parking requirements, 2) dwelling unit density bonus, 3) reduced dwelling unit sizes, 4) fee waivers/reductions, and 5) priority fast track processing.

Development Standards

There are many locally imposed development standards that can affect the type, appearance, and cost of housing built in Foster City. Development standards related to the various zoning districts that allow residential development are summarized in Table 3 below.

Table 3: Development Standards for Residential Zoning Districts

District	Minimum Lot Area/Unit	Min. Area (sq. ft.)	Min. Width (ft)	Maximum Height	Maximum Coverage	Minimum Open Green	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
R-1, Single-Family	5000 sq.ft. (8.7 units/acre)	5,000	40	2 stories/25 ft. avg.	50%	NA	20	5	20
R-2, Two-family	3500 sq.ft. (12.4 units/acre)	5,000	40	2 stories/25 ft. avg.	50%	NA	20	5	20
R-T, Townhouse	Per Planned Development approval for each project			Per Planned Development approval for each project	Per Planned Development approval for each project	Per Planned Development approval for each project			
R-3, Medium Density Multiple Family	2190 sq.ft. (19.89 units/acre)	20,000	200	3 stories/38 ft. avg.	50%	NA	20	5	20
R-4, High Density Multiple Family	1245 sq.ft. (35.0 units/acre)	20,000	200	5 stories/45 ft. avg.	40%	47%	20	5	20
CM, Commercial Mix	Per Planned Development approval for each project			Per Planned Development approval for each project	Per Planned Development approval for each project	Per Planned Development approval for each project			
PF, Public Facilities	Per most restrictive adjacent district			Per most restrictive adjacent district	Per most restrictive adjacent district	15%			
PD, Planned Development Combining District	Per Planned Development approval for each project			Per Planned Development approval for each project	Per Planned Development approval for each project	Per Planned Development approval for each project			

**The Planned Development (PD) Combining District is required to be used with the RT and CM Districts and is optional for the other zoning districts, although used for almost all new development. The PD District allows flexibility of design which is “in accordance with the objectives, and spirit of the General Plan.” The PD District has been utilized for all new housing development in Foster City since approximately 1980.*

Source: Foster City Community Development Department

Foster City makes extensive use of the PD, Planned Development, and Combining District to allow the City's development standards to be tailored to each development. All of the existing developments containing affordable housing were developed by utilizing the flexibility provided by the PD District. The District was "established to allow flexibility of design which is in accordance with the objectives and spirit of the General Plan." (Section 17.36.010, Foster City Municipal Code) The process requires that a General Development Plan be adopted to serve as part of the zoning map for the site. This is followed by a Specific Development Plan (Use Permit) for the site. The PD regulations allow the Planning Commission to grant waivers to the following standards without being processed under a variance procedure:

- Minimum building site.
- Minimum lot dimension.
- Maximum building site coverage.
- Minimum yards.
- Maximum building or structure height, bulk, or massing.
- Maximum height of fences and walls.
- Signs.
- Street or road widths dimensions.
- Minimum floor area standards.

Any other minimum or maximum standards as usually required or applied with the exception of off-street parking requirements (10% parking waivers are allowed under a separate section)

A frequently waived standard is the minimum floor areas contained in Chapter 17.56. Program H-D-6-b is included to eliminate these minimum floor area requirements, in order to provide more flexibility to provide a wider variety of housing types.

In response to State requirements for more objective design and development standards, the City has been developing objective design standards for multi-family housing in 2021-22. These standards are anticipated to be adopted in 2022, as referenced in Program H-D-6-e. Objective Design Standards are also proposed for SBg developments in Program H-D-6-f.

Parking Requirements

Parking requirements can add significantly to the cost of housing. The City's parking requirements vary by the type of residential use and the size of the dwelling unit as indicated in Table 4.

The City's parking regulations contained in Section 17.62 of the Foster City Municipal Code allow alternative means to address parking needs, including: (1) shared parking; (2) off-site parking; (3) Transportation Systems Management (TSM) programs; (4) "in-lieu" parking fees; and (5) credit for bicycle and motorcycle stalls. Parking standards are based on unit type and number of bedrooms.

Table 4: Minimum Parking Standards for Residential Use

Residential Use	Parking Required per Unit	Covered/Uncovered
Single-Family		
Single-Family dwelling	2	2 covered
ADU/JADU	0 to 1 ^a	Uncovered/may be in driveway
Multi-Family		
Studio unit	1	1 covered
One-bedroom unit	1.5	1 covered
Two-bedroom unit	2	1 covered
Three or more-bedroom unit	2	2 covered
Multi-Family Guest Parking		
Developments of 25 or more units	0.5 stalls per unit	uncovered
Developments of less than 25 units	0.7 stalls per unit	uncovered
Senior Rental Housing		
Per bedroom	0.5 stalls	
Senior guest parking	0.5 stalls per unit	

^a Parking is not required for ADUs that are: 1) within 0.5-mile walking distance of public transit, 2) the ADU is a conversion ADU, 3) there is an approved car share vehicle within one block, 4) a JADU, or 5) ADU includes a studio with no bedroom.

Source: Chapter 17.62, Foster City Municipal Code

Program H-D-6-c is included in the Housing Element to reevaluate the City's parking requirements to determine whether, how and when to modify parking requirements to allow higher densities and reduce housing costs in areas appropriate for reduced parking requirements.

BELOW MARKET RATE INCLUSIONARY HOUSING PROGRAM

The City has a long history of inclusionary housing, beginning in 1981 as part of the Community Development Agency under California Redevelopment Law, and continuing as a Housing Element policy requiring 20% inclusionary housing beginning in 2001. The specific details for income levels, bedroom mix, and other parameters were negotiated on a case-by-case basis. This approach, aided by tax increment funds from the Community Development Agency, produced more than 500 below market rate units between 1987 and 2022. The inclusionary units are dispersed in mixed-income developments except for two affordable senior apartment developments at Metro Senior Apartments and Alma Point Senior Apartments, both of which are 100% affordable.

In March 2022, the City adopted Chapter 17.90, Below Market Rate Inclusionary Housing Program, establishing objective standards for the inclusionary housing requirements. Chapter 17.90 provides clear, objective standards to ensure that the City's requirements are applied consistently and are available to developers as they prepare their proposals.

The specific income level requirements in Chapter 17.90 were based on an analysis of the financial feasibility of inclusionary housing requirements utilizing market data and cost information, as well as a comparison with neighboring jurisdictions to ensure that the requirements do not unduly constrain the production of housing. The required percentages are: 10% very low-income, 5% low-income, and 5% moderate-income for rentals and 20% moderate-income for ownership units. Projects of fewer than five units are exempt. Chapter 17.90 also includes objective standards for exemptions, terms of affordability, and alternative means of compliance. The option to pay in-lieu fees is provided for housing developments of five to nine units and for fractional unit requirements.

Concurrent with the adoption of Chapter 17.90, the City adopted Chapter 17.92, Affordable Housing Overlay (AHO) Combining District. This chapter requires an alternative set of inclusionary percentages compared to Chapter 17.90 for properties in the AHO Combining District. The AHO percentages are: 4% extremely low-income; 4% very low-income; and 7% low-income. The AHO reduced the overall percentage from 20% to 15% and in return, requires the provision of some extremely low-income units. The financial feasibility was also assessed for these requirements to ensure that the requirements do not unduly constrain the production of housing. Sites zoned to include the AHO Combining District include: Beach Cove Apartments, Franciscan Apartments, Sand Cove Apartments, Shadow Cove Apartments, The Lagoons Apartments, Lantern Cove Apartments, and Schooner Bay Apartments.

DENSITY BONUS ORDINANCE

California Government Code Section 65915-65918 requires cities and counties to approve density bonuses for housing developments that contain specified percentages of below market rate housing or other specific types of housing, such as housing for transitional foster youth, disabled veterans, low-income college students, and senior housing. Projects that qualify for a density bonus are also eligible for one or more incentives/concessions, such as a reduction in site development standards or a modification of zoning code requirements; approval of mixed-use zoning; or other regulatory incentives or concessions which result in identifiable and actual cost reductions. A jurisdiction is required to grant the incentive/concession unless it makes specific findings. In addition, projects that qualify for a density bonus also are eligible for a waiver of development standards, such as height, setbacks, or minimum floor areas, so that development at the increased density would be physically possible. There is no limit to the number of waivers.

Foster City's density bonus regulations are contained in Chapter 17.86, Density Bonuses. The Chapter provides application requirements but otherwise refers to State Law for the specifics on the amounts of bonuses, incentives/concessions, or waivers.

Projects that have utilized density bonuses include: The Triton Apartments (for parking reduction) and One Hundred Grand Apartments (for parking reduction).

BUILDING CODES

Foster City follows the requirements of the California Building Standards as modified by the City of Foster City in adoption of Titles 20 and 24 of the State's regulations. No additional local requirements are imposed which would affect the cost of building homes in Foster City. While the state building and energy codes add to the cost of housing, their existence ensures that all new housing units will meet minimum

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levels of performance for habitability, structural safety, and energy use. Cities in California are required to utilize the California Building Code, which establishes minimum construction standards. The City also administers State and Federal mandated standards regarding energy conservation and accessibility for the disabled. The City and the San Mateo Consolidated Fire Department have adopted several amendments to these California Building Standards, based upon local conditions, including the following more significant provisions:

- Section 15.04.150 – Concrete Slabs
- Section 15.04.170 – Roofs shall be Class B Fire Retardant or Better
- Section 15.24.120 – Fire Sprinklers Required for all New Buildings and Significant Expansions
- Section 15.24.130 – Convenience Stairs for Buildings Four or More Stories in Height
- Chapter 15.28 – Business and Residential Security
- Chapter 15.40 – Limitations on Wood Burning Appliances

Although some of these regulations, especially the ones related to fire safety, have the effect of increasing the cost of housing, they have beneficial economic and safety effects over the long term by reducing losses due to fires and other factors.

INFRASTRUCTURE REQUIREMENTS

The City's infrastructure was initially designed to accommodate the ultimate buildout projections of the City, which have not changed significantly. Water is purchased from the San Francisco Public Utilities Commission (SFPUC) pursuant to an agreement which expires in 2034. The individual supply guarantee for Foster City (Estero Municipal Improvement District [EMID]) is 5.9 million gallons per day (MGD). Although the water supply agreement and accompanying water supply contract expire in 2034, the supply assurance survives their expiration and continues indefinitely. The individual supply guarantee can be reduced during times of drought or when the volume of water storage in SFPUC's reservoirs falls below certain levels. The Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) prepared by EMID address how water rationing and/or other measures will be used to address any temporary water shortage. The UWMP includes projections for increased population as well as implementation of conservation measures. The UWMP is required to be updated every five years. The current 2020 UWMP was adopted in July 2021.

PLACEHOLDER: insert additional information from Water Supply Assessment when available.

Wastewater is transported to the San Mateo/EMID Wastewater Treatment Plant (WWTP) jointly owned by the cities of San Mateo and Foster City/Estero Municipal Improvement District (EMID). EMID's wastewater collection system consists of more than 63 miles of sanitary sewer lines, more than 4.5 miles of sewer force mains, 49 pumping stations, 15 permanent standby generators, and three portable generators. After collection, wastewater is pumped to the WWTP. Foster City owns approximately 25% of the jointly owned facilities. The WWTP currently has treatment capacity of 60 MGD. The WWTP serves more than 130,000 people and businesses at an average flow of 12 MGD. The average daily wastewater flow collected from Foster City's users and pumped to the treatment plant is approximately 2.5.0 MGD. Foster City's purchased capacity during Peak Wet weather is 12.2 MGD and its maximum allowed average day in the month with maximum flows is 6.0 MGD.

The Wastewater Treatment Plant (WWTP) expansion project is currently under construction. This is the most significant rehabilitation work executed at the WWTP since it was constructed in the 1970s. Once completed, the upgraded WWTP will be able to better handle heavy storm events up to 78 million gallons per day (mgd) and produce high-quality treated water that will protect human health and the environment while meeting water quality regulations. In addition to the plant upgrades, a new administration building for operations and maintenance staff will be constructed to house the new main control room and laboratory. These facilities will be designed to provide high quality treated water that will benefit the City's residents, future generations, and the San Francisco Bay Community. Construction is projected to be complete and commissioning of the integrated plant by Summer 2024.

Although there are localized constraints in some of the industrial areas due to pipe sizes and/or lift station capacities, wastewater capacity is not a limiting factor for housing development.

ON- AND OFF-SITE IMPROVEMENTS

Street and infrastructure standards have a direct impact on housing construction costs, as well as on subdivision design. There have been no new public streets built in Foster City since the early 1980's except for Balclutha Drive between Foster City Boulevard and Shell Boulevard as part of the Peninsula Jewish Community Center project. No new public streets are anticipated. In general, residential street widths have a 50-foot right-of-way and are 35 feet from curb-to-curb. However, all recent multi-family projects have been developed as Planned Developments. Through this process, the City has allowed lesser street widths, with recent examples being 20 to 24 feet from curb-to-curb. By using a planned development process for key housing sites, allowances can be made to conform street standards and improvements to the projects' needs and impacts. The Land Use and Circulation Element includes a policy that allows private streets to be approved with narrower than standard street widths for public streets.

FEES

To assist jurisdictions in meeting requirements for analysis of fees and permit processing, 21 Elements released a survey to all jurisdictions in San Mateo County. The survey asked about potential government constraints to housing, including impact fees, entitlement fees, building permit fees, and permit processing times. In conjunction with that survey, 21 Elements hired Century Urban, a San Francisco based real-estate consulting firm, to examine the cost of land and labor for new housing development in the County. Combined, those two data sets provide a basis for a preliminary examination of constraints for jurisdictions in San Mateo County.

Participation in the 21 Elements government restraints survey was excellent, with 18 of 21 jurisdictions participating. While not all the respondents answered all the questions, the high overall participation results in a meaningful look at the landscape of government-imposed fees in San Mateo County. 21 Elements distributed the survey in November 2021 and accepted results through February 2022.

The survey asked jurisdictions to calculate fees for three hypothetical housing developments: a single-family house, a 10-unit apartment building, and a 100-unit apartment building.

Single-Family Home – Participants were asked to estimate fees for one of two, hypothetical single-family home developments:

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- 2,600-square-foot house with 500-square-foot garage. The house is two stories tall with four bedrooms and two bathrooms. The house is constructed on an empty lot in an existing neighborhood and requires no significant grading or other complications.
- 5,000-square-foot house with 1,000-square-foot garage. House is two stories tall with four bedrooms and three bathrooms. The house is constructed on an empty lot in an existing neighborhood and requires no significant grading or other complications.

Three jurisdictions—Atherton, Woodside, and Unincorporated San Mateo—choose to estimate fees for the larger house. All other respondents estimated fees for the smaller house. For purposes of comparison, all the data are presented in the same table, regardless of which size hypothetical house was chosen.

Small Multi-Family – Jurisdictions were asked to estimate the fees for the following hypothetical development:

- 10-unit apartment building with 9,000 square feet of two-bedroom apartments and 12,000 square feet of three-bedroom apartments. No zoning changes required, and the project is permitted by right. The development requires medium complexity, moderate grading work. There is existing public street frontage and no public landscaping or traffic signal work is required. There is air conditioning. There are no sprinklers.

Large Multi-Family – Jurisdictions were asked to estimate fees for the following, hypothetical development:

- 100-unit building on 2 acres with 80,000 total square feet construction type V over concrete podium.
 - Requires conditional use permit; high complexity.
 - Significant grading work (5,000 cubic yards).
 - Type 1 erosion/sediment control.
 - Existing public street frontage needs \$400,000 of frontage improvements (half-street reconstruction).
 - No public landscaping.
 - No traffic signal work.
 - Sprinklers and air-conditioning (HVAC).
 - Average Unit is 750 square feet; units range from studio to two-bedroom.

The Foster City fees estimated for these prototypical projects are shown in Table 5 and compared to neighboring jurisdictions in Table 6.

Table 5: Residential Development Fees Per Dwelling Unit for Prototypical Projects

Type of Fee	Single-Family	Multi-Family, Small Project	Multi-Family, Large Project
Planning Review (Entitlement)	3,000	500	100
Building Permit Fees	9,187	16,000	1,600
C and D Application Fee	318	34	3
Electrical Permit Fees (incl. fire alarm)	75	445	45
Fire	524		
General Plan, Building Ordinance, Zone Ordinance Fee	880	2,619	262
Grading Permit Fees	80	203	20
Green/SB 1473	34	104	10
Mechanical Permit Fees	80	1,314	131
Microfilming Processing Fee	500	1	1
Miscellaneous Fees	105	731	73
Plan Check Fee	7,401	11,197	1,120
Sewer Service	7,652	5,073	5,073
System Wide Technology Fee	326	2,010	201
Water Service Connection Fee	37,724	6,403	2,531
SMC Fire Fees		545	118
Total	67,886	47,179	11,288

Source: Foster City Community Development Department

Table 6: Total Fees per Unit Comparison: San Mateo County Jurisdictions (Includes Entitlement, Building Permits, and Impact Fees)

Jurisdiction	Single-Family	Small Multi-Unit	Large Multi-Unit
Atherton	\$15,941	No Data	No Data
Brisbane	\$24,940	\$11,678	No Data
Burlingame	\$69,425	\$30,345	\$23,229
Colma	\$6,760	\$167,210	\$16,795
Daly City	\$24,202	\$32,558	\$12,271
East Palo Alto	\$104,241	No Data	\$28,699
Foster City	\$67,886	\$47,179	\$11,288
Half Moon Bay	\$52,569	\$16,974	No Data
Hillsborough	\$71,092	No Data	No Data

Jurisdiction	Single-Family	Small Multi-Unit	Large Multi-Unit
Millbrae	\$97,756	\$6,824	\$55,186
Pacifica	\$33,725	\$40,151	No Data
Portola Valley	\$52,923	No Data	No Data
Redwood City	\$20,795	\$18,537	\$62,696
San Bruno	\$58,209	\$72,148	\$39,412
San Mateo	\$99,003	\$133,658	\$44,907
South San Francisco	\$81,366	\$76,156	\$32,471
Unincorporated San Mateo	\$36,429	\$27,978	\$10,012
Woodside	\$70,957	\$82,764	No Data

Source: 21 Elements

In order to get a sense of how dispersed the fee amounts charged by jurisdictions are, 21 Elements calculated the median, the range, and the interquartile range for all the fee types. A larger range and interquartile range indicate more dispersion of the fee amounts charged; a smaller range and interquartile range indicate more uniformity of the fee amounts charged. An interquartile range is the range of the middle 50% of the data—in this case fees charged. It is sometimes more useful than range in assessing dispersion because it excludes any outlier data.

Table 7: Total Fees per Unit – Distribution of Fees Charged by San Mateo County Jurisdictions

	Single-Family	Small Multi-Unit	Large Multi-Unit
Quartile 1	\$27,136	\$20,897	\$14,533
Median Fee Charged	\$55,566	\$36,355	\$28,699
Quartile 3	\$71,058	\$75,154	\$42,160
Interquartile Range	\$71,057	\$75,153	\$42,159
Total Range	\$97,481	\$160,387	\$52,684

Source: 21 Elements

Table 8: Total Fees as a Percentage of Total Development Costs

Jurisdiction	Single-Family	Small Multi-Family	Large Multi-Family
Atherton	0%	No Data	No Data
Brisbane	1%	1%	No Data
Burlingame	3%	4%	3%
Colma	0%	17%	2%
Daly City	1%	4%	2%
East Palo Alto	4%	No Data	4%
Foster City	3%	6%	2%

Jurisdiction	Single-Family	Small Multi-Family	Large Multi-Family
Half Moon Bay	2%	2%	No Data
Hillsborough	3%	No Data	No Data
Millbrae	2%	8%	7%
Pacifica	1%	5%	No Data
Portola Valley	1%	No Data	No Data
Redwood City	1%	2%	8%
San Bruno	2%	8%	5%
San Mateo	4%	14%	6%
South San Francisco	3%	9%	4%
Unincorporated San Mateo	1%	3%	1%
Woodside	2%	9%	No Data

Note: The above table is calculated using average soft costs (including an average of jurisdiction charged fees) and average land costs for the county. A more precise determination of fees as a percentage of total development costs can be calculated using jurisdiction specific land costs and fees.

Source: 21 Elements

Foster City's fees per unit, including the percentage of total development costs and a comparison to the median of fees are shown in Table 9. Foster City's fees are higher than the median but within the interquartile range for single-family and multi-family units in a small project but are significantly lower than the median and the quartile 1 for multi-family units in a large project.

Table 9: Summary of Foster City Fees Compared to Median

Project Type	Fees per Unit	Percentage of Total Development Cost	Median of Fees for 21 Jurisdictions
Single-Family	\$67,886	3%	\$55,566
Multi-Family in Small Project	\$47,179	6%	\$36,355
Multi-Family in Large Project	\$11,288	2%	\$28,699

Source: 21 Elements

Development Impact Fees are one-time charges levied on new developments and serve as tools to mitigate the impacts of new development by funding a range of capital programs required to address needs related to that development, including transportation, parks, utilities (such as water, sewer, and storm drain), public safety, and capital facilities such as the Recreation Center.

There are different categories of development impact fees based on the services they fund such as transportation fees, library fees, park fees, affordable housing fees, capital improvement fees, utility impact fees, etc.

Out of all these different categories, as of July 1, 2022 Foster City has impact fees for affordable housing (commercial linkage fee), park in-lieu fees, and sewer and water connection fees for new development. The park in-lieu fee was established in 1984 to ensure that new residential subdivisions contribute to the

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City's park system with park land dedication, credit for on-site facilities, or in-lieu fee payments. The Commercial Linkage Fee was adopted in 2016 and is levied on commercial developments to support affordable housing.

In 2021, the City entered into an agreement for a comprehensive Impact Fee Study. The City Council has reviewed the Impact Fee Study and as of July 1, 2022 is in the process of considering new development impact fees. As of July 1, 2022, although the ordinance amending the Municipal Code is not fully enacted or effective, the City Council indicated their support for development impact fees of \$18,644 for a single-family unit and \$14,538 for a multi-family unit. With the proposed new impact fees added, Foster City total fees for single-family units at \$86,530 are higher than the interquartile, total fees for multi-family units in small developments at \$61,717 are above median but within the interquartile, and total fees for multi-family units in large developments at \$25,826 are slightly less than the median.

The City of Foster City / Estero Municipal Improvement District creates an annual fees and charges schedule that is approved by the City Council / District Board. The Master Fee Schedule for the past three fiscal years can be found here: <https://www.fostercity.org/finance/page/master-fees-and-service-charges-schedule>. Entitlement processing fees are charged based on the actual staff and/or consultant time it takes to process the application.

LOCAL PROCESSING AND PERMIT PROCEDURES

The City recognizes that the time required to process a development proposal can be a barrier to housing production if it is lengthy. The City has streamlined its development review process over the years to make it more efficient, while still providing adequate opportunity for public review and input.

A property's designation on the General Plan Land Use map serves as a guide to land use potential. Specific standards for development, such as height, setbacks, lot coverage and uses are established by the City's Zoning Ordinance in the base district. The PD or planned development combining district is designed as an option to accommodate various types of development such as housing, neighborhood or community centers or other uses or a combination of uses, such as housing combined with commercial and offices. The district is established to allow flexibility of design which is in accordance with the objectives and spirit of the General Plan. Flexibility is provided by enabling the developer to request to modify the development standards, land uses, land intensities, building heights, design guidelines, etc. in the base district to respond to area and site conditions, as well as market and development timing needs.

In general, the PD approval process involves three major steps: (1) combined review and approval of rezoning and general development plan; (2) Specific Development Plan and Conditional Use Permit; and (3) construction approvals. The General Development Plan, approved as part of step 1, establishes the parameters for future development, including allowable uses, number of units, land use configuration, circulation and building heights. This provides certainty for the future development of the site, which may subsequently occur as one development or in phases.

The City utilizes an Inter-Departmental Evaluation Committee (IDEC) made up of representatives from each City department to provide feedback on a project within 2 to 3 weeks of the project application. This process eliminates future surprises that can result in delays in project processing.

Following the IDEC review, major projects are typically reviewed by the Planning Commission at one or more Study Sessions. This provides the developer with an opportunity to hear and respond to concerns raised by staff, the Planning Commission, or the public prior to the public hearing on the project. The Study Session process can take place while the environmental assessment as required by the California Environmental Quality Act is being performed.

Following the Study Session(s), the project is scheduled for a public hearing by the Planning Commission. Depending on the type of application, a public hearing by the City Council may also be required. If the project does not require an environmental impact report and the developer meets the City's submittal requirements and is able to respond quickly to requests for redesign, the process can move quickly, with elapsed time from Use Permit application to approval ranging from three to six months.

Typical permit processing times for various permit types in Foster City are described in Table 10.

Table 10: Permit Processing Times by Permit Types in Foster City

Permit Process	Type	Level of Review	Typical Processing Time (Months)	Detailed Description
Accessory Dwelling Unit Process	Ministerial (by-right)	Staff	1 to 2	Building permit
Ministerial By-Right	Ministerial (by-right)	Staff	1 to 2	Building permits for projects that comply with applicable building, zoning, and development regulations; parcel maps; and lot line adjustments
Discretionary By-Right	Discretionary	Staff	1 to 2	Includes certain architectural review approvals; use permit modifications; lot line adjustments
Discretionary (Planning Commission)	Discretionary	Planning Commission	3 to 6	Includes certain conditional use permits, certain architectural review permits, and planned development permits. Includes tentative maps; planned development permits are not required for residential development but are an option for residential developments in PD districts to allow greater flexibility than standard zoning
Discretionary (City Council)	Discretionary	Planning Commission Recommendation and City Council approval	6 to 12	Includes easement vacations, public right-of-way vacations, rezoning, and land use plan amendments

Source: Foster City Community Development Department

All new residential construction requires one or more permits from the local jurisdiction. The time required for the permit process can be a constraint on housing when the processing times are unduly long, or when the processing times for certain types of housing—particularly higher density or multi-unit housing—are longer or more burdensome than for other housing types. Longer processing times—or permitting uncertainty—increases costs for developers and can dampen new housing construction within a jurisdiction. Reducing processing times and increasing by-right housing permits can result in more housing—and possibly less expensive housing—within a jurisdiction. Estimated permit processing times for the jurisdictions in San Mateo County are included in Table 11. Foster City’s typical permit processing times are estimated to be shorter than most of the other jurisdictions in San Mateo County.

Table 11: Permit Processing Times for San Mateo County Jurisdictions (In Months)

	ADU Process	Ministerial By-Right	Discretionary By-Right	Discretionary (Hearing Officer if Applicable)	Discretionary (Planning Commission)	Discretionary (City Council)
Atherton	1 to 2	1 to 3	2 to 4	N/A	2 to 4	2 to 6
Brisbane	1 to 2	2 to 6	N/A	N/A	4 to 12	6 to 14
Burlingame	1 to 2	2 to 3	2 to 3	N/A	3-4 standard project; 12 major project	13 months
Colma	1 to 2	1 to 2	1 to 3	2 to 4	N/A	4 to 8
Daly City	1 to 2	2 to 4	N/A	N/A	4 to 8	8 to 12
East Palo Alto	1 to 3	8 to 12	6 to 14	20 to 40	20 to 40	20 to 40
Foster City	1 to 2	1 to 2	1 to 2	N/A	3 to 6	6 to 12
Half Moon Bay		1 to 2	2 to 4	3 to 6	4 to 12	6 to 15
Hillsborough	-	-	-	-	-	-
Millbrae	0 to 2	3 to 6	1 to 3	3 to 8	3 to 8	4 to 9
Pacifica	1 to 2	2 to 3	4 to 5	5 to 6	5 to 6	7 to 8
Redwood City	2 to 3	3 to 4	N/A	8 to 10	12 to 18	18 to 24
San Bruno	2	3 to 6	N/A	3 to 6	9 to 24	9 to 24
San Mateo	4 to 8	1 to 2	4 to 7	N/A	9 to 12	9 to 13
South San Francisco	1	1	2 to 3	2 to 3	3 to 6	6 to 9
Unincorporated San Mateo	1 to 3	3 to 6	4 to 9	6 to 12	6 to 18	9 to 24
Woodside	1 to 2	1 to 2	N/A	N/A	2 to 6	3 to 8

Source: 21 Elements

In conclusion, Foster City’s development and permitting process is not a constraint to housing development. The relatively small size of the City staff facilitates the various departments working closely to guide applicants through the development process. The City maintains public information on

the City's website to assist applicants, consistent with Government Code Section 65940.1(a)(1)(B), including information on fees, zoning and development standards, application requirements, fee reports, and nexus studies. Review by IDEC and at Planning Commission Study Sessions provide the applicant with early, informal feedback before expending additional time and expense on detailed plans.

Requests to Develop at Densities Below Those Permitted

State law requires the Housing Element to include an analysis of requests to develop housing at densities less than those projected in the Sites Inventory. Review of recent multi-family housing approvals indicates that the number of units approved has been consistent with those projected in the 2015-2023 Housing Element, and even higher in the Pilgrim Triton development due to the rezoning of the Phase C site from office to housing. Densities of recently approved projects are included in Appendix D, Table 2.

Length of Time between Application Approval and Building Permit Issuance

Many factors can impact the length of time between application approval and building permit issuance, including permits needed from other agencies, such as the Bay Conservation and Development Commission (BCDC), ability to obtain financing, performing required technical and engineering studies, completion of construction drawings, obtaining construction bids, and retention of a building contractor and subcontractors. For a recent example, the Laguna Vista (Pilgrim Triton Phase C) development, the Use Permit application approval was granted in April 2019, grading permits were issued in May 2020, and the first building permit was issued in October 2020. For a project of this size, 90 units, thirteen months from entitlement approval to a grading permit indicates the City's requirements did not unduly hinder the project from moving forward.

SB 35 Streamlining Process

Foster City was one of a small number of jurisdictions that was not subject to SB 35 streamlining for the RHNA 5 cycle, based on the pro-rata portion of the RHNA produced at the mid-point of the RHNA cycle. SB 35 requires a streamlined ministerial approval process for housing developments in jurisdictions that have not made sufficient progress toward producing housing. Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed-use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions.

Foster City does not have a written process in place for SB 35 streamlining but will follow the provisions of Government Code Section 65913.4 if it becomes subject to SB 35.

PROVISIONS FOR A VARIETY OF HOUSING NEEDS

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. A junior ADU (JADU) is a unit of no more than 500 square feet, which is located entirely within the walls of an

existing or proposed single-family residence, maintains a separate exterior entrance from the single-family residence, maintains an interior connection to the main living area of the single-family residence, either includes separate sanitation facilities or shares sanitation facilities with the existing structure, and includes an efficiency kitchen. ADUs and JADUs are also commonly known as in-law units, granny units, or second units.

Because of their small size and because they do not require a separate parcel or additional infrastructure, ADUs can provide affordable housing options for family members, seniors, students, live-in care providers, and other small households. ADUs can also provide additional rental revenue to the homeowners, making it more financially feasible for lower-income homeowners to remain in their homes.

In September 2019, the State Legislature passed several new bills, Senate Bill (SB) 13, Assembly Bills (AB) AB 68, AB 587, AB 670, AB 671, and AB 881 pertaining to ADUs and JADUs with the intended purpose of easing local zoning controls, reducing associated development fees, and streamlining the permit process. New State legislation, which is codified in Government Code Sections 65852.2 and 65852.22, was enacted effective on January 1, 2020, and January 1, 2021, that limits the ability of a local agency to regulate certain aspects of ADUs related to size, quantity, setbacks, parking, and permit processing. AB 345, effective January 1, 2021, requires the City to allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met, including that the property was built or developed by a qualified nonprofit corporation and that the property is held pursuant to a recorded tenancy in common agreement.

Foster City amended Chapter 17.78, Accessory Dwelling Units, in October 2020 to conform to the new state laws, including provision for ministerial approvals if all of the applicable standards are met. Housing Program H-D-4-a is included to continue implementation of Chapter 17.78 and periodically update the City's requirements to comply with State laws. In addition, the City has a webpage dedicated to ADUs to provide information to assist applicants. The rate of ADU applications has been relatively modest at about 2 to 3 per year for the past four years (2019-2022) but has increased to three units in just the first three months of 2022. Additional incentives are included in Housing Programs H-D-4-a through h to encourage ADUs and JADUs.

Housing for Persons Living with Disabilities

The City provides several ways to encourage housing for and accommodate housing needs of people living with disabilities. The City enforces the building code requirements for adaptable and accessible units. Adaptable units are built for easy conversion to disabled access. Two new accessible units are included in the City-owned Workforce Housing to be completed in 2022 that have preferences established for people with a mobility-related disability.

The adopted Reasonable Accommodation procedures established in Chapter 17.94, Reasonable Accommodation, provide additional ways to provide flexibility to the City's requirements. These regulations provide a process for someone to request an accommodation "when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities for persons with disabilities." Requests are acted on by the Community Development Director if no other

review is required and if related to another application, concurrently with review of the other application. Since adoption of this Chapter in 2013, no requests have been submitted.

Community Care Facilities

State law requires that group homes caring for six or fewer residents be classified as a residential use under zoning. The City's zoning regulations define a residential care facility as one that provides care to six or fewer occupants in addition to the caregiver's family. The zoning regulations further provide that a residential care facility is a permitted use within a residential district.

The City's zoning regulations include the following definition for community care facility:

"Community care facility" means any place or building which is maintained and operated to provide twenty-four hour nonmedical residential care day treatment, adult day care and foster family agency services for children, adults, or children and adults, including but not limited to the physically handicapped, mentally impaired, incompetent persons and abused or neglected children. Community care facilities are referred to as residential care facilities and day care centers.

Community care facilities with more than six residents (listed as convalescent homes, rest homes or nursing homes) are a conditional use in the R-4 District. Program H-F-1-i is added to review the City's zoning regulations for larger community care facilities and amend the zoning regulations to expand the districts in which these facilities are allowed and to ensure State law requirements related to fair housing and group homes are met.

According to the Community Care Licensing Division of the California Department of Social Services, community care facilities in Foster City include the Atria with assisted living and memory care, four licensed adult residential facilities, and nine adult residential assisted living facilities.

Definition of Family

Foster City defines a family as "...one person living alone or two or more persons living together and maintaining a common household." Consistent with State law, this definition does not result in discrimination against unrelated persons living together.

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however, not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

State law requires that transitional housing and supportive housing be treated as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Foster City’s zoning regulations allow transitional and supportive housing as permitted uses in all of the residential zoning districts.

Emergency Shelters and Low Barrier Navigation Centers

Emergency shelters are allowed as a permitted use by right in the PF, C-1, and C-2 Districts. Chapter 17.82 of the Municipal Code establishes the standards for emergency shelters. There are approximately 216 acres with more than 700 parcels in these zoning districts. Table 12 below summarized the acreage and number of parcels in each of the relevant zoning districts.

Table 12: Acreage and Number of Parcels in C-1, C-2, and PF Zoning Districts

Zoning District	Acreage	Number of Parcels
C-1	2.3	4
C-1/PD	14.9	4
C-2/PD*	103.0	680
P-F	63.8	34
P-F/PD	32.0	13
Total	216	735

**Includes 300 parcels with dwelling units on 18 acres in Metro Center.*

Source: Foster City Community Development Department

The standards included in Chapter 17.82 include the following:

- Maximum of ten beds.
- One parking space for each employee or volunteer on duty plus one parking space for every family and 0.35 spaces for each nonfamily bed. The Community Development Director shall reduce the parking requirements if the shelter can demonstrate a lower need. The shelter shall also provide bicycle parking of at least 0.5 spaces per bed.
- Waiting and intake area requirements.
- Provisions for on-site management and security.
- No emergency shelter shall be located within three hundred feet of another emergency shelter.
- Maximum length of stay is limited to not more than sixty days per calendar year or one hundred eighty days if no alternative housing is available.
- Lighting standards.
- Outdoor smoking area to be provided.
- No space for outdoor congregating in front of the building.
- A screened refuse area shall be provided.
- Access for persons with disabilities shall be provided.

These sites are located throughout the community and all are within ½-mile of public transit. These sites can easily accommodate the four unsheltered individuals counted in the 2019 Point-in-Time Homeless Count.¹

A Low-Barrier Navigation Center (LBNC) is a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. Assembly Bill 101 (AB 101) established requirements for local jurisdictions to allow LBNCs as a by-right use in certain districts. The Housing Element includes Program H-F-2-e to amend the zoning regulations to allow LBNCs by right in specific zoning districts.

The Housing Element includes several programs to collaborate with county-wide efforts to address homelessness in Programs H-F-2-a through H-F-2-h.

Manufactured Housing

State law (Government Code Sections 65852.3 through 65852.5) requires that modular/manufactured homes that meet the National Manufactured Home Construction and Safety Standards Act be considered a single-family dwelling and permitted in all single-family zoning districts. Although this is not specifically mentioned in the Municipal Code, Foster City did permit a manufactured ADU in 2021. Housing Program H-D-6-b includes amending the zoning regulations to explicitly permit modular/manufactured homes in the R-1 zoning district.

NON-GOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are generally market factors over which individual local governments have little or no control and include land, labor and construction costs, and availability of financing.

DEVELOPMENT COSTS

Information on the development costs of certain residential prototypes in San Mateo and Santa Clara Counties has been provided by Century/Urban as part of the 21 Elements collaboration (see Attachment 1). In addition, Foster City had an analysis of development costs performed by Economic & Planning Systems, Inc. (EPS) as part of the analysis to establish an affordable housing in-lieu fee related to the adoption of Chapter 17.90, Below Market Rate Inclusionary Housing Program. The EPS work included two studies: one for rental apartments and one for for-sale townhouses.² This analysis will focus on multi-family development because there is no vacant land zoned for single-family development in Foster City.

Land cost is a significant component of the total housing development costs. Due in part to the desirability of the region and because land is in short supply, land costs in San Mateo County are high. These costs vary both between and within jurisdictions based on factors like the desirability of the location and the permitted density with multi-family and mixed-use land costing more.

¹ San Mateo County One Day Homeless Count and Survey, 2019: <https://www.smcgov.org/media/33506/download?inline=>.

² Economic & Planning Systems, Inc. Rental Inclusionary Housing In-Lieu Fee, January 20, 2022, and Ownership Inclusionary Housing In-Lieu Fee, January 11, 2022.

APPENDIX C: CONSTRAINTS

Land costs include acquisition and holding the land throughout the development process. For typical multi-family construction in San Mateo County, The Century/Urban report estimates land costs at approximately \$100,000 per unit in San Mateo County but noted a range of land costs between \$40,000 to \$160,000 per unit. The EPS study estimates land costs for a mid-density multi-family apartment development at \$223,923 per unit based on CoStar reported land sale transactions in Foster City. The EPS study estimates land costs using the same cost per acre for a low-density townhouse development at \$461,019 per unit.

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. Century/Urban notes that project costs will vary by geography, topography, site conditions, finish level, entitlement and permit status, construction type, and time among other factors. For San Mateo County, construction costs for multi-unit buildings vary based on the form of parking (structure vs. surface) in addition to other environmental factors such as topography, pre-existing structures etc. For a small multi-family development with surface parking, Century/Urban estimates hard costs at \$521,500 per unit and soft costs at \$165,000 per unit for a total cost including land of \$786,500 per unit. The EPS study is a bit higher with a total cost of \$847,788 per unit, including \$385,000 in direct costs, \$134,750 in indirect costs, and \$104,114 in developer fee.

The construction costs estimated by EPS for a typical townhouse are higher, with a total cost per unit of \$1,325,687, including \$519,900 in direct costs, \$181,965 in indirect costs, and \$162,804 in developer fee.

Based on these studies, for multi-family homes in San Mateo County, land costs account for 13% to 26% of the total cost, hard costs account for between 45% to 66%, and the remaining 21% to 26% is soft costs.

AVAILABILITY OF FINANCING

The availability of financing can impact the cost and supply of housing. Two types of financing are needed: 1) capital financing for the developer to finance the initial site preparation and construction, and 2) financing for the purchase of units by an investor or homeowner.

Fluctuation in interest rates can have a significant impact on costs for construction or purchase, as well as impact whether a potential buyer can qualify for a loan. Following several years of historically low interest rates, the expectation is that interest rates are likely to rise in 2022 and beyond Kiplinger forecasts that mortgage rates will increase from the current average of 5.0% for 30-year fixed-rate loans, to 5.5% by the end of 2022.³

AVAILABILITY OF CONSTRUCTION LABOR

A factor contributing to the high construction costs on the Peninsula is the scarcity of construction labor. Contractors have difficulty attracting and retaining workers because most cannot afford to live in the area on construction labor wages. Many construction workers have to commute long distances from their jobs to more affordable housing. Carpenters Union Local 217 of San Mateo County reports that two-

³ Kiplinger, Interest Rates: The Fed Gets Aggressive, April 14, 2022: <https://www.kiplinger.com/economic-forecasts/interest-rates>.

thirds of San Mateo County construction workers are housing burdened, while residential construction workers earn one-third less than their non-residential construction counterparts do.

NEIGHBORHOOD OPPOSITION

Opposition from neighbors can be a significant obstacle to obtaining approvals for new housing developments. Most notably, developments that are high-density, multi-family developments, supportive housing, and low-income housing draw the most public opposition because they are perceived to increase traffic, increase crime, and diminish property values. However, studies show that well managed affordable housing developments have not caused such problems for their neighborhoods. City officials and developers can work to assuage these concerns by requiring design review, emphasizing management of new development, and engaging in public education to address myths about high density/low-income/supportive housing (HCD). The City's history of mixed-income housing can also illustrate that the inclusion of affordable housing has not had the adverse impacts that some people feared. Undergoing a thorough public planning process to address and develop clear and explicit requirements can combat public opposition. Foster City has a large proportion of its housing stock within homeowners' associations, which can also be a constraint to the production of additional housing units, such as the addition of ADUs/JADUs or the potential redevelopment of housing sites. There are 43 homeowners' associations in Foster City, encompassing 5,305 housing units on 525 acres. This is approximately 38% of the City's housing units.

NON-GOVERNMENTAL CONSTRAINTS SPECIFIC TO FOSTER CITY

Geologic Conditions

Foster City is entirely a land-fill community located along and over the San Francisco Bay. At this point in its development, the City is almost entirely built out. On average, Citywide, the depth of soil above the Bay mud is only about 4 feet. The result is that the soils throughout the City are very brackish and when developed begin to corrode underground infrastructure. This is not a problem for sites developed in the last 25 years because they were constructed using appropriate materials, but for older sites—those most likely to be redeveloped for housing—all or most of the originally placed infrastructure must be removed and replaced adding additional costs to projects. Additionally, as part of the site preparation once a site is cleared, it is not uncommon to have to address problems associated with (minor) land subsidence, requiring the re-compaction of site soils and associated additional site preparation costs.

Because the City is constructed on landfill, constructing residential projects at the densities required in order to amortize the costs of redeveloping a site, replacing all or most underground infrastructure, and other site preparation issues, most new multi-story buildings must be constructed on a pile supported foundation, which constitutes an expense that is not common to residential development in most cities. Further, there is no vacant land left which is appropriately zoned for the development of new housing. Increased housing production will require the redevelopment of existing underutilized residential sites or failing commercial properties.

High Water Table

As mentioned above, the depth of soil to bay mud is typically only about 4 feet. This makes construction of underground parking or basements not economically feasible.

Electric Transmission Lines

Electric transmission lines traverse large and various areas of Foster City including areas zoned for housing and commercial use. Because of the limitations imposed by PG&E regarding the distance that residential units must maintain from the “swing line” of the power lines and the very limited number and height of uses that can be placed within the power line easement area beneath the transmission lines, large portions of sites that may otherwise lend themselves to housing production cannot be developed and may only be used as at-grade parking, landscaping, and recreation facilities, resulting in a lower yield of units per gross acre than would otherwise be possible. The largest transmission lines through residential and mixed-use areas are along Foster City Boulevard south of State Route 92, encompassing over 300 acres of land.

Housing Constraints Action Plan

As stated at the beginning of this Appendix, many factors can constrain the provision of the quantity and affordability of housing. The City’s policies and regulations are designed to address the City’s goals for the overall quality of housing, preservation of the City’s waterfront character, or safety or environmental goals, but can also result in constraints to housing. Table 13 below identifies the links between the constraints issues and the highlights of the actions proposed to address these constraints.

Table 13: Housing Constraints Action Plan

Housing Constraints Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Zoning densities	Limited densities in areas with higher densities already adjacent and services nearby unnecessarily restrict additional housing.	<ul style="list-style-type: none"> H-D-1-b: General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Site Inventory 	<ul style="list-style-type: none"> Upon Housing Element Adoption
Development standards	Uncertainty of the City's expectations can result in additional processing time and cost.	<ul style="list-style-type: none"> H-D-6-e Multi-Family Objective Design Standards H-D-6-f SB 9 Objective Design Standards 	<ul style="list-style-type: none"> 2023 2023
Zoning constraints such as minimum unit sizes	Minimum unit sizes limit and/or preclude some types of housing	<ul style="list-style-type: none"> H-D-6-b Minimize Zoning Constraints 	<ul style="list-style-type: none"> Amend or rescind minimum floor areas in Chapter 17.56 concurrent with Housing Element Adoption; evaluate other incentives by 2024
Parking requirements	Parking requirements in excess of needs add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-c Reevaluate Parking Requirements 	<ul style="list-style-type: none"> 2024
Fees	Fees add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-d Development Fee Waivers 	<ul style="list-style-type: none"> 2023 and ongoing
Processing procedures	Processing time can add to the cost of development.	<ul style="list-style-type: none"> H-D-3-a: Update Planned Development Process H-D-6-a Minimize Governmental Constraints 	<ul style="list-style-type: none"> 2026 2024
Infrastructure	Water and sewer availability and roadway capacity can limit the ability to add housing.	<ul style="list-style-type: none"> H-A-3-b Water and Sewer District Coordination Water Conservation Requirements H-B-5-h Water Supply Assessment 	<ul style="list-style-type: none"> Provide Housing Element within one week of adoption; assist with update of next UWMP due in 2025 Report to EMID Board by 2023 Ongoing

APPENDIX C: CONSTRAINTS

Attachment 1: Memo from Century Urban, San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research, dated April 7, 2022.



BAIRD + DRISKELL

TO: Baird + Driskell
FROM: Century Urban, LLC
SUBJECT: San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research
DATE: April 7, 2022

Century | Urban has been engaged by Baird + Driskell to perform research on the development costs of certain residential prototypes in San Mateo and Santa Clara Counties as well as the unit mixes of residential projects delivered since 2013 in San Mateo County. The research findings shown below in Exhibits 1, 2, and 3 are based on Century | Urban's recent work on other assignments as well as on third-party data sources, further detailed below, which Century | Urban considers credible but has not independently verified.

The estimated prototype project costs shown below reflect high-level averages and do not represent any specific project budget. Project costs vary by geography, topography, site conditions, finish level, entitlement and permit status, contractor type, and time among other factors. Key elements of the prototypes were provided by Baird + Driskell.

The San Mateo County unit mix results represent the data available to Century | Urban through its research and does not represent every project built in each market or market-level conclusions. However, the data does present over 100 projects and over 13,000 units and as such is informative with respect to the types and sizes of units built during the period surveyed.

With respect to the unit mix data, please note that a lack of data for a given city does not necessarily mean that no projects or units were built in that city, but rather that no relevant data was available for that city.

Land prices range substantially across the surveyed transactions. To convey the range of land costs reviewed, Century | Urban provided the averages of the bottom third of the land sales, the middle third, and the highest third. Further detail on the single family home land sales that were available is reflected in Exhibit 3.



Research and Data Sources

The estimates shown below are based on data and sources including but not limited to: similar projects Century | Urban has underwritten and/or priced; specific project economics Century | Urban has reviewed; direct conversations with developers and cost estimators; database research including CoStar, MLS, Redfin, and title databases; online research sources including City and project websites; market reports compiled by real estate sales and research organizations; and, Century | Urban's general experience assessing residential project feasibility in the San Francisco Bay Area.

Single Family Home Land Price Data

To generate the single-family land values utilized in the development cost estimates, Century | Urban collected sales data for land lots totaling one acre or less which transacted over the past three years across the surveyed jurisdictions in San Mateo and Santa Clara counties. Over 250 data points were collected. The data does not include properties with existing homes or infrastructure that were redeveloped as new single-family homes, and the data for some cities is limited.

As the data collected is not comprehensive, summaries and averages may be valuable for reaching overall conclusions about the range of land prices in the counties, but they may or may not be representative of a given City's average or median land price or the land price for a given parcel. The table in Exhibit 3 should therefore be reviewed noting the limited number of data points for certain cities. Land prices vary substantially by location, topography, site conditions, shape of the parcel, neighboring uses, access, noise, and many other factors. In addition, completed sales are necessarily past transactions and may not represent the current state of the market and expected future land sale prices.

**Exhibit 1: Total Development Cost: Single-family****Baird and Driskell****Total Development Costs - San Mateo and Santa Clara Counties**

Large numbers rounded to nearest \$'000 or nearest \$'0,000

	Single Family Small		Single Family Large	
	Total	\$ / SF	Total	\$ / SF
Prototype Elements				
1) Gross Residential Square Feet	2,600		5,000	
Hard Costs				
1) Residential Hard Costs	\$1,040,000	\$400	\$2,500,000	\$500
2) Site improvements and utilities				
3) Grading and erosion control				
4) Parking Hard Costs				
5) Contingency 5%	\$52,000	\$20	\$125,000	\$25
Total Hard Costs	\$1,092,000	\$420	\$2,625,000	\$525
Soft Costs				
1) Soft Costs 25.0%	\$270,000	\$104	\$660,000	\$132
2) City Fees	\$75,000	\$29	\$75,000	\$15
3) Soft Cost Contingency 5%	\$20,000	\$8	\$40,000	\$8
Total Soft Costs	\$365,000	\$133	\$775,000	\$147
% of hard costs	33%		30%	
Land Costs	Total	Per SF Bldg	Total	Per SF Bldg
1) Land Costs - San Mateo	\$1,030,000	\$396	\$1,030,000	\$206
2) Land Costs - Santa Clara	\$1,320,000	\$508	\$1,320,000	\$264
Single Family Land Cost Range				
SFH Land - Lower Price Tier	\$210,000	\$81	\$210,000	\$42
SFH Land - Middle Price Tier	\$730,000	\$281	\$730,000	\$146
SFH Land - Higher Price Tier	\$2,510,000	\$965	\$2,510,000	\$502
Total Development Cost - San Mateo	\$2,487,000	\$949	\$4,430,000	\$878
Total Development Cost - Santa Clara	\$2,777,000	\$1,060	\$4,720,000	\$936

Total Development Cost by Range of Land Cost

Single Family - Lower Land Price Tier	\$1,667,000	\$633	\$3,610,000	\$714
Single Family - Middle Land Price Tier	\$2,187,000	\$833	\$4,130,000	\$818
Single Family - Higher Land Price Tier	\$3,967,000	\$1,518	\$5,910,000	\$1,174

**Exhibit 1: Total Development Cost: Multi-family****Baird and Driskell****Total Development Costs - San Mateo and Santa Clara Counties**

Large numbers rounded to nearest \$'000 or nearest \$'0,000

		Multi-Family Small			Multi-Family Large		
		Total	\$ / SF	\$ / Unit	Total	\$ / SF	\$ / Unit
Prototype Elements							
1)	Gross Residential Square Feet	10,000			93,750		
2)	Parking Square Footage	3,750			40,000		
3)	Parking Type	Surface Lot			Standalone above grade		
4)	Units	10			100		
5)	Avg Net SF / Unit	850			750		
6)	Efficiency	85%			80%		
Hard Costs							
1)	Residential Hard Costs	\$4,150,000	\$415	\$420,000	\$39,840,000	\$425	\$400,000
2)	Site improvements and utilities	\$605,000			\$1,165,000		
3)	Grading and erosion control	\$110,000			\$335,000		
4)	Parking Hard Costs	\$100,000	\$28		\$4,800,000	\$120	
5)	Contingency 5%	\$250,000	\$21	\$21,000	\$2,310,000	\$21	\$20,000
Total Hard Costs		\$5,215,000	\$522	\$521,500	\$48,450,000	\$517	\$484,500
Soft Costs							
1)	Soft Costs 25.0%	\$1,303,750	\$130	\$130,000	\$12,110,000	\$129	\$120,000
2)	City Fees	\$350,000	\$35	\$35,000	\$2,800,000	\$30	\$28,000
3)	Soft Cost Contingency 5%	\$80,000	\$8	\$8,000	\$750,000	\$8	\$7,500
Total Soft Costs		\$1,733,750	\$165	\$165,000	\$15,660,000	\$159	\$148,000
% of hard costs		33%			32%		
Land Costs		Total		Per Unit			Per Unit
1)	Land Costs - San Mateo	\$1,000,000		\$100,000	\$10,000,000		\$100,000
2)	Land Costs - Santa Clara	\$600,000		\$60,000	\$6,000,000		\$60,000
Range of Land Costs							
Apts/Condo- Lower Price Tier		\$400,000		\$40,000	\$4,000,000		\$40,000
Apts/Condo- Middle Price Tier		\$800,000		\$80,000	\$8,000,000		\$80,000
Apts/Condo- Higher Cost Tier		\$1,600,000		\$160,000	\$16,000,000		\$160,000
Total Development Cost - San Mateo		\$7,948,750	\$795	\$786,500	\$74,110,000	\$791	\$732,500
Total Development Cost - Santa Clara		\$7,548,750	\$755	\$746,500	\$70,110,000	\$748	\$692,500
Total Development Cost by Range of Land Cost							
Apts/Condo- Lower Land Price Tier		\$7,348,750		\$726,500	\$68,110,000		\$672,500
Apts/Condo- Middle Land Price Tier		\$7,748,750		\$766,500	\$72,110,000		\$712,500
Apts/Condo- Higher Land Price Tier		\$8,548,750		\$846,500	\$80,110,000		\$792,500

**Exhibit 2: Unit Mixes – Number of Units by Unit Type and Unit Mix Percentages****San Mateo County Apartments**

Number of Units	Unit Numbers							Unit Mix				
	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
Proposed	25	936	1,639	888	124	56	3,643	26%	45%	24%	3%	2%
Existing	63	905	4,223	2,626	523	1	8,279	11%	51%	32%	6%	0%
Final Planning	3	328	19	75	33	7	462	71%	4%	16%	7%	2%
Under Construction	16	268	619	523	79	0	1,489	18%	42%	35%	5%	0%
Totals	107	2,437	6,500	4,112	759	64	13,872	18%	47%	30%	5%	0%

	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
South San Francisco	8	90	853	604	55	0	1,602	6%	53%	38%	3%	0%
San Mateo	19	228	734	715	154	1	1,832	12%	40%	39%	8%	0%
Redwood City	28	1,019	2,262	1,125	163	0	4,569	22%	50%	25%	4%	0%
Menlo Park	12	600	995	411	80	47	2,133	28%	47%	19%	4%	2%
Millbrae	3	147	151	133	23	0	454	32%	33%	29%	5%	0%
Foster City	5	12	367	302	83	0	764	2%	48%	40%	11%	0%
Burlingame	11	105	606	474	28	0	1,213	9%	50%	39%	2%	0%
Daly City	3	206	79	72	23	0	380	54%	21%	19%	6%	0%
San Carlos	7	0	101	84	88	9	282	0%	36%	30%	31%	3%
Half Moon Bay	2	0	149	21	2	0	172	0%	87%	12%	1%	0%
East Palo Alto	2	8	55	80	27	7	177	5%	31%	45%	15%	4%
San Bruno	4	4	119	62	14	0	199	2%	60%	31%	7%	0%
Belmont	1	18	25	21	17	0	81	22%	31%	26%	21%	0%
El Granada	1	0	3	6	0	0	9	0%	33%	67%	0%	0%
Pacifica	1	0	1	2	2	0	5	0%	20%	40%	40%	0%
Total	107	2,437	6,500	4,112	759	64	13,872	18%	47%	30%	5%	0%

San Mateo County Condominiums

Number of Units	Unit Numbers							Unit Mix				
	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
Proposed	2	72	0	8	1	1	82	88%	0%	10%	1%	1%
Existing	12	0	46	293	194	0	533	0%	9%	55%	36%	0%
Final Planning	0	0	0	0	0	0	0					
Under Construction	1	0	0	10	0	0	10	0%	0%	100%	0%	0%
Total with Unit Mix Data	15	72	46	311	195	1	625	12%	7%	50%	31%	0%

	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
South San Francisco	1	0	40	57	0	0	97	0%	41%	59%	0%	0%
San Mateo	5	72	0	201	97	1	371	19%	0%	54%	26%	0%
Daly City	2	0	0	2	84	0	86	0%	0%	2%	98%	0%
San Carlos	1	0	3	8	9	0	20	0%	15%	40%	45%	0%
Menlo Park	1	0	0	15	0	0	15	0%	0%	100%	0%	0%
Burlingame	3	0	3	18	1	0	22	0%	14%	82%	5%	0%
Redwood City	1	0	0	10	0	0	10	0%	0%	100%	0%	0%
Half Moon Bay	1	0	0	0	4	0	4	0%	0%	0%	100%	0%
Brisbane	No data available											
Belmont	No data available											
Foster City	No data available											
Pacifica	No data available											
Total	15	72	46	311	195	1	625	12%	7%	50%	31%	0%

**Exhibit 2: Unit Mixes – Unit Sizes****San Mateo County Apartments****Average Unit Sizes**

	<u>Studios</u>	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
Proposed	506	688	1,115	1,565	2,208
Existing	535	745	1,108	1,411	1,939
Final Planning					
Under Construction	508	708	1,081	1,413	
Total Data Available	524	733	1,105	1,422	2,186

	<u>Studios</u>	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
South San Francisco	511	705	1,116	1,321	
San Mateo	590	769	1,109	1,436	1,939
Redwood City	546	756	1,125	1,421	
Menlo Park	538	692	1,062	1,434	1,782
Millbrae	475	656	1,147	1,369	
Foster City	579	716	1,088	1,402	
Burlingame	518	785	1,128	1,368	
Daly City	422	649	932	1,187	
San Carlos		774	1,206	1,520	2,303
Half Moon Bay		659	957	1,330	
East Palo Alto		530	795		
San Bruno	476	716	1,006	1,386	
Belmont					
El Granada		616	1,047		
Pacifica		1,750	900	1,100	

San Mateo County Condominiums**Average Unit Sizes**

Insufficient data

**Exhibit 3: Single Family Land Sale Data Summary****Single Family Home Land Sites up to 1 acre, last 3 years**

County	City	Available Data Points	Per Square Foot				Per Single Family Home			
			Min	Max	Median	Average	Min	Max	Median	Average
San Mateo County	Moss Beach	19	\$14	\$117	\$64	\$64	\$125,000	\$582,500	\$375,000	\$335,053
San Mateo County	Woodside	4	\$10	\$88	\$24	\$36	\$150,000	\$2,000,000	\$377,250	\$726,125
San Mateo County	South San Francisco	4	\$33	\$89	\$59	\$60	\$165,000	\$3,800,000	\$431,000	\$1,206,750
San Mateo County	Montara	12	\$23	\$269	\$65	\$79	\$275,000	\$1,750,000	\$439,000	\$533,917
San Mateo County	Half Moon Bay	33	\$1	\$324	\$75	\$91	\$5,000	\$2,300,000	\$447,000	\$514,455
San Mateo County	Pacifica	6	\$14	\$105	\$70	\$63	\$300,000	\$925,000	\$447,500	\$500,000
San Mateo County	Belmont	12	\$2	\$721	\$56	\$118	\$55,000	\$4,470,000	\$495,000	\$960,583
San Mateo County	East Palo Alto	5	\$72	\$135	\$92	\$100	\$235,000	\$3,550,000	\$675,000	\$1,379,600
San Mateo County	Redwood City	18	\$6	\$345	\$129	\$145	\$50,000	\$5,350,000	\$825,000	\$1,170,250
San Mateo County	Emerald Hills	2	\$125	\$132	\$129	\$129	\$975,000	\$980,000	\$977,500	\$977,500
San Mateo County	San Bruno	2	\$179	\$207	\$193	\$193	\$560,000	\$1,500,250	\$1,030,125	\$1,030,125
San Mateo County	San Carlos	11	\$2	\$405	\$94	\$126	\$29,000	\$2,980,000	\$1,100,000	\$1,214,455
San Mateo County	San Mateo	1	\$500	\$500	\$500	\$500	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
San Mateo County	Portola Valley	4	\$47	\$129	\$58	\$73	\$1,325,000	\$3,000,000	\$1,578,000	\$1,870,250
San Mateo County	Burlingame	1	\$125	\$125	\$125	\$125	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
San Mateo County	Menlo Park	3	\$165	\$591	\$459	\$405	\$2,580,000	\$6,500,000	\$2,780,000	\$3,953,333
San Mateo County	Millbrae	1	\$239	\$239	\$239	\$239	\$3,080,500	\$3,080,500	\$3,080,500	\$3,080,500
San Mateo County	Hillsborough	3	\$85	\$306	\$116	\$169	\$3,050,000	\$8,000,000	\$4,000,000	\$5,016,667
San Mateo County	Atherton	2	\$147	\$208	\$178	\$178	\$2,500,000	\$6,400,000	\$4,450,000	\$4,450,000
San Mateo County	Total	143	\$1	\$721	\$84	\$110	\$5,000	\$8,000,000	\$510,000	\$1,026,691
Santa Clara County	Los Gatos	15	\$1	\$251	\$6	\$50	\$9,500	\$3,250,000	\$250,000	\$716,237
Santa Clara County	Morgan Hill	11	\$1	\$495	\$15	\$79	\$29,000	\$1,365,000	\$475,000	\$490,533
Santa Clara County	San Jose	54	\$12	\$677	\$75	\$150	\$32,000	\$5,300,000	\$925,000	\$949,380
Santa Clara County	Campbell	8	\$13	\$897	\$120	\$194	\$10,000	\$1,500,000	\$1,038,000	\$975,000
Santa Clara County	Mountain View	3	\$76	\$271	\$141	\$163	\$1,050,000	\$2,300,000	\$1,150,000	\$1,500,000
Santa Clara County	Santa Clara	1	\$169	\$169	\$169	\$169	\$1,275,000	\$1,275,000	\$1,275,000	\$1,275,000
Santa Clara County	Sunnyvale	3	\$167	\$602	\$214	\$328	\$1,080,000	\$5,750,000	\$1,345,000	\$2,725,000
Santa Clara County	Cupertino	4	\$47	\$297	\$197	\$185	\$872,000	\$2,900,000	\$2,175,000	\$2,030,500
Santa Clara County	Monte Sereno	2	\$61	\$1,006	\$534	\$534	\$2,142,714	\$2,427,500	\$2,285,107	\$2,285,107
Santa Clara County	Saratoga	5	\$61	\$171	\$74	\$93	\$1,380,000	\$2,900,000	\$2,640,000	\$2,386,000
Santa Clara County	Palo Alto	7	\$79	\$584	\$333	\$323	\$2,050,000	\$4,000,000	\$3,100,000	\$2,965,000
Santa Clara County	Los Altos	5	\$121	\$352	\$257	\$235	\$1,600,000	\$7,250,000	\$3,470,000	\$3,723,600
Santa Clara County	Los Altos Hills	1	\$99	\$99	\$99	\$99	\$3,995,000	\$3,995,000	\$3,995,000	\$3,995,000
Santa Clara County	Total	119	\$1	\$1,006	\$84	\$157	\$9,500	\$7,250,000	\$1,065,000	\$1,320,556

The data in the table above represents the available single family home lot sales data points collected for this high-level survey. As the data is limited for certain cities, the specific, median, and average amounts per city may not be representative of a city's current median or average land costs or the city's land costs relative to other cities listed.

APPENDIX D | HOUSING RESOURCES AND SITES

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INTRODUCTION

Resources to provide additional housing include both physical sites as well as financial and administrative resources. State Housing Element Law (Government Code Sections 65583(a)(3)) requires that cities demonstrate they have adequate sites to meet their housing obligations. The City must complete an analysis of land resources to demonstrate capacity to meet the projected housing needs during the planning period, taking into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The inventory includes sites that can be developed with housing within the planning period, including non-vacant (i.e., underutilized) sites having potential for redevelopment. HCD guidance also states that the inventory can include sites that are in the process of being made available for residential development (i.e., through rezoning), provided that the Housing Element includes a program that “commits the local government to completing all necessary administrative and legislative actions early in the planning period.” The housing projection period for this Housing Element is January 2023 to January 2031.

The analysis demonstrates that there is adequate supply of suitable land to accommodate the City’s housing allocation of 1,896 units, including housing for very low-, low-, moderate-, and above-moderate income households. The chapter starts with a description of the City’s housing target for the 2023-2031 planning period, called the Regional Housing Needs Allocation (RHNA). It then provides an analysis of suitable sites, including residential units in the pipeline, anticipated Accessory Dwelling Units, and sites where housing is or will become an allowed use. The chapter then provides an overview of financial and administrative housing resources.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

RHNA is the State-required process that seeks to ensure each California jurisdiction is planning for enough housing to accommodate their “fair share” of the State’s housing needs for all economic segments of the community. The RHNA process for the nine-county Bay Area is described below.

REGIONAL HOUSING NEEDS DETERMINATION

The California Department of Housing and Community Development (HCD) provided the Association of Bay Area Governments (ABAG) with a Regional Housing Needs Determination of **441,176 units**. This is the number the Bay Area must plan for between 2023 and 2031. It represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The Regional Housing Needs Determination for the first time ever also included adjustments related to the rate of overcrowding and the share of cost-burdened households, which resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

RHNA METHODOLOGY

ABAG developed a RHNA methodology to allocate the Regional Housing Needs Determination across all cities, towns, and counties in the region. The RHNA methodology must be consistent with State objectives, including but not limited to promoting infill, equity, and environmental protection; ensuring

jobs-housing balance; and affirmatively furthering fair housing. The allocation also takes into account factors such as employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. ABAG developed the RHNA methodology in conjunction with a committee of elected officials, staff from jurisdictions, and other stakeholders called the Housing Methodology Committee. More information about ABAG's RHNA methodology is available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

HOUSING ELEMENT UPDATES

Each jurisdiction must then adopt a Housing Element that demonstrates how it can accommodate its assigned RHNA for each income category through its zoning. HCD reviews each jurisdiction's Housing Element for compliance with State law. Foster City's Housing Element must demonstrate capacity to accommodate **1,896 units** as further described below.

FOSTER CITY'S FAIR SHARE

In determining a jurisdiction's share of new housing needs, ABAG splits each jurisdiction's allocation into four income categories:

- Very Low-Income – 0% to 50% of Area Median Income (AMI)
- Low-Income – 51% to 80% of AMI
- Moderate-Income – 81% to 120% of AMI
- Above Moderate-Income – more than 120% of AMI

In December 2021, ABAG identified the Foster City's fair share of the region's housing needs as 1,896 new housing units, as shown in Table 1.

Income Levels in San Mateo County

The Area Median Income (AMI) in San Mateo County for a family of four is \$149,600. How this breaks down into income categories for different household sizes is shown below.

Income Level	Persons Per Household		
	1	2	4
Very Low	\$63,950	\$73,100	\$91,350
Low	\$102,450	\$117,100	\$146,350
Moderate	\$125,650	\$143,600	\$179,500

Source: Department of Housing and Community Development, 2021.

Where this Housing Element refers to housing that is affordable to the different income levels shown above, we mean a household spends no more than 30 percent of their income on housing.

Table 1: Foster City Regional Housing Needs Allocation, 2023-2031

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

Note: AMI = Area Median-Income. Percentages may not add up to 100 percent due to rounding.

Source: Association of Bay Area Governments, Final Regional Housing Needs Allocation (RHNA) Plan, 2021.

In addition, each jurisdiction must also address the projected need of extremely low-income households, defined as households earning 30% or less of AMI. The Consolidated Planning/CHAS Data provided by the US Housing and Urban Development Department (HUD) indicates that approximately 50% of the very low-income households are in the extremely low-income category. As such, there is a projected need for 260 extremely low-income housing units.

RHNA BUFFER

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

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

RHNA CYCLES

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

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

For these reasons, the City is including an additional capacity buffer of at least 15% above the RHNA in the very low-, low- and moderate-income categories to ensure sufficient capacity to meet the RHNA.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Affirmatively Furthering Fair Housing (AFFH) means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” The HCD Site Guidebook states that for purposes of the sites inventory, AFFH means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate the lower-income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.¹

The location of housing is a key factor in addressing disparities in access to all types of housing and to facilitating inclusive communities. Providing additional housing opportunities in high resource areas can provide improved access to public services, recreation amenities, educational and employment opportunities, and other essential services such as grocery stores and medical services. Foster City has, since its beginning, provided a mix of housing types in each neighborhood. Higher density developments in the R-3 and R-4 zones are included in each of the nine original neighborhoods as well as the Town Center and Pilgrim Triton neighborhoods.

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

Location of Existing Affordable Housing

The geographic distribution of existing deed restricted below market rate housing is shown in Figure 2. These units are located primarily in the central core of the City along East Hillsdale Boulevard from Metro Senior Apartments on Village Lane and Town Green Lane on the west to Miramar Apartments at Gull Avenue on the east, with Marlin Cove Apartments on Foster City Boulevard being the most southerly location. ADUs and the Existing Unit Purchase Program provide scattered additional affordable housing units throughout the single family neighborhoods.

Distribution of Sites in the Sites Inventory

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

¹ HCD Site Guidebook, p. 8-9,

Potential Effect on Patterns of Segregation

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

Potential Effect on Access to Opportunity

The wide distribution of housing sites will provide additional housing options for lower-income households to choose housing near amenities and services that are important to them, such as parks, schools, transit, or other features. The sites in the Sites Inventory were selected based on accessibility to a variety of services and amenities, such as parks, schools, shopping, transit, and transportation. From a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disparate impacts for impacted racial and ethnic groups by providing more affordable housing choices near desirable resources such as employment and high-quality education. This will foster more inclusive communities free from barriers that restrict access to opportunity.

Potential Effect on Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."²

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

The increased quantity and distribution of affordable housing as proposed in the Sites Inventory will address disproportionate housing needs by providing more affordable housing in a wider variety of locations in the city. From a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disproportional housing needs.

² California Department of Housing and Community Development Guidance, 2021, page 39.

SITES INVENTORY

The Sites Inventory includes several categories of sites. This section describes the Sites Inventory Methodology and then includes a detailed discuss of the sites in each category. The categories of sites in Foster City include:

- Pipeline projects (units permitted or under construction but not completed as of June 30, 2022).
- Proposed Projects (projects that have submitted an application but are not yet approved).
- Accessory Dwelling Units (ADUs).
- Sites from the previous (5th) cycle Housing Element.
- Non-vacant residentially zoned sites capable of additional development.
- Non-vacant non-residentially zoned sites capable of residential or mixed-use development.

SITES INVENTORY METHODOLOGY

The City has identified adequate sites to accommodate the remaining RHNA and a healthy buffer for all income categories after credits are applied. To identify suitable sites, the City identified sites that currently allow residential uses or are appropriate to rezone to allow residential uses. Sites that are appropriate for residential development include the following:

- Sites identified in the 2015-2023 Housing Element that are still available;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

From the remaining sites, the City and consultant team used HCD guidance and trends from recent projects to calculate the realistic capacity of sites, as described in this section.

Recent Development Trends

The City has had several multi-family developments built in recent years, including a 100% affordable senior apartment housing development. Table 2 presents recent residential developments within the City. These developments represent the completion of the Pilgrim Triton and Foster Square master planned areas. Each master planned area was subject to a negotiated Development Agreement that established the maximum number of units including below market rate units. Each development included 20% below market rate housing. Foster Square includes the 66-unit Alma Point 100% affordable senior apartments, owned and managed by Mid-Pen Housing. The developments in Pilgrim Triton include 20% below market rate units mixed with market rate units.

Table 2: Recent Development Densities

Project Name	Site Size (Acre)	Zoning District	Unit Count	Built Density (du/ac)	Yield	Status
Foster Square						
Alma Point Senior Apartments	0.8	CM/PD/SHO	66	82.5	--	Completed in 2016
Atria	1.41	CM/PD/SHO	131	92.9		Completed in 2016
Foster Square Condos	5.0	CM/PD/SHO	200	40.0		Completed 2017-2021
Pilgrim Triton						
One Hundred Grand Apartments	3.4	CM/PD	166	48.8		Completed 2015
Triton Apartments	3.8	CM/PD	200	52.6		Completed 2016
Waverly Cove Townhouses	1.5	CM/PD	20	13.6		Completed 2020
Workforce Apartments	0.7	CM/PD	22	31.0	--	Completed April 2022
Laguna Vista Condominiums	4.1	CM/PD	70	17.2	--	Under Construction
Average Density				42.3		

Source: Foster City Community Development Department

Site Criteria

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

- Distance to major roadways. The City’s roadway system is classified into arterials, collectors, and local streets as indicated on Map G-5 in the Land Use and Circulation Element. Proximity to an arterial would minimize impacts on local streets.
- Distance to an evacuation route. Foster City is basically an island with limited ingress/egress points: East Hillsdale Blvd. to San Mateo, SR 92 on/off ramps at Edgewater Blvd. and Foster City Blvd., and East Third Avenue to San Mateo. From the areas south of SR 92, access to East Hillsdale Blvd. was used to gauge distance to a major evacuation route.
- Distance to a park.
- Distance to a grocery store.
- Distance to a bus stop (excluding the routes intended for school children).
- Distance to the public library or City Recreation Center.
- Adjacencies. The percentage of border not adjoining single-family or townhouse development was used to identify sites with more ability to locate new units away from existing low-density development.
- Affirmatively furthering fair housing by expanding the geographic distribution and variety of housing types and sizes in the City.

The application of these site criteria to the sites is provided in Table 3.

Table 3: Housing Site Selection Criteria

Site Name	Distance to Arterial St	Distance to E. Hillsdale Blvd (Evacuation)	Distance to Park	Distance to Grocery Store	Distance to Bus Stop	Distance to Rec Center or Library	% Border with SF or TH	AFFH-Expand Locations	Size
Pipeline Projects									
Laguna Vista Condos & Apartments	0.0	0.0	0.0	0.7	0.1	0.5	0	N	
Project Applications									
Lantern Cove	0.3	1.4	0.2	0.8	0.8	2.0	13%	Y	16.8
Schooner Bay	0.0	1.7	0.1	1.0	1.1	2.2	0%	Y	24.8
Eaves Apartments MF ADUs	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11
Triton Apartments MF ADUs	0.1	0.1	0.0	0.9	0.1	0.6	0%	N	
RHNA 5 Sites									
Franciscan Apartments	0.0	0.4	0.0	0.5	0.0	0.6	30%	N	6.4
Sand Cove Apartments	0.0	0.3	0.0	0.1	0.0	0.0	0%	Y	8.77
The Lagoons Apartments	0.0	0.4	0.0	0.5	0.1	0.2	0%	Y	9.64
Beach Cove Apartments	0.0	0.7	0.1	0.1	0.1	0.8	14%	Y	18.7
Shadow Cove Apartments	0.0	0.8	0.2	0.1	0.0	0.9	15%	Y	7.9
Harbor Cove Apartments	0.0	0.0	0.0	0.2	0.0	0.6	0.0	Y	15.1
Other Residential Sites									
Eaves Apartments	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11.0
Foster's Landing Apartments	0.0	0.3	0.1	0.4	0.1	0.1	0%	N	46.35
Commercial Sites to Convert or Allow Mixed Use									
OSH	0.0	0.0	0.2	0.6	0.1	0.5	0%	N	6.345

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

 = 0.6 to 0.9 miles; 30% or more border with SF or TH

 = 1.0 miles or more

Y = would expand geographic area of BMR housing

N = would not expand geographic area of BMR housing

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

Infrastructure Availability

Parcels included in the sites inventory must have sufficient water, sewer, and dry utilities available and accessible to support housing development. The Housing Element must describe existing or planned, water, sewer, and other dry utilities supply, including the availability and access to parcels on the sites inventory, distribution facilities, general plan programs or other mandatory program or plan to support housing development on the site. The Housing Element must include sufficient detail to determine

whether the service levels of water delivery/treatment systems and sewer treatment facilities are sufficient and have the capacity to accommodate development on all identified sites. If infrastructure is not available, the Housing Element must include a program that ensures access and availability to infrastructure to accommodate development within the planning period.

All of the sites in the Sites Inventory are currently developed and therefore have infrastructure available at the site.

One of the critical infrastructure components in Foster City is the water supply. All of the water used in the City/Estero Municipal Improvement District is purchased from the San Francisco Public Utilities Commission. The Urban Water Management Plan and Water Shortage Contingency Plan indicate that in multiple dry years, a sequence of conservation measures is necessary to ensure an adequate water supply. In order to ensure there is adequate water supply, Housing Program H-A-3-c is included as follows:

- H-A-3-c **Water Supply for New and Renovated Developments.** Work with EMID to develop water conservation requirements for new and renovated developments that will provide sufficient water capacity to accommodate the RHNA. If necessary, require new and renovated developments to be “net neutral,” i.e., use both on-site and off-site conservation measures to not increase net water demand.
 Target: 2023-2024
 Responsible Agency: Community Development Department and EMID

Affirmatively Furthering Fair Housing (AFFH)

This means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” For purposes of the sites inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate the lower-income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.

Default Density

The statute allows jurisdictions to use higher density as a proxy for lower-income affordability, in other words—be able to skip detailed analysis of the economic feasibility of providing lower-income units on a site if the site is zoned to accommodate a default density. Parcels must be zoned to allow sufficient density to accommodate the economies of scale needed to produce affordable housing. Because San Mateo County is considered a “metropolitan county,” the default density is at least 30 units per acre. “At least” means the density range allowed on the parcel must include the default density.

Size of Sites

Parcel sizes between 0.5 acres and 10 acres in size are considered to be able to accommodate development for lower-incomes. Parcels smaller than 0.5 acres or larger than 10 acres in size require additional analysis to demonstrate that they can accommodate the lower-income RHNA. Otherwise,

they can be used in the sites inventory to count toward the moderate or above-moderate RHNA. The sites inventory does not include any sites less than 0.5 acres. For the sites that are larger than 10 acres in size, additional analysis is included.

Realistic Capacity Analysis

The statute requires an analysis of the realistic capacity of each site. This can include:

- Use of minimum densities provided by the zoning of the parcel, or
- Utilize various factors to calculate realistic capacity and describe the methodology used including:
 - Typical densities of existing or approved residential development at a similar affordability level.
 - Current or planned availability and accessibility of infrastructure.
 - Applicable land use controls and site improvement requirements.
 - Adjust for any areas that cannot be developed.

The capacity calculation must be adjusted to reflect the realistic potential for residential development, including factors such as local or regional development trends, track records/past production trends for similar sites, and current or planned availability of infrastructure.

Non-Vacant Sites

There are special considerations and analysis required to include nonvacant sites in the Sites Inventory. A nonvacant site is a site with any sort of existing use, including sites with structures, improvements, or income production. If the inventory identifies non-vacant sites to address a portion of the RHNA, the Housing Element must describe the realistic development potential of each site within the planning period (2023-2031). The analysis must consider the extent that the non-vacant site's existing use impedes additional residential development, the jurisdiction's past experience converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives or standards that encourage additional housing development on the non-vacant sites.

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

Examples of substantial evidence that an existing use will likely be discontinued in the current planning period include, but are not limited to:

- The lease for the existing use expires early within the planning period;
- The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses;
- There is a development agreement that exists to develop the site within the planning period;
- The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period; or

- The property owner provides a letter stating its intention to develop the property with residences during the planning period.

SITES FROM THE PREVIOUS (5TH) CYCLE HOUSING ELEMENT

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

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

Sites that were used in the previous RHNA 5 Housing Element cycle but not yet redeveloped are shown in Table 4. No sites from RHNA 4 Housing Element are proposed to be reused. The location of these sites is shown on Figure 2.

Table 4: Sites Used in Previous RHNA 5 Housing Element (2015-2023)

Site	Acres	Zoning in RHNA 5 Housing Element	Current Zoning	Proposed Zoning to be Adopted Concurrent with Housing Element	Existing Density (units/acre)	Density per General Plan (units/acre)
Harbor Cove	15.1	R-3	R-3	R-4/PD	26.49	20-35
Beach Cove	18.7	R-4/PD	R-4/PD/AHO	Same with by right provision	22.25	20-35
Franciscan	6.4	R-3	R-3/AHO	R-4/AHO	19.06	20-35
Sand Cove*	8.77	R-3/PD	R-3/PD/AHO	R-4/PD/AHO	19.16	20-35
Lagoons*	9.64	R-3/PD	R-3/PD/AHO	R-4/PD/AHO	18.26	20-35
Shadow Cove	7.9	R-4/PD	R-4/PD/AHO	Same with by right provision	20.84	20-35

* The Lagoons was formerly part of Sand Cove

Source: Foster City Community Development Department

As in the previous Housing Element, these sites were deemed appropriate for additional development after analysis of the following factors:

- **Existing Density.** Site with lower existing densities may be more likely to consider redevelopment if they increase their density. Many of the older apartment developments have a density of less than 20 units/acre.
- **Land Area.** A larger site could mitigate potential impacts with increased setbacks and/or lower heights near the adjacent developments.
- **Age.** The older apartment developments are believed to be more likely to be considering making significant investments in either upgrading or redeveloping their property in order to remain competitive in the marketplace and/or to correct existing problems.

- **Adjacent Uses.** Site that border streets and/or the lagoon, will be able to redevelop with less significant impacts on adjacent development, compared to sites that have more adjacencies to single-family developments.

In addition, these sites are located in the central part of the city, near public transit, parks, retail, major public amenities such as the Recreation Center and Library and are all located adjacent to major arterials providing direct access to the City's major evacuation routes.

The preliminary applications to redevelop the Lantern Cove Apartments and Schooner Bay Apartments with additional units illustrates the economic viability of redeveloping older, larger, existing apartment developments. The age of the sites reused from the previous Housing Element are more than ten years older than Lantern Cove and Schooner Bay, making redevelopment of them even more likely to be economically viable. The relatively large size of the sites provides options to place the higher density portions of the development away from edges that border existing lower density uses.

Other examples of redevelopment of apartment properties approved or constructed in the area are further evidence of the economic viability of redeveloping existing apartment sites, including:

- Village Lake in Mountain View, 777 West Middlefield Road: construct 716 new apartment units (including 144 affordable units), replacing 208 existing apartment units.
- Laguna Clara in Santa Clara: removal of 42 units, retaining 222 units, addition of 225 units over a parking garage for a total of 447 units on the site.
- Reserve at Mountain View, 870 East El Camino Real: removal of 42 units, addition of 233 units for a total of 371 units on the site.
- 555 Middlefield Road, Mountain View: Retain 402 existing units, addition of 323 units, for a total of 725 units on the site.

The addition of ADUs at multi-family properties is another way to add units to existing apartment developments. Foster City has recently received several preliminary applications for multi-family ADUs, as described above, including at The Eaves and The Triton. A similar proposal for multi-family ADUs at Harbor Cove was submitted in 2021.

The owner of three of the sites, Beach Cove, Sand Cove, and Shadow Cove, has expressed interest in developing additional units at their sites. These indications of owner interest as well as the examples of redevelopment and multi-family ADUs provide evidence that the addition of units at similar properties is economically feasible.

Harbor Cove

This site borders Edgewater Boulevard on the west, East Hillsdale Boulevard on the north, Foster City Lagoon on the east and the Isle Cove condominium development on the south. The 15.1-acre site contains 400 apartment units at an existing density of 26.49 units per acre. The apartment buildings are three stories with a combination of carports and surface parking concentrated in three large carport areas. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The existing zoning is R-3.

The owner has made significant investments in building renovations in 2015-2016, making it less likely that those buildings would be redeveloped. However, there is potential to redevelop the parking areas with units above parking. The concentration of the existing parking into three areas of the site provides potential to redevelop those portions of the site with units located above parking without removing existing buildings. Given that the two largest existing parking areas occupy more than two acres, a reasonable additional capacity in these two parking areas is 70 units at 35 units per acre plus providing replacement parking for the existing units.

In addition, the owners of Harbor Cove submitted preliminary plans to the City in 2021 for the addition of 21 ADUs in some of the existing unused storage rooms and two free standing unused laundry rooms. Combining the capacity for 70 units in the carport areas and 21 ADU yields a reasonable capacity of 91 units.



Harbor Cove Apartments



Harbor Cove Apartments Site

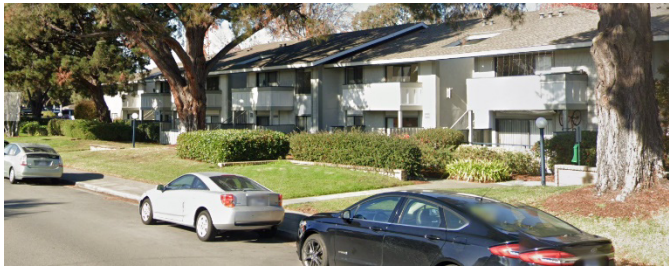
Beach Cove

This site is located on Catamaran Street between Marlin Avenue and Clipper Lane. The site borders the Martinique Cove single family homes on the west, Foster City Lagoon and Marlin Cove mixed use site on the north, a small section of Marlin Avenue on the east, and Catamaran Street on the south. The 18.7-acre site contains 416 apartment units at an existing density of 22.25 units per acre. It was built in 1973. The apartment buildings are two-stories with a combination of carports and open surface parking. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. Beach Cove is zoned R-4/PD/AHO, which allows up to 35 units per acre.

The site includes two large parking areas near the center of the site that have potential for hosting additional units without displacing existing tenants. The owner has indicated that some of the amenity spaces are under-utilized and/or redundant and may also provide potential space for additional units. The owner has indicated an interest in developing additional units at the site.

A reasonable development capacity for the site is 35 units per acre given that the site borders the Lagoon, existing multi-family, or streets with a relatively short border with Clipper Lane. None of the property lines abut single family or townhouse yards. The site is near shopping, parks, transit, and two arterial streets. Development at 35 units per acre would yield 239 additional units.

The owner of Beach Cove Apartments, Woodmont Companies, has submitted a letter dated March 24, 2022 indicating they are interested in working with the City to create a plan for additional units and have requested that their site be included in the Housing Element Sites Inventory.



Beach Cove Apartments



Beach Cove Apartments Site

Franciscan

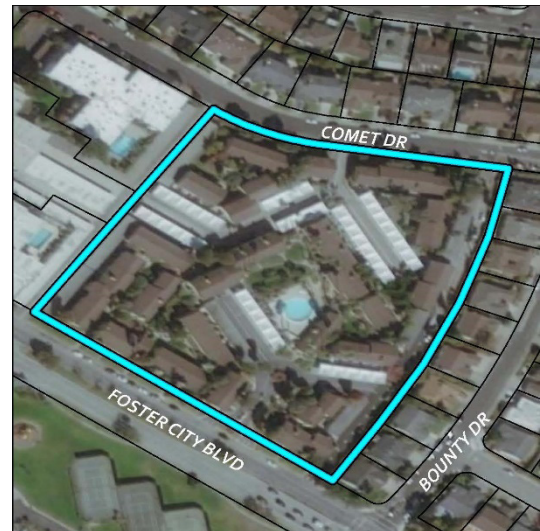
This site has frontages on both Foster City Boulevard and Comet Drive and borders Kula Kai and Tradewinds Apartments on the west and single-family homes on the east. The 6.45-acre site contains 122 apartments at an existing density of 18.91 units per acre. It was built in 1964. The apartment buildings are two stories with parking provided primarily in carports. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The Franciscan is zoned R-3/AHO.

A reasonable development capacity for the site is 35 units per acre given that the site is in the heart of the City and on an arterial with public transit. The site is large enough that massing could be set back from the one border adjoining single-family homes. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 104 additional units.

Owner interest at similar properties is an indication that creating additional units at the Franciscan would also be economically feasible.



Franciscan Apartments



Franciscan Apartments Site

Sand Cove

This site borders Shell Boulevard, the Recreation Center tennis court parking area, and the Foster City Lagoon. The 8.77-acre site contains 168 apartment units at an existing density of 19.16 units per acre. It was built in 1970. The apartment buildings are two stories with parking provided primarily in carports. The site is one of the two RHNA 5 sites (with the Lagoons) with no borders adjoining other existing residential uses. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning of the site is R-3/PD/AHO.

The carports are arranged along the Shell Boulevard frontage and the border with Leo Ryan Park to the north. The setback on Shell Boulevard is larger than across the street at Foster's Landing and could provide additional buildable area than the current layout.

A reasonable development capacity for the site is 35 units per acre given that the site is in the heart of the City and on an arterial with public transit. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 139 additional units.

The owner of Sand Cove Apartments, Woodmont Companies, has submitted a letter dated March 24, 2022, indicating they are interested in working with the City to create a plan for additional units and have requested that their site be included in the Housing Element Sites Inventory.



Sand Cove Apartments



Sand Cove Apartments Site

The Lagoons

The Lagoons was originally part of the Sand Cove development and has the same architectural style. The site borders Bounty Drive on the north, Shell Boulevard on the west, Boat Park on the east, and the Lagoon on the south. The site is one of the two RHNA 5 sites (with Sand Cove) with no borders adjoining residential uses. The 9.64-acre site contains 176 apartments for a density of 18.28 units per acre. The apartment buildings are two stories with parking provided primarily in carports. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning for the site is R-3/PD/AHO.

The carports are arranged along the Bounty Drive frontage and the border with Boat Park to the east. The setback on Bounty Drive is larger than across the street at Foster's Landing and could provide additional buildable area than the current layout.

A reasonable development capacity for the site is 35 units per acre given that the site is in the heart of the City between two arterials with public transit. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 161 additional units.

Owner interest at similar properties is an indication that creating additional units at the Lagoons would also be economically feasible.



The Lagoons Apartments



The Lagoons Apartments Site

Shadow Cove

The site borders Foster City Boulevard on the west, Foster City Lagoon on the north, single family development on the east, and Marlin Avenue on the south. The 7.9-acre site contains 164 apartments for a density of 20.76 units per acre. The apartment buildings are two stories with parking provided primarily in carports. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning for the site is R-4/PD/AHO.

The carports are arranged along the Foster City Boulevard and Marlin Avenue frontages, and the border with Leo Ryan Park to the north. The setback on Shell Boulevard is larger than across the street at Foster's Landing and could provide additional buildable area than the current layout.

A reasonable development capacity for the site is 35 units per acre given that the site is in the heart of the City and on an arterial with public transit. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 113 additional units.

The owner of Shadow Cove Apartments, Woodmont Companies, has submitted a letter dated March 24, 2022 indicating they are interested in working with the City to create a plan for additional units and have requested that their site be included in the Housing Element Sites Inventory.



Shadow Cove Apartments



Shadow Cove Apartments Site

Rezoning Program for Reuse of RHNA 5 Sites

Per the requirements for reusing sites, these sites would need to be either: 1) rezoned to allow residential use “by right” at specified densities that include at least 20% of units affordable to lower-income, or 2) to rezone them to a higher density.

As identified in Table 5, three (3) of the sites are zoned R-3, Medium Density Multiple-Family Residence or R-3/PD, Medium Density Multiple-Family Residence/Planned Development and two (2) of the sites are zoned R-4/PD, High Density Multiple-Family Residence. The R-3 zoning allows a maximum density of 19.89 units per acre. Following the addition of minimum densities into the General Plan providing a range of 20-35 units per acre for the Apartment Residential designation, the R-3 zoning became technically inconsistent with the General Plan because it allows only 19.89 units per acre instead of 20 units per acre.

Pursuant to the HAA, sites zoned R-3 are entitled to use the General Plan density of 35 units/acre because the R-3 allowed density of 19.89 is less than the minimum density of 20 units per acre included in the General Plan for Apartment Residential.

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

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

Amending the R-3 zoning to be consistent with the General Plan minimum density will provide the City with the ability to designate some properties for lower allowed density than the R-4 District. Rezoning the carryover R-3 sites in the Sites Inventory to R-4 is appropriate given the locations of these properties near the center of the City with access to arterials, transit, shopping, parks and other amenities. The relatively large size of the sites provides opportunities to add new units with minimal impacts to the surrounding neighborhood. These sites have been previously analyzed in the 2015-2021 Housing Element and deemed to be suitable for additional units due to their size, location, and surroundings.

Amending the R-4 zoning to provide a range of 25 to 35 units per acre would not increase the maximum density but would establish a minimum density for any redevelopment of these sites.

Table 5: Capacity of Sites Reused from Previous RHNA5 Housing Element

Site Name	APN	Address	Acres	Existing Zoning	Proposed Zoning	Affordability Category	Additional Capacity
Harbor Cove	094-470-420	900 E. Hillsdale Blvd	15.1	R-3	R-4/PD	Lower	91
Beach Cove	094-320-040, 094-330-010	699-703 Catamaran St	18.7	R-4/PD/AHO	R-4/PD/AHO with by-right for redevelopment with 20% lower income	Lower	239
Franciscan	094-091-020	888 Foster City Blvd	6.4	R-3/AHO	R-4/PD/AHO	Lower	104
Sand Cove	094-470-160	777 Shell Blvd	8.77	R-3/PD/AHO	R-4/PD/AHO	Lower	139
Lagoons	094-472-010	611 Bounty Dr	9.64	R-3/PD/AHO	R-4/PD/AHO	Lower	16
Shadow Cove	094-312-420	1055 Foster City Blvd	7.9	R-4/PD/AHO	R-4/PD/AHO with by-right for redevelopment with 20% lower income	Lower	113
Total							847

Source: Foster City Community Development Department

PIPELINE PROJECTS

Units permitted or under construction but not yet completed as of June 30, 2022, will count toward the 2023-2031 RHNA. The only residential units permitted or under construction as of June 30, 2022 are in the Pilgrim Triton Phase C (Laguna Vista) development and four ADUs, as shown in Table 6. Of the 70 Laguna Vista condominiums, 24 were granted occupancy as of June 30, 2022, leaving 46 units under construction, all of which are above-moderate income. In addition, the 22-unit Workforce Apartments were not completed as of June 30, 2022 and will therefore count toward the 2023-2031 RHNA. In addition, there are four ADUs under construction, for a total of 62 Pipeline Units.

Affordability of ADUs is projected based on surveys of existing ADUs as reported in "Draft Affordability of Accessory Dwelling Units," prepared by ABAG Housing Technical Assistance Team with Funding from REAP, dated September 8, 2021.

Table 6: Pipeline Projects

Site Name	APN	Address	Zoning	Affordability Category	Capacity
Laguna Vista	094-013-020	Pilgrim Drive	CM/PD	Above-Moderate	46
Workforce Apts	094-013-020	501 Pilgrim Drive	CM/PD	Very low, Low	22
ADUs	Various	Various	R-1	Very low, Low, Moderate	4

Source: Foster City Community Development Department

PROPOSED PROJECTS

Proposed projects are those that have submitted an application but have not yet been approved. Affordability must be based on the projected sales prices, rent levels, or other mechanisms establishing affordability. There are several proposed project applications in this category as listed in Table 7.

Table 7: Proposed Projects

Site Name	APN	Address	Acres	Zoning	Affordability Category	Capacity
Lantern Cove	097-160-110	244 Rock Harbor Lane	16.8	R-3/PD/AHO	Extremely low, very low, low, above moderate	356
Schooner Bay	097-150-050, -110, -120, 097-140-070, -080	South end of Edgewater Blvd	24.8	R-3/PD	Extremely low, very low, low, above moderate	646
Eaves Apartments ADUs	094-141-010	700 Marlin Ave	11.0	R-3	Very low, low, moderate, above moderate	22
Triton Apts. ADUs	094-013-040	55 Triton Park Lane	3.8	CM/PD	Very low, low, moderate, above-moderate	10
Total						1,034

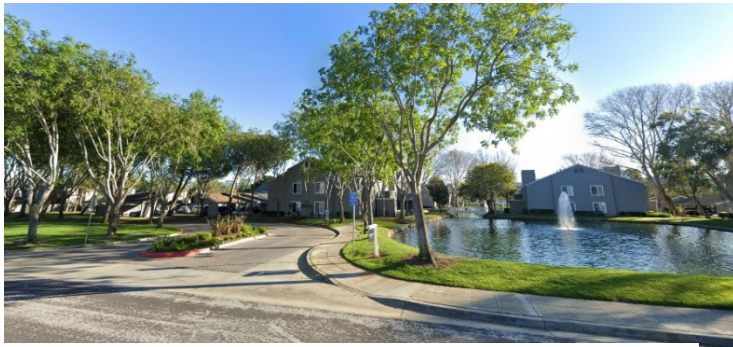
Source: Foster City Community Development Department

Lantern Cove

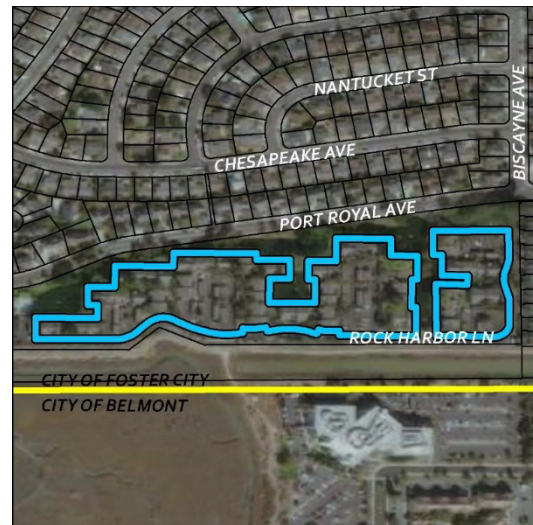
Lantern Cove is located on the southern boundary of the City with access from Port Royal Avenue between Biscayne Avenue and Boothbay Avenue. The 16.8-acre site currently includes 232 apartments in two-story buildings built in 1985. The existing site density is 13.8 units per acre.

A preliminary application was submitted in 2020 for 356 additional units at Lantern Cove. The application includes removal of 64 units, constructing a new building with 420 units for a net new 356 units.

The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning of the Lantern Cove site, R-3/PD/AHO, includes the Affordable Housing Overlay (AHO) Combining District, which requires 4% extremely low-income, 4% very low-income and 7% low-income units for the net new units in development. In addition, the 64 replacement units replacing units removed would either need to include lower (very low- and low-income) units at the same ratio as the existing tenants or replacement units would be required to match the citywide average of lower-income renter households. Replacement units cannot also be counted as inclusionary units required by the AHO.



Lantern Cove Apartments



Lantern Cove Apartments Site

Schooner Bay

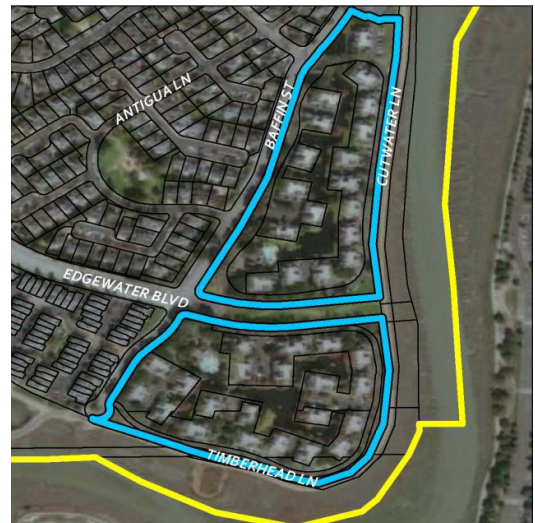
Schooner Bay is located in the southeast corner of the City at the end of Edgewater Boulevard. The 24.8-acre property includes 312 apartment units. The existing density is 12.58 units per acre.

Equity Residential has advised City staff that they will submit a preliminary application in April 2022 for 646 additional units at Schooner Bay Apartments. The application includes removal of 112 units and construction of 758 new units for a total of 646 net new units.

The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning of the Schooner Bay site, R-3/PD/AHO, includes the Affordable Housing Overlay (AHO) Combining District, which requires 4% extremely low-income, 4% very low-income and 7% low-income units for the net new units in development. In addition, the 112 replacement units replacing units removed would either need to include lower (very low- and low-income) units at the same ratio as the existing tenants or replacement units would be required to match the citywide average of lower-income renter households. Replacement units cannot also be counted as inclusionary units required by the AHO.



Schooner Bay Apartments



Schooner Bay Apartments Site

Eaves Apartments Multi-Family ADUs

The Eaves is located at the southeast corner of Foster City Boulevard and Marlin Avenue. The Eaves Apartments includes 288 units on 11 acres. The site is zoned R-3. State law and Chapter 17.78 of the Foster City Municipal Code allow multi-family ADUs up to 25% of the existing number of dwelling units. For The Eaves, this would allow a maximum of 72 ADUs. Multi-family ADUs are limited to 850 square feet for a studio or one-bedroom unit and 1,000 square feet for an ADU with two or more bedrooms. Up to two detached ADUs are permitted on a multi-family property and have the same size limits.

Preliminary plans were submitted in March 2022 for 22 multi-family ADUs at The Eaves Apartments. The ADUs would be created from existing tuck-under parking spaces, an existing second floor lounge, and also include two of the ADUs in a freestanding structure(s). The ADUs would be studio apartments of about 500 square feet each. Affordability of ADUs is projected based on surveys of existing ADUs as reported in "Draft Affordability of Accessory Dwelling Units," prepared by ABAG Housing Technical Assistance Team with Funding from REAP, dated September 3, 2021.



The Eaves Apartments



Eaves Apartments Site

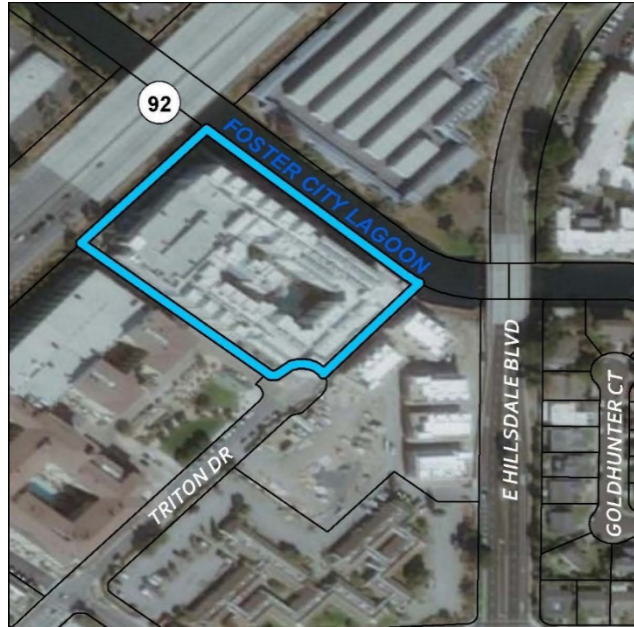
Triton Apartments Multi-Family ADUs

The Triton Apartments is located at 55 Triton Park Lane. The Triton Apartments includes 220 units on 3.8 acres. The site is zone CM/PD and is part of the Pilgrim Triton development.

Preliminary plans were submitted in January 2022 for ten (10) multi-family ADUs at The Triton Apartments. The ADUs would be created from the vacant retail space, including two levels of five units each in the existing “double height” retail space. The units include studio, one-bedroom, and two-bedroom units ranging in size from 400 square feet to 950 square feet. Affordability of ADUs is projected based on surveys of existing ADUs as reported in “Draft Affordability of Accessory Dwelling Units,” prepared by ABAG Housing Technical Assistance Team with Funding from REAP, dated 9/8/21.



The Triton Apartments



The Triton Apartments Site

ACCESSORY DWELLING UNITS

In addition to pipeline projects, HCD guidance stipulates that a projection of Accessory Dwelling Units (ADUs) expected to be built within the eight-year planning period can also be counted as part of the inventory. The units projected in this section include ADUs and Junior ADUs (JADUs) at single family houses (not multi-family ADUs). The City has had a few ADUs permitted and constructed at single family houses in recent years, particularly since 2018 State legislation was enacted to facilitate the construction of ADUs. Figure 6-1 shows the City's issuance of ADU building permits since 2015. Even if no more ADU permits were issued in 2022 after March 31, the City has issued an average of 2.66 building permits were issued for ADUs over the last three years (2020-2022), with the biggest growth in the last two years.

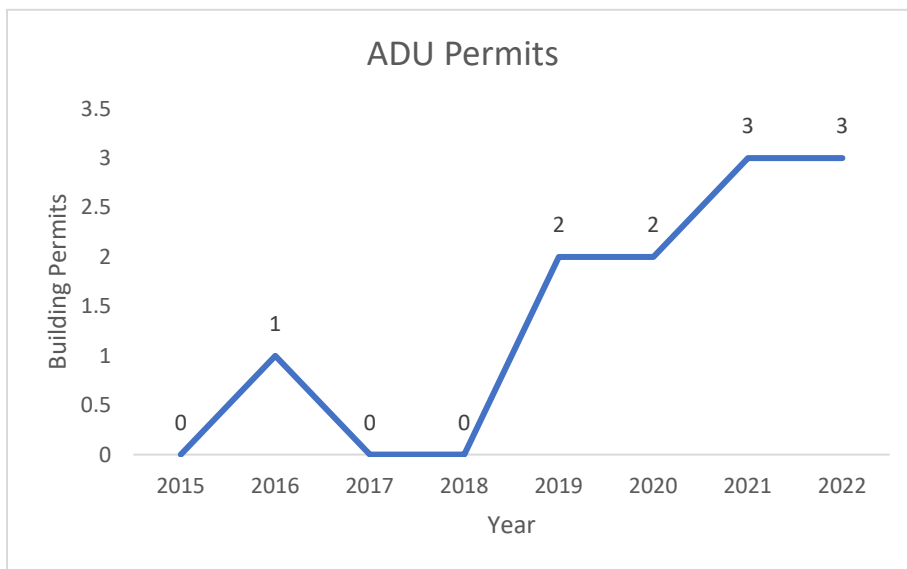


Figure 1: Foster City ADU Permit Trends

Note: 2022 number is for January through March.

Source: City of Foster City and Urban Planning Partners, 2022.

The significant growth in ADUs, including three permits issued in the first three months of 2022, indicates that the City can reasonably expect increased ADU production at the 2021 rate of three per year through the duration of the planning period, especially since the COVID-19 pandemic disrupted permitting and construction during much of 2020. At a rate of 3 ADUs/year, a total of 24 ADUs would be constructed in Foster City during the eight-year planning period this cycle. This number is conservative given additional changes in State law, the City's efforts to further facilitate ADU construction, actual ADU production over the last two years, and new programs to promote the production of ADUs. The City currently promotes ADUs by:

- A dedicated webpage on ADUs
- Allowing on-line permit submittal
- Special provision for unpermitted ADUs built before January 1, 2020 that a homeowner can request to the City's Chief Building Official to delay enforcing any building standards if the Building Official determines that the unpermitted ADU meets health and safety standards (This provision shall sunset on January 1, 2025.)

In addition, several new programs are included in the Housing Element to encourage the production of ADUs, including:

- H-D-4-b **ADU Financial Incentive Program.** Provide or partner with another organization to provide a financial incentive program for homeowners to construct an ADU that is restricted for lower-income households for 10-15 years.
 Target: create program by 2023; provide 10 units by 2031
 Responsible Agency: Community Development Department
- H-D-4-c **Preapproved ADU Designs and Expedited Review.** Adopt preapproved ADU and JADU designs/plans to streamline the review process, facilitate reduced applicant cost and expedited review for ADUs/JADUs. Ensure preapproved designs/plans provide choices and diversity in size to accommodate a variety of household sizes and types.
 Target: 2024
 Responsible Agency: Community Development Department
- H-D-4-d **Improved Public Information on ADUs.** Promote information and tools available to facilitate ADU construction. Provide easily accessible information on the City's website and at the public counter.
 Target: 2023 for improved website and counter information; then ongoing
 Responsible Agency: Community Development Department

In order to determine assumptions around ADU affordability in the Bay Area, ABAG further examined the data from a survey conducted by the University of California at Berkeley's Center for Community Innovation in collaboration with Baird + Driskell Community Planning. The survey received responses from 387 Bay Area homeowners who had constructed ADUs in 2018 or 2019. The analysis found that many ADUs are made available to family members, often at no rent. Of the ADUs that were on the open market (i.e., not rented to family or friends), most charged rents between \$1,200 and \$2,200. The ABAG analysis found that these market rate units were usually affordable to low- or moderate-income households. Table 8 shows the assumptions for affordability based on the survey findings and Foster City's estimated ADU projections based on the data. ABAG concluded that 60% of ADUs were affordable to lower-income (i.e., very low- and low-income households). Based on these affordability assumptions, Foster City's 24 ADUs projected in this planning period are estimated to fall into the income categories as follows: 7 ADUs would be affordable to very low-income households, 7 ADUs would be affordable to low-income households, 7 ADUs would be affordable- to moderate-income households, and 3 ADUs would be affordable to above moderate-income households.

Table 8: Estimated Affordability of Projected ADUs

Income Level	Percent of ADUs	Projected Number of ADUs
Very Low-Income (0-50% AMI)	30%	7
Low-Income (51-80% AMI)	30%	7
Moderate-Income (81-120% AMI)	30%	7
Above Moderate-Income (Over 120% AMI)	10%	3
Total	100%	24

Notes: AMI = Area Median-Income.

Source: Association of Bay Area Governments, 2021.

SUMMARY OF CREDITS TOWARD THE RHNA FROM PIPELINE AND PROPOSED PROJECTS AND ADUs

Table 9 shows the inventory of pipeline projects and proposed projects compared to the RHNA. The remainder of the sites inventory must demonstrate the ability to meet the remaining housing needs, after subtracting the pipeline project and proposed project units.

Table 9: Sites Inventory of Pipeline Projects, Proposed Projects, and ADUs

Site Name	Extremely Low, Very Low	Low	Moderate	Above Moderate	Total
Pipeline Projects					
Laguna Vista				46	46
Workforce Apartments	5	12	5		22
ADUs Under Construction	2	1	1		4
Proposed Projects					
Lantern Cove	28*	25		303	356
Schooner Bay	52*	45		549	646
Eaves Apartments MF ADUs	7	7	7	1	22
Triton Apartments MF ADUs	3	3	3	1	10
ADUs	7	7	7	3	24
TOTAL	104	100	23	903	1,130
RHNA	520	299	300	777	1,896
Remaining RHNA (Surplus)	416	199	277	(126)	(766)

* Half of the very low-income units in these developments will be extremely low-income pursuant to AHO requirements.

Source: Foster City Community Development Department

NON-VACANT RESIDENTIALLY ZONED SITES

In addition to the previous Housing Element sites, the City has selected some other non-vacant residentially zoned sites with potential for additional residential development, as shown in Table 10. Given the difficulties of aggregating and redeveloping ownership units, this leaves other apartment developments as the most likely candidates in the “residentially zoned” category. These sites were selected based on the same criteria discussed above.

The location of these sites is shown in Figure 2.

Table 10: Potential Housing Sites - Apartment Developments

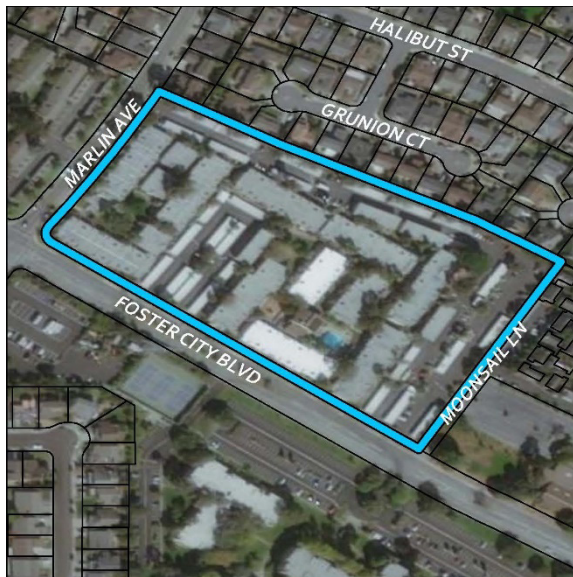
Site	Acres	Existing Units	Year Completed	Existing Zoning	Existing Density (units/acre)	Density per General Plan (units/acre)
Eaves Apartments	11.0	288	1970	R-3	16.36	35
Foster's Landing	46.35	490	1987	R-3/PD	10.57	35

Source: Foster City Community Development Department

Eaves Apartments

In addition to the current application for ADUs, the Eaves also has potential for redevelopment to create additional units, with or without removing existing units. The parking for the property is concentrated mostly in two large parking areas, which could be replaced with new building(s) with units above parking. The site could also be redeveloped where some of the existing units are removed and replaced with units above parking.

A realistic capacity for this site would be 35 units per acre, which would yield a potential for 100 additional units.



Eaves Apartments Site



The Eaves Apartments

Foster's Landing Apartments

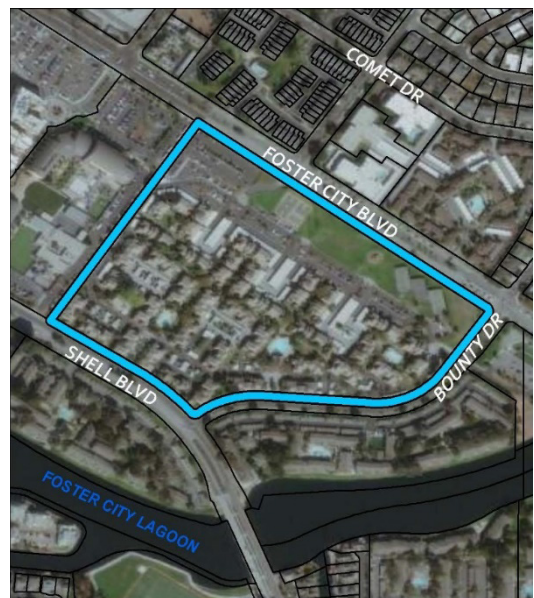
Foster's Landing is located between Foster City Boulevard on the northeast and Shell Boulevard on the southeast, Bounty Drive to the southeast, and South Road to the northwest. The 46.35-acre site contains 490 apartments for a density of 10.57 units per acre. The site is bordered by streets, sharing no borders with other residential properties. The apartment buildings are two and three stories with the two-story buildings along the Bounty Drive and Shell Boulevard frontages and taller buildings in the interior of the site. Parking is provided in a combination of garages, carports, and uncovered stalls. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning for the site is R-3/PD.



Foster's Landing

Approximately one-third of the site is encumbered with a PG&E easement that runs parallel to Foster City Boulevard. The PG&E easement is used for parking, recreation facilities and landscaping, as it does not permit structures to be located within the easement area. Foster's Landing also has a long-term agreement with the adjacent Peninsula Jewish Community Center (PJCC) for the PJCC's use of a parking area in the PG&E easement at the north corner of the site adjacent to South Road and Foster City Boulevard.

Three large areas of carports on the northeast side of the site provide opportunities to add additional units over parking with or without removing existing buildings. In addition, the garages provide opportunities for ADUs. The limitation on the number of ADUs is 25% of the existing units, or 122 units. Higher density buildings on the site would be compatible with the higher densities at the nearby Foster Square development, including



Foster's Landing Site

densities of 82.5 units per acre at Alma Point, 92.9 units per acre at Atria, and 40 units per acre at the Lennar Foster Square condominiums. Rather than projecting 35 units per acre over the entire site, given the PG&E easement, a more conservative average density of 30 units per acre across the entire site is more realistic given the large PG&E easement, and would yield 900 additional units.

The property owner, Essex Property Trust, has provided a letter dated April 6, 2022, expressing their interest in developing additional units at Foster’s Landing, citing similar efforts at many of their other properties in Southern California.

Table 11: Capacity of Other Non-Vacant Residential Sites

Site Name	APN	Address	Acres	Existing Zoning	Affordability Category	Additional Capacity
Eaves	094-141-010	700 Marlin Ave	11.0	R-3	Lower	100
Foster’s Landing	094-980-070	700 Bounty Drive	46.35	R-3/PD	Lower	900

Source: Foster City Community Development Department

NON-VACANT NON-RESIDENTIALLY ZONED SITES

The City has included one non-vacant non-residential site in the Sites Inventory.

1010 Metro Center Boulevard – OSH

The building at 1010 Metro Center Boulevard was formerly occupied by Orchard Supply Hardware and is now vacant. The site is 6.345 acres with frontage on both Metro Center Boulevard and Foster City Boulevard. The main entrance on Metro Center Boulevard is opposite the SR 92 eastbound on- and off-ramps. The site is bordered on the southeast by the four-story Century Plaza office building and on the southwest by the one-story KinderCare building at 1006 Metro Center Boulevard. Also nearby at the rear of the property is the eight-story Parkside Towers building.

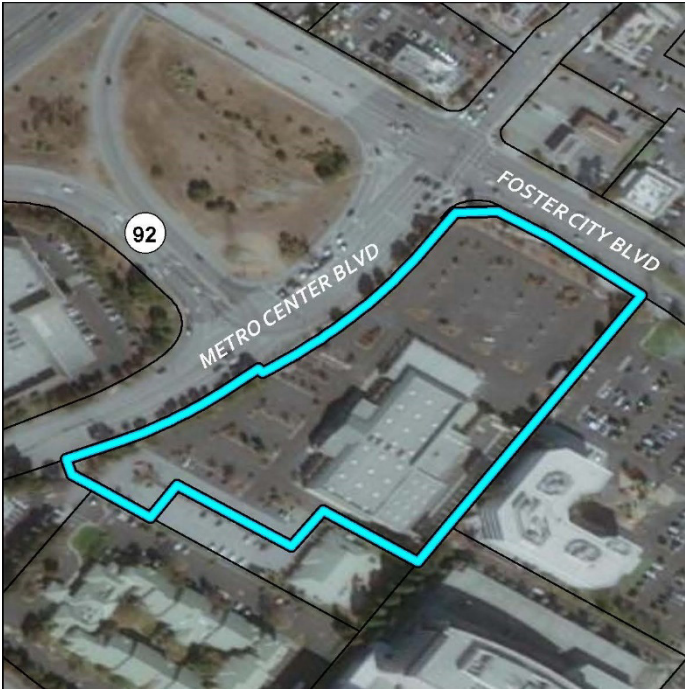
Approximately 30-40% of the site is encumbered with a PG&E easement along Foster City Boulevard that precludes buildings. The site is also encumbered with access and parking easements. The property is zoned C-2/PD and is part of the Metro Center General Development Plan. The General Plan Land Use designation is Town Center.

Given the large area of the property encumbered with easements, a realistic capacity is 35 units per acre applied to the entire site but with the development concentrated in the building portion of the site. A building of 4 to 8 stories would be similar to the height of other buildings adjacent to this site. At 35 units per acre, a realistic capacity is 222 units.

The property owner has provided a letter dated April 8, 2022, expressing interest in redevelopment of the site, indicating he is analyzing residential development scenarios and that the property could “accommodate a first-in-class multi-family rental or other residential type of community that would add to the housing options in Foster City and complement the surrounding mix of neighborhood uses.”



1010 Metro Center Boulevard



1010 Metro Center Boulevard

Table 12: Capacity of Other Non-Vacant Residential Sites

Site Name	APN	Address	Acres	Existing Zoning	Affordability Category	Additional Capacity
OSH	094-281-010	1010 Metro Center Blvd	6.345	C-2/PD	Lower	222

Source: Foster City Community Development Department.

SITES INVENTORY LIST

The Sites Inventory List with capacities including the sites discussed above is provided in Table 13. The location of these sites is shown on Figure 2.

Table 13: Sites Inventory

Site Name	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity
Pipeline Projects						
Laguna Vista					46	46
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
<i>Subtotal</i>		7	13	6	46	72
Proposed Projects						
Lantern Cove	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs	7		7	7	1	22
Triton Apartments MF ADUs	3		3	3	1	10
<i>Subtotal</i>	90		80	10	854	1034
Accessory Dwelling Units						
ADUs	7		7	7	3	24
Previous Housing Element (RHNA5) Sites						
Franciscan Apartments	28		17	17	42	104
Sand Cove Apartments	38		22	22	57	139
The Lagoons Apartments	43		26	26	66	161
Beach Cove Apartments	65		38	38	98	239
Shadow Cove Apartments	31		18	18	46	113
Harbor Cove Apartments	25		15	15	36	91
<i>Subtotal</i>	230		136	136	345	847
Other Residential Sites						
Eaves Apartments	27		16	16	41	100
Foster's Landing Apartments	243		144	144	369	900
<i>Subtotal</i>	270		160	160	410	1,000
Commercial Sites to Convert to Residential or Allow Mixed Use						
1010 Metro Center (OSH)	60		36	36	90	222
<i>Subtotal</i>	60		36	36	90	222
Total	664		432	355	1,748	3,199
RHNA	520		299	300	777	1,896
Surplus (Deficit)	144		133	54	971	1,303
Surplus (Buffer) Percentage	28%		44%	18%	125%	69%

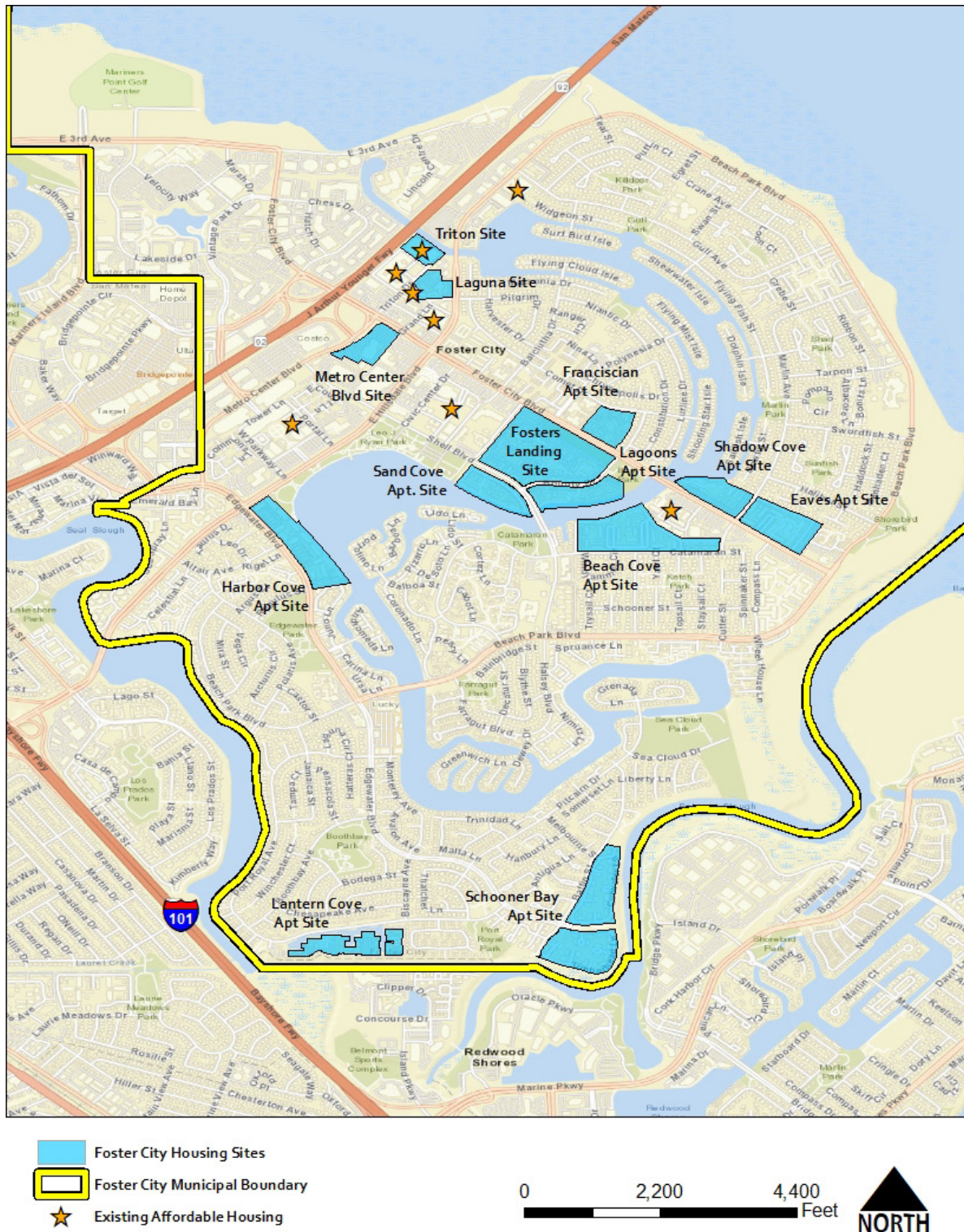


Figure 2: Map of Sites

Source: Foster City Community Development Department

FINANCIAL AND ADMINISTRATIVE HOUSING RESOURCES

In addition to physical resources such as housing sites, the City also has financial and administrative resources that can be utilized to assist the development of housing as well as address other housing needs. This section will discuss the financial and administrative resources available to the City to address housing needs.

FINANCIAL RESOURCES

City Financial Resources

Successor Agency Affordable Housing Fund

From the creation of the Community Development Agency in 1981 to the dissolution of redevelopment agencies by the State in 2012, the City's major source of funds for affordable housing was the Community Development Agency's housing set-aside fund. At the time the Agency was dissolved, the State "swept" \$12.1 million on the Agency's funds that were not already obligated. During that tenure of the Agency, 383 units of affordable housing were created, including both rental and ownership units (including First-Time Homebuyer Loans).

In 2012, the City Council exercised its right to become the Successor Housing Agency to the former Community Development Agency. All non-cash housing assets and obligations, including the affordable housing units formerly owned and operated by the Agency, and loans receivable from the Metro Center Senior Housing Project and individual borrowers under the former First Time Homebuyer Loan Program, were transferred to the Successor Agency. Continuing affordable housing obligations of the Successor Agency, including affordable housing obligations related to Marlin Cove and Miramar and monitoring affordable housing covenants in various developments, are funded from the tax increment received by the Successor Agency.

The budget for the Successor Agency includes continued expenditures related to operating and maintaining the six (6) City-owned affordable housing units, property management services, landscaping, and other maintenance costs, as well as initiatives that were formerly funded by the Agency that support and enhance the availability of affordable housing in Foster City, such as the HIP Housing Homeshare Program and HEART (Housing Endowment and Regional Trust) dues. Revenues going into the fund include rental income and loan repayments.

City Affordable Housing Fund

The City created a City Affordable Housing Fund in 2012 with initial funding from the one-time "boomerang" of \$3.3 million that was the City/EMID share of the one-time "sweep" of Community Development Agency funds. The City dedicated these funds to the development of the 100% affordable Alma Point Senior Apartments.

In 2016, the City Council adopted Ordinance 606, establishing Chapter 17.88, Affordable Housing Commercial Linkage Fee. This fee provides a mechanism for commercial development to pay a fee to offset the impacts of the development on the need for affordable housing. The first revenue of \$360,580 into this fund occurred in FY 2020-2021.

In March 2022, the City adopted Ordinance 644, establishing Chapter 17.90, Below Market Rate Inclusionary Housing Program, which allows payment of a Below Market Rate Housing In-Lieu fees for developments of five (5) to nine (9) units. Fractional fees are also allowed for all development for requirements of less than 0.50 below market rate units. These fees will also be placed into the City Affordable Housing Fund.

Federal, State, and County Financial Resources

Low-Income Housing Tax Credits (LIHTC)

The California Tax Credit Allocation Committee (TCAC) allocates federal and state tax credits to the developers of affordable housing for households at 30% to 60% of median income. This is a competitive process. Metro Senior Apartments, Miramar Apartments, and Alma Point Senior Apartments utilized tax credits.

Community Development Block Grant (CDBG)

CDBG is a federal program providing funds to jurisdictions that meet certain population thresholds. The jurisdiction can use the funds for a wide variety of purposes such as social services, capital projects, and affordable housing developments. Foster City does not meet the 50,000-population requirement to be an "entitlement city" and receive its own allocation of CDBG funds. The City has participated with San Mateo County via a Cooperation Agreement since 1975. Participation as part of the "Urban County" increases the amount of funds that come to the County for housing programs and makes the City eligible for grant opportunities or other programs that utilize these funds. The City has utilized these funds through the Rehabilitation Loan Program (now discontinued) and funding through other organizations, such as Rebuilding Together Peninsula. The Alma Point affordable housing project by MidPen Housing was able to use HOME funds, in part because the City had a Cooperation Agreement.

Permanent Local Housing Allocation (PLHA)

PLHA funds are awarded similar to the CDBG program. The funds can be used for a variety of projects and programs that assist in addressing housing needs. The City is able to participate through the County. In 2021, Foster City was awarded a grant of \$643,636 from San Mateo County to provide tenant relocation assistance and rental subsidies to tenants being displaced due to expiration of affordable housing covenants at Foster's Landing Apartments.

Section 8 Housing Choice Vouchers.

The Housing Choice voucher program is a federal program of the Department of Housing and Urban Development (HUD) administered by the San Mateo County Housing Authority. The voucher provides rental subsidies to low-income households to pay the difference between 30% of their income and the federally approved payment standard. The program allows households to find their own housing. Foster City adopted Chapter 5.72 in 2013 requiring landlords of a structure with more than ten units to accept Section 8 and other types of rental vouchers. Effective January 1, 2020, California source of income protections went into effect requiring all landlords in California to accept Section 8 and VASH (Veteran) vouchers and other forms of rental assistance.

APPENDIX D: HOUSING RESOURCES AND SITES

Veterans Affairs Supportive Housing (VASH) Vouchers

The VASH voucher program combines HUD's Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs.

Other State Resources

Many other housing funding programs are administered by the California Housing and Community Development Department (HCD). Housing developers and housing organizations are also eligible to apply for many of these programs.

Housing Endowment and Regional Trust (HEART)

HEART is a 501(c)(3) that was founded in 2003 as a public/private partnership among the cities in San Mateo County, the County, and the business, nonprofit, education, and labor communities to create more affordable housing in San Mateo County. To date, HEART has invested over \$19 million to fund over 1,300 affordable homes. HEART's programs include First-Time Homebuyer down payment assistance loans, loans to nonprofit developers to build or renovate affordable apartments near transit, and ADU plans and handbook.

HIP Housing

HIP Housing, under agreement with the City, provides a Home Sharing program that matches people who have space in their home to share, with people who are searching for an affordable place to live. HIP also provides a Self Sufficiency Program that provides housing scholarships and intensive trauma-informed case management to low-income parents and emancipated foster youth. HIP Housing Affordable Ventures (HHAV) also manages the six City-owned units in the Existing Unit Purchase Program as well as the 22-unit City-owned Workforce Apartments.

ADMINISTRATIVE RESOURCES

Foster City

The Community Development Department's three divisions each play a key role in supporting the provision of housing. The Planning/Code Enforcement Division ensures that new developments meet City standards as provided in the General Plan, Municipal Code, and other City policies. The staff also monitors the developments with below market rate units subject to Affordable Housing Regulatory Agreements, including review of annual reports and advising on issues as they arise. This includes the six City-owned units in the Existing Unit Purchase program and the new 22-unit Workforce Apartments project. The Planning/Code Enforcement Division staff also oversee implementation of other programs of the Housing Element. The Code Enforcement program is responsible for maintaining the appearance of the community in accordance with the requirements of the Municipal Code.

The Building Division is responsible for ensuring that all construction project permitting within the City comply with the California Building Code, the Foster City Municipal Code and all other applicable codes and regulations.

San Mateo County

The San Mateo County department of Housing includes the Housing & Community Development (HCD) and the Housing Authority of the County of San Mateo (HACSM). The HACSM administers the HUD Section 8 Housing Choice Voucher Program. The HCD team administers the County's Affordable Housing Fund and other housing programs.

The San Mateo County Human Services Agency coordinates programs to address homelessness in San Mateo County.

Partnerships

Foster City works with many local partners to provide and support housing opportunities. Some of these include:

- **Bridge Housing:** Owns and operates Metro Senior Apartments; City staff serves on the Board of Directors for Metro Senior Apartments.
- **CALL Primrose Center:** Provides food assistance to low-income individuals, families, and seniors.
- **LifeMoves:** Homeless services provider.
- **MidPen Housing:** Owns and operates Alma Point Senior Apartments.
- **Rebuilding Together Peninsula:** Home repairs for low-income homeowners.
- **Samaritan House:** Homeless services provider.

OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Elements are required by the State of California to include an Energy Conservation section that provides "an analysis of opportunities for energy conservation with respect to residential development" (Government Code Section 65583(a)(8)).

Energy conservation is needed in response to high energy costs that have continued to increase the cost of housing for the past several decades as well as concerns regarding climate change and the need to reduce greenhouse gas (GHG) emissions. Lowered monthly utility costs resulting from energy conservation also has the added benefit of contributing to the long-term affordability of housing. The sections below describe the ways Foster City requires and encourages energy conservation in housing.

STATE CODES AND GUIDELINES

The State of California is a nationwide leader in sustainable building practices. Written into the State Building Code are several sets of requirements and guidelines to facilitate the production of more environmentally friendly buildings. These requirements are updated every three years. The most recent version, the 2019 California Building Standards Code took effect on January 1, 2020. Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings) contains building standards that provide for energy efficiency. and focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards, residential and nonresidential ventilation requirements, and nonresidential lighting requirements.

APPENDIX D: HOUSING RESOURCES AND SITES

The California Building Code also includes green building regulations, referred to as CALGreen that requires minimum conservation standards. CALGreen includes some mandatory measures and some voluntary measures which can be adopted locally.

The City has included provisions for enhanced green building standards in development agreements for specific projects, such as LEED Silver or equivalent standards for Gilead Sciences, Pilgrim Triton Master Plan, and Chess/Hatch Offices.

FOSTER CITY CLIMATE ACTION PLAN

Foster City adopted a Climate Action Plan (CAP) in 2016 and is in the process of updating it in 2022-2023. The CAP includes targets, strategies, and measures to reduce GHG emissions. The City earned Beason Awards from the Institute for Local Government in 2017 and 2019 for its GHG reduction programs. Programs specifically related to residential buildings include elimination of some permit fees and expedited processing for solar permits.

LOCAL AND REGIONAL PROGRAMS

The Bay Area Regional Energy Network (BAYREN) is a coalition of the Bay Area's nine counties working to promote resource efficiency at the regional level, focusing on energy, water, and greenhouse gas reduction. BAYREN provides rebates and financing for a variety of energy upgrades.

PG&E offers financial and energy-related assistance programs for its low-income customers, including:

- **Relief for Energy Assistance through Community Help (REACH).** The REACH program helps low-income qualified customers who experience uncontrollable or unforeseen financial hardships.
- **Low Income Home Energy Assistance Program (LIHEAP).** This federally funded program provides financial assistance to help offset eligible household's energy costs, including heating, cooling, and home weatherization expenses.
- **CARE/FERA Discount Programs.** CARE and FEA help eligible customers pay their energy bills. A monthly discount is applied on electricity and/or gas for eligible households.
- **Medical Baseline Allowance.** Customers who are eligible for Medical Baseline receive an additional allotment of electricity and/or gas per month. This helps to ensure that more energy to support qualifying medical devices is available at a lower rate.
- **Vulnerable Customer Program.** The Vulnerable Customer Program was designed to help address the needs of our customers whose life or health would be at risk should their electric or gas service be disconnected. Customers who self-certify that they have a serious illness or condition that could become life threatening if their electric or gas service is disconnected for nonpayment will receive an in-person visit from a PG&E representative before disconnection.

APPENDIX E | REVIEW OF PREVIOUS HOUSING ELEMENT

Foster City Previous Housing Element Evaluation

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-A Reinforce the City's Commitment to Meeting Housing Needs: Establish and monitor goals, policies, and programs to address the City's housing needs, encourage public participation in all housing policy matters and promote equal housing opportunities.				
H-A-1: City Leadership. Provide an active leadership role in helping to attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner and monitoring progress annually to review housing goals and target achievements.				
H-A-1-a: Annual Tracking of Housing Activity	The City will provide a statistical summary of residential building activity tied to various types of housing, household need, income and Housing Element program targets. <i>Target: Annually as part of General Plan Implementation Report and consistent with the annual monitoring requirements for the Housing Element</i> <i>Responsible Agency: Community Development Department</i>	Annual; included in General Plan Annual Report	Retain	Update with new RHNA
H-A-1-b: Construction of New Units	The Association of Bay Area Governments, through the San Mateo County sub-region, has calculated Foster City's regional housing share at 430 units for the 2015-2023 period. The City will continue to review residential proposals as they are received. <i>Target: Potential for up to 1,752 housing units between 2015-2023, including sites identified in Housing Program H-D-2-a, Tier 1 Housing Opportunity Sites</i> <i>Responsible Agency: City Council; Planning Commission; Community Development Department and Community Development Agency</i>	2015 – 2023	Not needed	Remove
H-A-1-c: Future Housing Element Update	The City will update its Housing Element, consistent with State Law requirements. <i>Target: Next update by January 2023</i> <i>Responsible Agency: Community Development Department</i>	By January 2023	Update	Update
H-A-2: Public Participation. Encourage and support public participation in the formulation and review of the City's housing policy, including encouraging neighborhood-level planning and working with community groups and the building and real estate industry to advocate programs which will increase affordable housing supply and opportunities.				

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Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-A-3: Cooperation with Other Agencies. Continue participation in County-wide housing assistance programs and coordinate with other public and private agencies in the use of available programs to provide lower-cost housing in Foster City.				
H-A-3-a: Community Outreach	<p>The City will improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing programs by: (1) providing packets of housing information at City Hall and the library, with water bill inserts and through the mail to those who inquire; (2) contacting neighborhood groups and associations; (3) providing special presentations to community groups, service organizations, and senior citizens periodically; and (4) providing public information through articles in the local newspaper, on the City's web site and with cable TV public service announcements.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Agency</i></p>	<p>Ongoing. Continued to provide housing information on website, printed materials, and through social media.</p> <p>Successfully ran Foster City Community Dialogue series, parts one and two, including pop-up tents at commercial centers and coffee shops, issuing surveys, primarily pre-pandemic.</p>	Retain	Update to reflect City's expanded outreach programs
H-A-3-b: Technical Assistance to Non-Profits	<p>The City will provide technical assistance to non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs. The City will facilitate provision of affordable housing by providing technical assistance in a liaison role with non-profit housing groups and managers of affordable housing units in the city.</p> <p><i>Target: Annual and ongoing outreach and when a unique development opportunity arises</i> <i>Responsible Agency: Community Development Department and Community Development Agency</i></p>	<p>Annual and Ongoing. The City worked with Mid-Peninsula Housing to develop and implement the Alma Point Senior Apartments. The City works with BMR property managers on an ongoing basis to respond to inquiries and issues.</p>	Retain	Incorporate BMR Administrative Guidelines
H-A-3-c: Water and Sewer Agency Coordination	<p>Annually review water and sewer procedures and priority for water and sewer service allowances for developments with units</p>	Annual and Ongoing	Retain/update and coordinate with UWMP	Update legal requirements

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	affordable to lower-income households. <i>Target: Upon Housing Element adoption; review annually</i> <i>Responsible Agency: Community Development Department and Public Works Department</i>			
H-A-3-d: Outreach to Community Service Clubs and Organizations	The City will contact community service clubs and organizations to determine their interest in establishing a volunteer labor-assistance housing improvement program for homeowners physically or financially unable to maintain their properties. <i>Target: By 2015</i> <i>Responsible Agency: Community Development Department</i>	2015	Complete/Remove but retain H-B-2-b	Remove
H-A-4: Review Potential Environmental Impacts of New Housing. When a new housing development is proposed, perform a review of potential environmental impacts to ensure that the impacts on existing and prospective residents are considered.				
H-A-4-a: Air Quality Impact	When site-specific development is proposed and/or a Rezoning application is processed, potential air quality impacts from project traffic shall be studied, and mitigation measures to ensure compliance with the Bay Area Air Quality Management District standards in effect at the time shall be recommended if necessary. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing	Retain	
H-A-4-b: Geotechnical Studies	Prior to any residential or retail construction on the project sites, geotechnical studies would be required by the City unless a site-specific study is already on file with the City. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing	Retain	
H-A-4-c: Uniform Building Code and Title 24	Buildings shall conform to the requirements of the latest adopted edition of the California Building Standards Code to reduce potential	Ongoing	Retain	

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	<p>seismic-related hazards.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>			
H-A-4-d: Site Consolidation	<p>When a site-specific development is proposed for a site that was previously used for commercial or industrial uses, a Phase I and II Site Investigation shall be conducted to identify the extent of contamination and the clean-up measures necessary to meet the requirements of the Department of Toxic Substances Control and the Regional Water Quality Control Board.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	
H-A-4-e: NDPES Requirements	<p>All National Pollutant Discharge Elimination System (NPDES) requirements will be met or required as mitigation measures when Rezoning applications are processed for the subject sites.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	
H-A-4-f: Noise Studies	<p>Noise studies shall be undertaken for each site when a site-specific development is proposed and/or a Rezoning application is processed. These studies will identify needed mitigation measures to reduce noise levels to an acceptable level for residential uses of the sites as identified in the Noise Element of the Foster City General Plan.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department.</i></p>	Ongoing	Retain	
H-A-4-g: Traffic Evaluation	<p>Traffic evaluations shall be completed when site-specific development is proposed and/or a</p>	Ongoing	Retain/update to include CEQA language	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>Rezoning application is processed. Each site-specific evaluation will consider intersection and freeway impacts, parking, transit, and pedestrian/bicycle safety. If necessary, mitigation measures to ensure compliance with the Level of Service standards identified in the City of Foster City General Plan shall be incorporated in the project.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>			
H-B Protect Existing Housing, Community Character, and Resources: Maintain the high quality of existing housing and community character and assure energy efficiency in new and existing housing.				
H-B-1: Encourage Maintenance of Existing Housing. Encourage maintenance of the existing housing stock by enforcing zoning and property maintenance regulations, housing, and other codes for all types of residential units.				
H-B-1-a: Continue Code Enforcement	<p>Continue the existing Zoning and Building Code Enforcement and Property Maintenance programs. In addition, continue the mandatory fire code inspection program.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department; Fire Department</i></p>	Ongoing	Retain	
H-B-2: Encourage Rehabilitation of Existing Housing. Encourage rehabilitation, to the extent possible and when necessary, for low- and moderate-income homeowners and rental property owners with lower income tenants.				
H-B-2-a: Rehabilitation Loans	<p>The City will encourage rehabilitation loan and disaster assistance programs to the extent possible given program funding criteria and local need.</p> <p><i>Target: 20 new loans by 2023</i> <i>Responsible Agency: San Mateo County Housing Authority, San Mateo County Department of Housing and Community Development and the Community Development Agency</i></p>	2023	County no longer has this program/remove OR retain and find new funding source and administration capability	Retain to provide or partner with a regional program
H-B-2-b: Facilitate Non-Profit Rehabilitation and Maintenance Assistance	<p>The City will, if a source of funding can be found, initiate a program to provide up to \$1,000 in funding for very low-income households who cannot otherwise afford the</p>	2016 and Ongoing	Retain/update	Increase funding amount to \$5,000

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	<p>repairs. Eligible repairs include weatherization of doors and windows, broken windows and doors, installation of smoke detectors, water-heater replacement, electrical/mechanical work, plumbing repairs and cleaning gutters. To help the disabled and elderly maintain or rehabilitate their homes the City will identify possible non-profit organizations (such as Rebuilding Together, churches, service clubs, or Girl or Boy Scouts) that can provide assistance and will provide information on the City's website and handouts at City Hall.</p> <p><i>Target: 2016 and ongoing thereafter</i> <i>Responsible Agency: Community Development Department</i></p>			
H-B-3: Encourage Energy Conservation in Housing. Encourage adoption of energy conservation measures; promote energy conservation programs and City staff training that provide assistance for energy conservation improvements.				
H-B-3-a: Energy Conservation Assistance	<p>Consider adopting measures for new residential development and rehabilitation projects to incorporate sustainable construction and green building practices as part of a Climate Action Plan or other program.</p> <p><i>Target: 2015</i> <i>Responsible Agency: Community Development Department</i></p>	2015	New building codes have done this	Reference waiver of permit fees for solar; include target
H-B-3-b: Increased Energy Conservation	<p>The City will continue to enforce CALGreen Energy requirements, consider fee waivers and fast-track incentives for energy conservation improvements, and will review its development ordinances to determine if zoning, building, subdivision, and others discourage the use of energy conservation measures (placement of solar panels, energy conserving architectural designs, building orientation, etc.).</p> <p><i>Target: Ongoing</i></p>	Ongoing	Retain/update	Modify/expand to include expedited permitting, partner with regional agencies, and Climate Action Plan.

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
<i>Responsible Agency: Community Development Department</i>				
H-B-4: Housing Design. Assure excellence in project design consistent with existing community character (architecture, site planning, and amenities).				
H-B-4-a: Architectural Review	Continue the City's Architectural Review requirements contained in Chapter 17.58 of the Foster City Municipal Code to ensure that development preserves the architectural character and scale of the neighborhoods and community and is well designed. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing	Update to refer to Objective Design Standards	Reference Objective Design Standards
H-C Protect the Supply and Affordability of Rental Housing				
H-C-1: Regulation of Conversions. Regulate the conversion of apartments to condominiums, community apartments and stock cooperatives to preserve the existing stock of rental apartments.				
H-C-1-a: Condominium Conversion Regulation	Continue implementation of the condominium conversion ordinance linking any conversions to the development of additional rental housing within the city. The ordinance provides for lifetime leases for seniors and handicapped tenants. Continue the requirement for deed restrictions on resale (unless financing is impossible), or 1% of gross sales must be contributed to the City, and comparable rental housing must be available in the Housing Market Area. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing	Retain	
H-C-1-b: Amend Existing Conversion Regulation	Amend the existing conversion regulations to change the percentage of converted units required to be set aside for qualified low- and moderate-income owners from ten to up to twenty percent. <i>Target: 2016</i>	2016	Retain	

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Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
<i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>				
H-C-2: Protection of the Rental Housing Stock. Promote the retention of rental units and encourage rental subsidy programs that can be applied to existing housing.				
H-C-2-a: Phased Redevelopment of Existing Apartments	<p>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.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain/expand to cover temporary displacements for repairs; add reference to State replacement unit requirements	
H-C-3: Moderate Rent: Increases Find ways and means to moderate the percentage, amount, and frequency of residential rent increases in the city.				
H-C-3-a: Moderate Rent Increases	<p>Continue working with the Peninsula Conflict Resolution Center and the Tri-County Apartment Association as vehicles to moderate rent increases and minimize displacements in the city and to resolve rental disputes between renters and property owners.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: City Council, Community Development Department</i></p>	Ongoing	Retain	
H-C-4: Rent Disputes. Provide for increased use and support of tenant/landlord educational and mediation opportunities.				
H-C-4-a: Rental Dispute Resolution	<p>Continue to encourage residents' use of the Peninsula Conflict Resolution Center as a vehicle to resolve rental disputes between renters and property owners.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: City Council, Community Development Department</i></p>	Ongoing	Retain	
H-C-5: Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as Section 8, Housing Voucher programs, and other available rental programs.				
H-C-5-a: Rental Housing Assistance	<p>Encourage the use of federal, State and Local rental housing programs. Continue to publicize programs and work with the San Mateo</p>	Ongoing. Information is included on the City's website, in handouts in	Retain	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	County Housing Authority to implement the Section 8 Rental Assistance Program and, as appropriate, assist similar non-profit housing sponsor rental assistance programs. <i>Target: Emergency Assistance: 15 extremely low- and very low-income households provided assistance per year (assumes continued funding of program)</i> <i>Responsible Agencies: San Mateo County Housing Authority and non-profit housing sponsors</i>	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.		
H-C-5-b: City Rental Housing Assistance Program	If a source of funding can be secured, the City of Foster City will develop a local housing rental assistance program and will work with the owners of existing rental projects in the city to provide as many subsidized rental units as possible. As a goal, the City will seek to provide up to 5% of the available units for rental subsidy. <i>Target: An additional 10 extremely low-income, 10 very low-income and 20 low-income households/units provided rental subsidy by 2022</i> <i>Responsible Agencies: Community Development Department</i>	2022	Remove	
H-D Consider Public and Private Redevelopment Opportunities to Increase the Supply of Housing				
H-D-1: Housing Opportunity Areas. Given the diminishing availability of developable land, the City will identify housing opportunity areas and sites where a special effort will be made to provide affordable housing consistent with other General Plan policies.				
H-D-1-a: Defining Housing Areas	Housing Opportunity Areas should have the following characteristics: a. The site has the potential to deliver sales or rental units at low or below market rate prices or rents. b. The site has the potential to meet special housing needs for local workers, single parents, seniors, small families or large families.	Ongoing	Retain	

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	<p>c. The City has opportunities, through ownership or special development review, to facilitate provision of housing units to meet its housing objectives.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agencies: Multiple</i></p>			
<p>H-D-2: Selection of Housing Opportunity Areas. The City will use the following criteria in selecting Housing Opportunity sites or areas: Include AFFH</p> <p>a) Potential for adequate and safe internal and external vehicular and pedestrian circulation.</p> <p>b) Convenient access to existing public transportation or the potential for such access as public transportation systems are expanded.</p> <p>c) Convenient access to typical neighborhood services and facilities typically required by residents.</p> <p>d) Convenient access to typical neighborhood recreation facilities, or designed to provide adequate recreation facilities on site.</p> <p>e) Cost effective mitigation of physical site constraints (including geologic hazards, flooding, drainage, soils constraints, wetland limitations, etc.)</p> <p>f) Cost effective provision by the City/EMID of typical residential services and adequate utilities to the site</p> <p>g) Ability to meet internal residential noise standards.</p> <p>h) Adequate size to provide required parking; parking requirements should be flexible based on the expected needs of the project's prospective residents.</p> <p>The development of a specific project on the site will not result in significant adverse individual or cumulative impacts on other properties in the neighborhood or area, unless the City/District adopts a Statement of Overriding Considerations as defined by the California Environmental Quality Act.</p>				
H-D-2-a: Tier 1 Housing Opportunity Sites	<p>The City will work with the developers of Tier 1 Housing Opportunity Sites to assure that the City's Regional Housing Needs Allocation (RHNA) can be met at these designated "Tier 1" housing opportunity sites. The Housing Element concludes that these sites are sufficient to meet all of the City's Regional Housing Needs Allocation (RHNA) for the 2015-2023 planning period, including the need for very-low, low, moderate, and above-moderate-income housing. Tier 1 Housing Opportunity Sites include:</p> <p>Pilgrim Triton (Remaining Phases):</p> <p>a) Triton Pointe</p> <p>b) The Waverly</p> <p>c) Phase 3</p> <p>Foster Square</p> <p>Harbor Cove</p> <p>Beach Cove</p> <p>Franciscan</p>	<p>2022. Completed approvals and permitting of Foster Square and of Pilgrim Triton opportunity sites.</p>	<p>Complete/update for new RHNA</p>	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>Sand Cove Shadow Cove</p> <p><i>Target: All approvals within one year of each application</i></p> <p><i>Responsible Agency: City Council; Planning Commission; Community Development Department</i></p>			
H-D-2-b: Affordable Housing Overlay	<p>Adopt and implement an Affordable Housing Overlay (AHO) Combining District to encourage the production of additional housing units, including affordable units. The AHO will require a minimum density of 31.25 units per acre (36% increase over the base density of 23 units/acre) "by right," subject to demonstrating compliance with criteria to ensure compatibility with adjacent uses.</p> <p><i>Target: by 2015</i></p> <p><i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	2015. AHO combining district adopted in 2022.	Update to allow rezoning of additional sites with AHO	
H-D-2-c: Rezone Sites with AHO District	<p>Rezone selected housing sites with the AHO to encourage redevelopment of existing, older apartments with additional housing in a manner appropriate to their neighborhood and surrounding development.</p> <p><i>Target: 2015</i></p> <p><i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	2015. AHO rezoning of sites completed in 2022.	Complete (in 2021)/remove	
H-D-2-d: Develop Criteria for the Review of AHO District developments	<p>Develop criteria to be used by the Planning Commission in the review of developments pursuant to the AHO that ensures:</p> <ul style="list-style-type: none"> a) Site plans, landscaping and structures are developed with a character that is consistent with the quality of the City's neighborhoods. b) Building scale, setbacks and massing and other features are utilized to minimize the impacts on adjacent development. 	<p>2015. Multi-family Objective Design Standards being prepared</p> <p>2021-2022.</p>	Complete (in 2021)/remove	

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Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>c) In mixed affordability developments, affordable units are dispersed and indistinguishable from market rate units.</p> <p><i>Target: 2015</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>			
H-D-3: Encourage Housing as Part of New Development Projects. As opportunities for the redevelopment of property occur, whether financed with public funds or not, evaluate whether the subject site and project could and/or should include multifamily housing units as a part of the overall project, including apartments, condominiums, townhouses, or a mix of housing types.				
H-D-3-a: Potential Re-use of Commercial Sites	<p>The City will reevaluate the land use designations for the City's neighborhood shopping centers or other commercial sites if, at a future date, any of these commercial activities become not viable. If mixed use developments including residential uses are considered, criteria for determining the appropriate housing types include:</p> <p>a) The predominate types and densities of housing on the same block front or on adjacent blocks to the proposed project.</p> <p>b) The type of street (major, collector, etc.) which would provide access to the site and levels of service on the street in the morning and afternoon peak hours.</p> <p>c) Availability of public services and facilities.</p> <p>d) The ability of the project to provide landscaping for parking areas, facade modulation and orientation of buildings which would ensure privacy for, and minimize impacts on, any adjacent single-family homes, and reduce the perception of density in a multi-family project.</p> <p><i>Target: As appropriate</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	<p>SMFC School District purchased Charter Square Shopping Center and developed a new elementary school. The City initiated studies in 2021 to facilitate long-range planning for the golf course.</p>	<p>If commercial sites are in the Sites Inventory, update language to include rezoning as part of HE update</p>	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
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, failing or underutilized commercial properties to include rental units. <i>Target: Ongoing</i> <i>Responsible Agency: City Council, Planning Commission, Community Development Department</i>	Ongoing, following completion of Housing Element or when a unique development opportunity arises.	Combine with H-D-3-a	
H-D-4: Mixed Use Development. Encourage mixed residential/commercial uses on those parcels where a mix of land uses is feasible and appropriate.				
H-D-4-a: Mixed Use Housing	Encourage mixed residential-commercial uses in areas consistent with the Land Use Plan through the following and other means, if appropriate: a) increased densities b) reduced unit size c) incentives for ground-floor retail d. shared parking d) reduced parking ratios e) require the identification of specific parts of the master plan for housing. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	Ongoing. Mixed use development was included in Foster Square and Pilgrim Triton.	Retain	Include program to amend C-2 and others to establish allowed densities in mixed use zoning districts. Allow mixed use in additional areas.
H-D-5: Planned Development Process. Encourage the use of the planned development process to achieve a diversity of housing types and tenure and to provide greater choice for residents and workers in Foster City.				
H-D-6: Second Units. The City will continue to allow secondary dwelling units ("granny flats") in R-1 zones, subject to specific development standards and requirements.				
H-D-6-a: Second Units	Continue implementation of the City's Second Unit Ordinance in single-family (R-1) zones. <i>Target: 6 units by 2023</i> <i>Responsible Agency: Community Development Department</i>	Updated ordinance in 2020.	Retain / Update the target	Include additional programs to incentivize ADUs/JADUs

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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 to increase the supply of affordable housing.				
H-D-8: Secure Funding for Housing Programs. Identify and/or develop a source of funding for affordable housing programs, including one-time development assistance and on-going programs.				
H-D-8-a: Housing Impact Fee	Conduct the necessary nexus study to enable the City to consider adoption of housing impact fees on new development, to provide funding for affordable housing programs. <i>Target: By 2015</i> <i>Responsible Agency: Community Development Department, City Council</i>	2015. Successful adoption of commercial linkage fee, first revenue inflow in 2020.	Update to reference ongoing fee collection	
H-D-8-b: Local, State, and Federal Funding for Affordable Housing	Monitor the availability of other sources of local, state, or federal funding that could be used to provide funding for affordable housing programs. <i>Target: Annual and ongoing</i> <i>Responsible Agency: Community Development Department</i>	Annual and Ongoing. City worked with RPPG and Assemblymember Mullin on AB 1029. City obtained PLHA grant for Foster's Landing BMR tenant assistance.	Retain	
H-D-9: Reduce Regulatory Constraints. Support the reduction of governmental and regulatory constraints to the production of housing, especially affordable housing.				
H-D-9-a: Government Constraints	The City will review the entire development process and remove any government and regulatory constraints to the production of affordable housing, including a review of ways to allow more types of projects to be approved at the staff level. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department and Public Works Department, Planning Commission, City Council (this would be zoning requirements, fees, and review procedures for example)</i>	2016. Streamlining ADU process was adopted in 2020.	Retain as ongoing	Provide specific targets
H-D-9-b: Pre-Permit Review Process	The City will continue to hold pre-application reviews of affordable housing projects with all City departments, to reduce permitting time and cost for affordable housing projects. These pre-application conferences will be held with all City departments to review the proposal	Ongoing	Retain	Change to evaluate entire development process and PD process

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	and set clear objectives early in the process. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, Public Works, and Building Inspection Division</i>			
H-D-9-c: Minimum Density Requirements	Consider enacting minimum density requirements in multiple family zones to prevent use of land zoned for multiple-family use for lower density housing, to make more efficient use of the limited opportunity to provide additional housing. Amend City codes if necessary. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	2016	Remove	
H-D-9-d: Zoning Incentives	Evaluate zoning incentives that encourage the development of diverse housing types, including smaller, more affordable units and two- and three-bedroom units suitable for families and children. Amend City codes, including Chapter 17.56 and others, if necessary. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	2016. 100 Grand and The Triton included waivers to minimum square footage requirements.	Retain	Change to minimize zoning constraints
H-D-9-e: Re-evaluate Parking Requirements	Conduct a study of whether, how, and when to modify parking requirements to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements. Amend City codes if necessary. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	2016; parking requirements were adjusted for specific developments such as 100 Grand and Triton Apts.	Retain	Include reduced parking for special needs
H-D-9-f: Development Fee Waivers	Encourage waivers of development fees where feasible as a means of promoting the development of housing affordable to very low- and low-income households.	Ongoing	Retain	Include specifics

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	<i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, City Council</i>			
H-D-9-g: Non-conforming Uses	<p>Reduce or eliminate disincentives to having an existing non-residential site zoned for housing; Allow non-conforming uses to continue indefinitely on sites zoned for housing; also allow them to be expanded or rebuilt if destroyed through the continued use of development agreements or amendment of Chapter 17.70, Nonconformity Uses, of the Foster City Municipal Code.</p> <p><i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	2016; provisions were included in Chess and Pilgrim Triton Development Agreements	Remove	
<i>H-E Address Affordable Housing Needs: Meet the City's "fair share" of very-low, low- and moderate-income housing need and the needs of special groups, including the elderly, handicapped, small and large families, extremely low-income households and persons, single parents and local workers.</i>				
H-E-1: Create More and Retain Existing Affordable Housing. Utilize a variety of methods to increase and retain the supply of affordable housing.				
H-E-1-a: Funding for Affordable Housing	<p>Conduct the necessary nexus study to enable the City to consider adoption of housing impact fees on new development to provide funding for affordable housing programs.</p> <p><i>Target: 2015</i> <i>Responsible Agency: Community Development Department</i></p>	Completed with adoption of Commercial Linkage Fee in 2016.	Update	Include program to expand sources of funds
H-E-1-b: Existing Unit Purchase Program	<ul style="list-style-type: none"> Continue to maintain the existing units owned by the City as rentals for large very low- and low-income families. If funds are available, purchase existing older single-family, condominium, townhouse or duplex units to provide affordable rental housing. Strive not only to avoid a concentration of affordable units in any one location or area, but to disperse affordable units throughout the community to complement and 	Ongoing	Retain / Update	Modify to prioritize units for supportive housing for special needs

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>enhance the diversity that is already found in the city and that is an important element of its success.</p> <ul style="list-style-type: none"> Target units that need rehabilitation and thereby improve the neighborhood in which they are located. <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>			
H-E-1-c: First-Time Homebuyer Program	<p>Continue to monitor the existing First Time Homebuyer loans for compliance with their requirements, including owner-occupancy. Deposit any payoffs into the City's Affordable Housing Fund.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	
H-E-1-d: Homeowner Rehabilitation Loan Program	<p>Increase use of Community Development Block Grant rehabilitation loans administered by the County, through improved promotion and publicity to residents; target the elderly.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, San Mateo County Department of Housing</i></p>	Ongoing	Remove or combine with H-B-2-a	
H-E-2: Private Development of Affordable Housing—Inclusionary Requirement.				
H-E-2: Encourage the Provision of Affordable Housing by the Private Sector	<p>a) Require that 20% of the units, excluding bonus units, in residential projects be affordable (an inclusionary requirement).</p> <p>b) Require construction or subsidy of new affordable housing as a condition for approval of any commercial development which affects the demand for housing in the city.</p> <p>c) Provide incentives to encourage the provision of affordable housing as provided in Policy H-E-3.</p>	Ongoing. Inclusionary ordinance (Chapter 17.90) adopted in 2022.	Retain/update	Update with new AHO requirement to include extremely low-income units

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p><i>Target: Ongoing</i></p> <p><i>Responsible agencies: Community Development Department</i></p>			
<p>H-E-3: Incentives for Affordable Housing. The City shall consider offering development incentives to developers of multifamily housing projects which meet the City's housing needs, in exchange for an agreement that a minimum of twenty percent (20%) of the total number of units constructed (or another percent, depending upon the project) shall be affordable to very low as defined by State Health and Safety Code Section 50105, low- and moderate-income persons and families as defined by Section 50093 of the State of California Health and Safety Code for a minimum period of 45 years. Incentives to be considered include the following:</p> <ul style="list-style-type: none"> a) Financial contributions for the construction of utilities, public road improvements and other traffic improvements, soils remediation, and plan preparation and development. b) Rent subsidies for the affordable units, if funding is available. c) Density bonuses, as allowed by State law and Chapter 17.86. d) Pre-scheduled, fast-track permit processing. e) Design flexibility. f) Reduced or waived fees, if funding is available. g) Reduced parking requirements and/or use of shared parking. h) h) Assistance and support in securing public financing, such as bonds or tax credits. 				
H-E-3-a: Density Bonus for Affordable Housing Projects Consistent with State Bonus Density Law	<p>The City will offer density bonuses consistent with the State Density Bonus Law and Chapter 17.86.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>	Ongoing. 100 Grand the Triton utilized reduced parking ratios provided by Density Bonus Law.	Retain	
H-E-3-b: Financing and Subsidy Programs	<p>Encourage project sponsors to apply for available federal, state and locally subsidized new affordable construction programs, including subsidies for extremely low-income, very low-income, and low-income housing, by providing technical assistance on available programs and supporting data, structuring development agreements and other requirements to match program funding criteria, as appropriate and possible, and leveraging other financing when possible. The City will also lobby Federal and State elected officials for housing legislation that includes appropriations for low- and moderate-income housing programs. Examples of programs</p>	Annual, and when a unique development opportunity arises. City staff makes project sponsors aware of HEART loans and County funds.	Retain	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	include Mortgage Revenue Bonds, Mortgage Credit Certificates and Redevelopment Agency Tax Increment Financing. <i>Target: Annual and ongoing and when a unique development opportunity arises</i> <i>Responsible Agency: Community Development Department</i>			
H-E-3-c: Cooperative Ventures	Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the provision of BMR housing. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. The City has been an active partner with Mid-Peninsula Housing in the development of Alma Point and with SummerHill on the development of the Workforce Apartments.	Retain	
H-E-4: Resale Controls on Owner-Occupied BMR Units. Require resale controls on owner occupied BMR units to ensure that affordable units provided through public assistance or public action are retained for 45 years or more as affordable housing stock.				
H-E-4-a: Maintain Existing Owner-Occupant BMR Units	Administer the agreements for the existing ownership BMR units to ensure the continued affordability of these units for the terms of their agreements. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing	Retain	
H-E-5: Rent and Income Restrictions on Rental BMR Units. Require rent and income restrictions on rental BMR units to ensure that affordable units provided through public assistance or public action are retained for 45 years or more as affordable housing stock.				
H-E-5-a: Maintain Existing Rental BMR Units	Administer the agreements for rental BMR units, including the review of required reports and responding to questions and complaints, to ensure the continued affordability of these units for the terms of their agreements. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing, working with public advocacy group to create legislation preserving, funding, and getting RHNA credits for BMR units.	Retain	

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-E-5-b: New Agreements for Affordability of Existing Rental Units	If a source of funding can be identified, work with owners of existing rental units to include or extend affordability agreements. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. The City worked with Essex Properties to provide several programs to assist BMR tenants at Foster's Landing.	Retain / Update	
H-E-5-c: Adopt Notice Requirements for At Risk Units	Adopt an ordinance requiring a one-year notice to tenants of existing affordable rental units that affordability restrictions are due to expire. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	Notice requirements were strengthened by State law.	Remove	
H-E-5-d: Minimize Impacts of Expiration of Affordability Covenants	Work with landlords, tenants, and other agencies prior to the expiration of affordability covenants to minimize the impacts of the expiration of affordability covenants through the extension of affordability covenants, use of rental vouchers, preference at other affordable housing sites, or other means. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	2018. The City successfully worked with Foster's Landing to incentivize tenant relocation and extended affordability of expiring BMR units.	Retain as ongoing	Modify to monitor expiration of covenants
H-E-5-e: Affordable Housing Preference for Displaced Residents	Consider an amendment of the affordable housing preferences adopted by City Resolution 2000- 123 to include tenants displaced by termination of affordability restrictions. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	2018. Preferences for BMR units were amended in 2020 to put tenants at risk of displacement in the top tier.	Completed/Remove	
H-E-6: House Sharing. Encourage and facilitate house sharing in appropriate locations where it would provide housing for low- and moderate-income residents and not significantly impact the neighborhood (parking, access, etc.).				
H-E-6-a: Homeshare Program	Continue to work with HIP Housing to expand the existing outreach program for the Homeshare Program for both rental and ownership housing, including outreach to	Annual; Since FY 2007-08 through 2021, HIP has placed 129 people from Foster City	Retain as ongoing	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	extremely low- and very low-income persons. <i>Target: 15 new matches per year</i> <i>Responsible Agency: Community Development Department, HIP Housing</i>	into shared housing arrangements; provided information and counseling to 547 Foster City residents or workers, and helped 11 families complete the self-sufficiency program.		
H-E-7: Housing for New Employees and their Families. Given the amount of commercial and retail development expected through build-out of the city, encourage an adequate supply and variety of rental and ownership housing that meets the needs of new employees and their families.				
H-E-8: BMR Eligibility Priorities. To meet a portion of the City's local housing need, consistent with Association of Bay Area Governments (ABAG) Housing Need Determinations, and as a traffic mitigation measure, the City will, to the extent consistent with applicable policy, offer a portion of the BMR units in a project for City employees and people working in the City of Foster City.				
H-E-8-a: BMR Eligibility Guideline	Implement BMR selection guidelines based on the BMR Eligibility Priorities in Policies H-E-6 and H-E-8, including City Resolution 2000- 123 that give priority to people who live and work in the community, teachers and local government and public safety employees. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. Staff continues to audit Property Status Reports to ensure eligibility guidelines are followed.	Retain	
H-E-9: Room Additions. The City will continue to allow room additions to smaller homes that are compatible with the neighborhood, subject to the requirements of the Architectural and Solar Guidelines. These room additions provide affordable housing opportunities by allowing families to meet their needs more economically than by moving and purchasing a new home.				
H-F Address Special Housing Needs				
H-F-1: Equal Housing Opportunity. The City will ensure provision of housing opportunities for all people and will take appropriate actions when necessary, to ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, or other arbitrary factors.				
H-F-1-a: Non-Discrimination	To ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, marital status, disability, or other arbitrary factors, Foster City will ensure that state and federal laws are adhered to regarding fair housing. The City, through its Community Development Department, will refer discrimination complaints to the appropriate	Ongoing. Staff continues to audit Property Status Reports to non-discriminatory practices as well as investigates allegations of discrimination.	Retain	

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>legal service, county, or state agency. The City will assist local nonprofit organizations, as appropriate, to provide public information and education services in a variety of locations, including but not limited to the City's website, City Hall, public library, Recreation Center and Senior Center.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>			
H-F-1-b: Anti-Discrimination Zoning and Ordinance Definitions	<p>Provide information to landlords advising them of the City's Anti-Discrimination Ordinance for existing tenants to prohibit discrimination based on the source of a person's income or the use of rental subsidies, including Section 8 and other rental programs that provide extremely low-, very low-, and low-income housing assistance.</p> <p><i>Target: 2015</i> <i>Responsible Agency: Community Development Department</i></p>	2015 / Ongoing. Staff continues to provide the City's Anti-Discrimination Ordinance to landlords and tenants.	Retain	Include programs to provide fair housing information and education
H-F-2: Special Needs. Encourage a mix of housing units throughout the city including those for lower income seniors, families with children, single parents, young families, victims of domestic violence, and the disabled.				
H-F-2-a: Facilities and Services for Special Needs	<p>Support housing that incorporates facilities and services to meet the health care, transit or social service needs of households with special needs, including seniors, extremely low-income households and persons, and persons with disabilities.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	
H-F-2-b: Assistance and Housing for Victims of Domestic Abuse	<p>Assist victims of domestic violence by coordinating with and providing referrals to existing service agencies providing legal assistance, hotline, and emergency housing and prevention services to victims of domestic</p>	Ongoing	Retain	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>violence. Continue to coordinate with existing service providers, determine any other actions the City can take to assist persons in Foster City.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department and Police Department</i></p>			
H-F-2-c: Density Bonuses for Handicapped Access	<p>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.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Remove	
H-F-2-d: Adaptable / Accessible Units for the Disabled	<p>The City will ensure that new housing multi-family includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. <i>Target: 2% of the units built</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	Update to include requirement for affirmative marketing
H-F-2-e: Reasonable Accommodation	<p>Utilize the adopted Chapter 17.84, containing a review process to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation with respect to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.</p> <p><i>Target: Ongoing (implement when requests are made)</i></p>	Ongoing	Retain	

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<i>Responsible Agency: Community Development Department</i>			
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. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, City Council</i>	Ongoing	Retain	
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, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, and victims of domestic violence. <i>Target: 2016 and ongoing</i> <i>Responsible Agency: Community Development Department</i>	2016 and Ongoing	Retain	Include target to host roundtable with service providers
H-F-2-h: Expansion of BMR Eligibility for Disabled Persons	Consider expansion of the BMR Eligibility Priorities adopted by City Resolution 2000-123 to include persons with disabilities. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, City Council</i>	2016	Retain	Update to require affirmative marketing for accessible units
H-F-3: Housing for the Homeless. The City of Foster City recognizes the need for and desirability of emergency shelter housing for the homeless and has adopted Chapter 17.82 to allow emergency shelters as a permitted use in areas zoned Neighborhood Business (C-1), Central Business (C-2), and at churches/synagogues in the Public Facilities (PF) Zoning District based on the following considerations: <ol style="list-style-type: none"> The City will encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the “normalization process” for clients residing in such facilities. The City of Foster City shall encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Peninsula Conflict Resolution Center or other mediation service. 				

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
c)	<p>It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.</p> <p>Development standards for emergency shelters for the homeless included in Chapter 17.82 will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, architectural review and management standards that apply to residential or commercial development in the same zone, except for the specific written and objective standards as contained in Chapter 17.82.</p>			
H-F-3-a: Emergency Housing Assistance	<p>To the extent that funds are available, participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.</p> <p><i>Target: Annual participation, if feasible</i> <i>Responsible Agency: City Council</i></p>	Annual	Retain	
H-F-3-b: Emergency Shelter Uses	<p>To the extent funds are available, the City will contribute non-profit agencies involved in providing housing for the homeless in San Mateo County. The City will also review proposals for emergency shelter uses based on the policies in the General Plan and other City development standards and requirements.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	
H-F-3-c: Multi-Jurisdictional Emergency Shelter	<p>Pursuant to State law requirements, and as the opportunity arises, the City will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.</p> <p><i>Target: Based on the opportunity and feasibility of a multi-jurisdictional emergency shelter</i> <i>Responsible Agency: Community Development Department, City Council</i></p>	Ongoing	Retain	
H-F-3-d: Emergency Shelter Zoning	<p>The City will allow emergency shelters as provided in Chapter 17.82 that allows a year-round emergency shelter as a permitted use in Neighborhood Business (C-1), Central Business</p>	Ongoing	Retain	

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>(C-2), and at churches/synagogues in the Public Facilities (PF) Zoning District. In addition, the City has established written and objective standards, as allowed in State law, for the following:</p> <ul style="list-style-type: none"> a) Maximum number of beds. b) Off-street parking based upon demonstrated need. c) Size and location of on-site waiting and intake areas. d) Provision of on-site management. e) Proximity to other shelters. f) Length of stay. g) Lighting. h) Security during hours when the shelter is open. <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>			
H-F-4: Transitional and Supportive Housing. The City of Foster City recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses in of the same type in the same zone.				
H-F-4-a: Transitional and Supportive Housing Zoning	<p>Enforce the existing zoning regulations that allow transitional and supportive Housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	

APPENDIX F | PUBLIC PARTICIPATION

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PUBLIC ENGAGEMENT INPUT

Foster City believes that community input is a critical aspect of developing a Housing Element that promotes a community-based vision for housing and responds to community needs and preferences. While the Housing Element provides an opportunity to have a community conversation about how to address local housing challenges, develop policies, and find solutions, in Foster City we ensure that the community engagement process is ongoing throughout the 8-year RHNA cycle.

In addition to conversations focused on Foster City, the 21 Elements working group provided additional opportunities for community input. 21 Elements is a multi-year, multi-phase collaboration between all San Mateo County jurisdictions, along with partner agencies and stakeholder organizations, that aims to support jurisdictions in developing, adopting, and implementing local housing policies and programs. Let's Talk Housing is a collaborative effort between all 21 jurisdictions in San Mateo County focused on increasing awareness of and participation in the Housing Element update process. The 21 Elements working group organized an additional series of introductory meetings about the Housing Element update attended by more than 1,000 community members countywide, an All About RHNA webinar, four Stakeholder Listening Sessions that convened more than 30 groups, and a four-part Creating an Affordable Future webinar series to help educate community members about local housing issues.

The City held a number of public meetings to discuss various aspects of the Housing Element Update. These meetings were advertised in a variety of ways, including the Housing Element email ListServ, posted notices, newspaper notices, FCTV, Leo Ryan Park marquee, social media, City website, and City e-news. Public meetings related to the Housing Element Update included the following:

- April 21, 2022 | Joint Study Session
- March 2, 2022 | Joint Study Session
- February 17, 2022 | Planning Commission Meeting (EIR Scoping)
- February 7, 2022 | City Council Meeting (Award EIR contract)
- December 13, 2021 | City Council (RFP for EIR)
- November 1, 2021 | City Council Meeting - Report on Community Workshops
- November 1, 2021 | 21 Elements Countywide Listening Session #3 (Builders/Developers)
- October 18, 2021 | 21 Elements Countywide Listening Session #2 (Housing Advocates)
- October-December 2021 | 21 Elements 4-part Let's Talk Housing Webinar
- September 28 and 30, 2021 | Community Workshops
- September 27, 2021 | 21 Elements Countywide Listening Session #1 (Fair Housing)
- July 15, 2021 | Planning Commission Study Session
- June 7, 2021 | City Council Meeting (RHNA appeal)
- April 22, 2021 | Countywide Community Meeting)
- April 14, 2021 | City Council and Planning Commission Joint Special Meeting
- April 13, 2021 | Countywide Community Meeting
- March 24, 2021 | City Council and Planning Commission Special Meeting
- September 21, 2020 | City Council and Planning Commission Joint Special Meeting
- October 7, 2019 | City Council Meeting (RHNA and subregion)

APPENDIX F: PUBLIC PARTICIPATION

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

- Housing Preferences and Priorities Survey (closes March 21, 2022).
- Interactive Map with opportunities to provide feedback on sites (closes March 21, 2022).
- Share your Foster City Housing Story.
- Link to subscribe to project updates.
- Background information on the Housing Element.
- Links to related documents and related websites.
- Links to agenda packets for previous meetings.

During the Joint Study Session on March 2, 2022, staff demonstrated how to take part in the survey and use the interactive map. The Draft Housing Element was posted on the City's website and distributed to stakeholders on May 4, 2022 for a 30-day review period. During this time, the draft Housing Element was advertised for public review and comment.

COMMUNITY DIALOGUE SERIES

The Community Dialogue Series (CDS), a series of conversations that brings together community members that live and work in Foster City to discuss the challenges facing Foster City, held dialogues on land use, affordable workforce housing, transportation, traffic and commercial retail. Foster City community members were first invited to participate in the "CommUNITY Dialogue Series" community engagement program from May through December 2017. The four-session series brought people together to learn and share views and ideas about some of the key issues facing Foster City. The results of the four dialogue sessions were reported out to a joint meeting of the City Council and Planning Commission and incorporated into discussions around policies that could be developed to best address these issues.

Home is Foster City is a continuation of those conversations that took place from 2019 to early 2020, concluding with two pop-up events at Foster Square (2/2/2020) and Metro Center (3/3/2020).

The main takeaways identified during the CDS dialogues are listed below:

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

Source: Foster City Community Development Department.

21 ELEMENTS / LET’S TALK HOUSING

21 Elements organized a Let’s Talk Housing series of countywide meetings about the Housing Element update and provided community members with an introduction of the Housing Element update and why it matters. These meetings were attended by more than 1,000 community members. Additionally, Let’s Talk Housing held an All About RHNA webinar and a countywide four-part webinar series to help educate and inform San Mateo County residents and stakeholders on regional and local housing issues. The four-part series took place on Zoom in fall of 2021, focusing on the following topics and how they intersect with the Bay Area’s housing challenges and opportunities:

- Why Affordability Matters
- Housing and Racial Equity
- Housing in a Climate of Change
- Putting it All Together for a Better Future

The series included speaker presentations, audience Q&A, breakout sessions for connection and debrief discussions. The sessions were advertised and offered in Spanish, Mandarin and Cantonese, though participation in non-English channels was limited.

In addition, Let’s Talk Housing sponsored four “listening sessions” with city and county staff and key stakeholders, that convened more than 30 groups. These stakeholders represented organizations that focused on:

- Building market-rate or affordable housing
- Addressing fair housing issues
- Advocating for affordable housing
- Providing housing services

The main takeaways identified during the Let’s Talk Housing dialogues are listed below:

Topic(s)
Housing affordability is a public health issue: Where we live impacts our health, economic equity, environmental and racial justice
The Three S’s: Supply, Stability and Subsidy: Increase housing supply, protect renters and vulnerable households by providing stability, fill the gaps with subsidies
Implement strategies to promote climate-ready housing

Source: 21 Elements.

CITY-WIDE COMMUNITY WORKSHOPS

In order to engage directly with the community, the City held two (2) community workshops – one virtual workshop on September 28, 2021, and one in-person workshop at the Foster City Recreation Center Lagoon Room on September 30, 2021, to provide greater accessibility and flexibility for members of the community to participate. These community workshops were part of an ongoing engagement plan to seek the community’s input in Foster City’s 2023-2031 Housing Element Update process.

APPENDIX F: PUBLIC PARTICIPATION

The following outreach tools/efforts were utilized to spread the word about the (2) Community Workshops:

- A Press Release inviting residents to join the Community Workshop and learn more about the future of housing in Foster City was published on September 9th, and was shared with local newspapers, promoted on social media and distributed to the Foster City Press Release listserv.
- Community Workshop Flyers were created and distributed through various channels as outlined below. See Attachment 2 for Workshop Flyer.
- Events were promoted in the Islander on September 15th and 22nd.
- Promotional graphics ran on the City's website homepage from September 13th through 30th, with the flyer featured in the top banner from the 21st through 30th.
- A social media outreach campaign started on September 9th and ran through the 30th. In all, there were 15 posts spread across Facebook, Instagram, Twitter and Nextdoor. Posts were boosted for additional promotion on Facebook from the 27th through 30th. Posts were also shared by the Police Department and Parks and Recreation social media accounts.
- The events were promoted three (3) times in the weekly City newsletter on September 9th, 16th and 23rd.
- The events were promoted through the Mayoral Minute video on September 23rd.
- The events were circulated twice to the City Council, Committees and Planning Commission listservs.
- The events were promoted on various Planning and Housing listservs.
- Workshop flyers were distributed by CERT volunteers at the popular drive-through Shred event on September 18th.
- The workshop flyer was posted on a billboard in City Hall front lobby.
- Workshop flyers were also distributed to residents at the front counter.
- Planners spread the word about the workshops in their day-to-day interactions with residents and customers leading up to the two (2) workshops.
- A PowerPoint on the Housing Element Update was played on loop on the TV display at the City Hall front lobby.
- There was a posting on the digital marquee from the September 17th through 30th.
- The events were promoted with the Foster City Chinese American Association, Filipino-American Association of Foster City, Baybasi, Foster City Association of Black Residents, the Foster City Parents' Club and the Chamber of Commerce.
- The events were posted on the digital posting board at the Council Chambers and Recreation Center from the 17th through 30th.
- Some members of the City Council, Planning Commission and Foster City residents also spread the word through their social media accounts.
- A slide ran promoting the events on FCTV from September 16th through 30th.

- Multiple tabling events to spread the word about the two (2) community workshops were held including two (2) at Off The Grid, one (1) at the Farmers Market and one (1) at the Rubber Ducky Race event.
- Posting at public places - Library, Recreation Center, Sea Cloud Park, Safeway/Metro Center

The outreach yielded 97 registrants for the virtual workshop and 37 registrants for the in-person workshop. Of the 97 registrants, approximately 50+ attended the virtual workshop. The in-person workshop had approximately 30+ attendees. These approximate numbers exclude staff, consultants, elected and appointed officials.

The format for both workshops were the same. The Community Development Director provided an extensive background and overview of the Housing Element Update during the first half of the workshop. Attendees had an opportunity to learn about the Housing Element Update, the State mandate for the City to plan for approximately 1,896 new housing units, get informed on the next steps to analyze sites available for future housing, and participate in small breakout groups to discuss the future of housing in Foster City including discussing challenges and potential solutions.

Staff prepared a list of five (5) questions to guide the breakout group discussions. The questions are listed below:

- What are most important aspects Foster City should consider in planning for state-mandated approximately 1,896 homes?
- When you think of the needs for improvement in the existing housing stock in Foster City, what comes to mind?
- What type of housing would you prefer in Foster City when planning for state-mandated 1,896 homes?
- Where would be most appropriate places to accommodate state-mandated 1,896 homes in Foster City?
- What concerns do you have about housing in Foster City?

Each breakout group had a facilitator and a note taker. Following the breakout group discussion, the note taker from each group reported out on the discussion that took place within their respective groups. Refer to Attachment 3 that includes a compilation of the feedback received from residents from the two (2) community workshops in response to the questions listed above.

Following the two workshops, staff received positive feedback from some members of the community. Residents appreciated the opportunity to engage at the workshops. The San Mateo Daily Journal covered the virtual discussion in their October 4th newspaper edition. Posts were also published following the events, thanking the attendees and sharing links to the virtual workshop video as well as the workshop PowerPoint that were posted on the City's website.

AFFH COMMUNITY ENGAGEMENT INPUT

A resident survey was conducted by Root Policy Research for the jurisdictions in San Mateo County to support the AFFH analysis of Housing Elements. It explores residents' housing, affordability, and

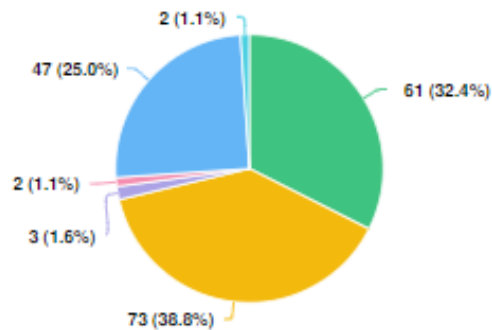
neighborhood challenges and experiences with displacement and housing discrimination. See Chapter 3, Affirmatively Furthering Fair Housing and Appendix B, Foster City Fair Housing Assessment, for a discussion of the survey findings.

City staff met with the Equity Advisory Group (EAG) facilitated by 21 Elements on May 2, 2022. The EAG expressed concerns about the potential for tenant displacement, how identified constraints are addressed, and how the City could take additional steps to promote one hundred percent affordable developments.

HOUSING PREFERENCES AND PRIORITIES SURVEY

The Foster City Housing Preferences and Priorities Survey, opened from February 23, 2022 until March 28, 2022 allowed the City to gain a better understanding of community values and priorities, which will be used as a foundation for future conversations about possible solutions and housing policies. Feedback from the survey helped the City identify trends on housing preferences, needs, and future housing opportunities in the City. 188 responses were collected. The results are shown below.

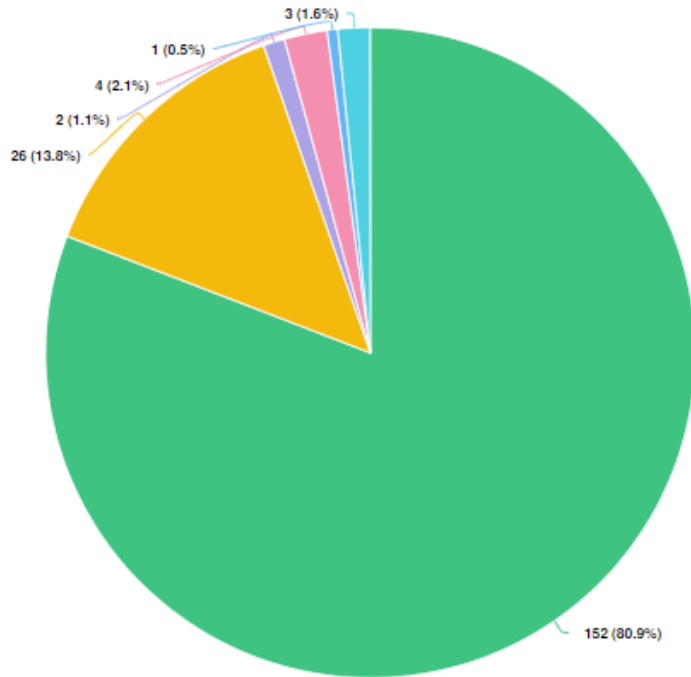
Q1 Please tell us about your connection to Foster City.



Question options

- I live and work in Foster City
- I live in Foster City but work elsewhere
- I work in Foster City but live elsewhere
- I do not work or live in Foster City
- I live in Foster City but I am retired/do not work
- Other (please specify)

Q2 Are you:

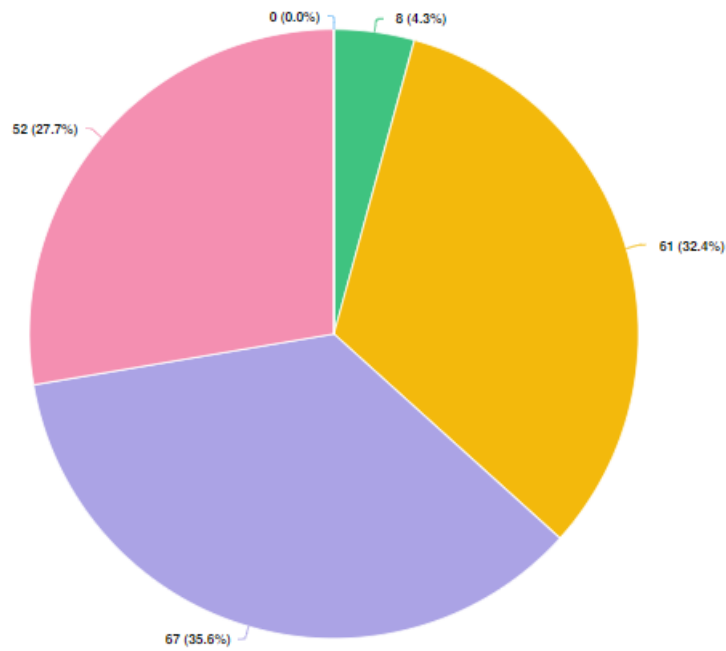


Question options

- A homeowner in Foster City
- A renter in Foster City
- Looking to buy a home in Foster City
- Looking to rent a home in Foster City
- None of the above
- Other (please specify)

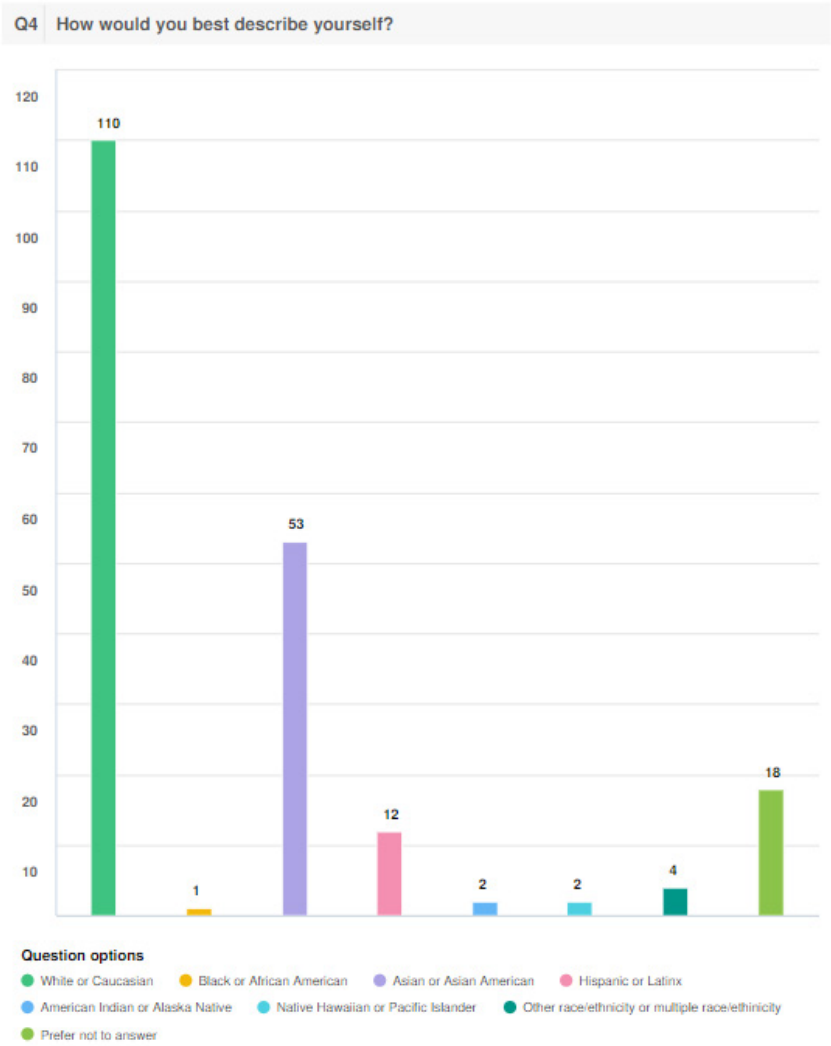
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Q3 What is your age?



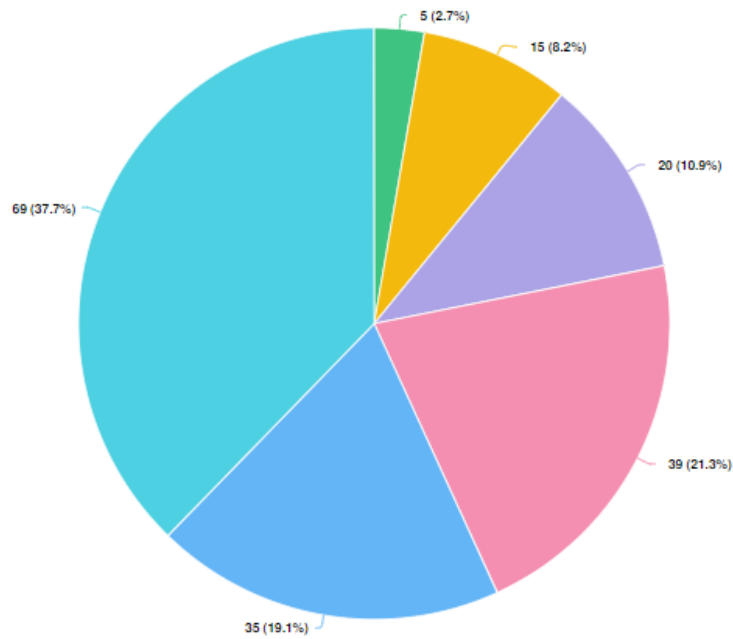
Question options

21 to 34 years old 35 to 49 years old 50 to 64 years old 65+ years old Under 21 years old



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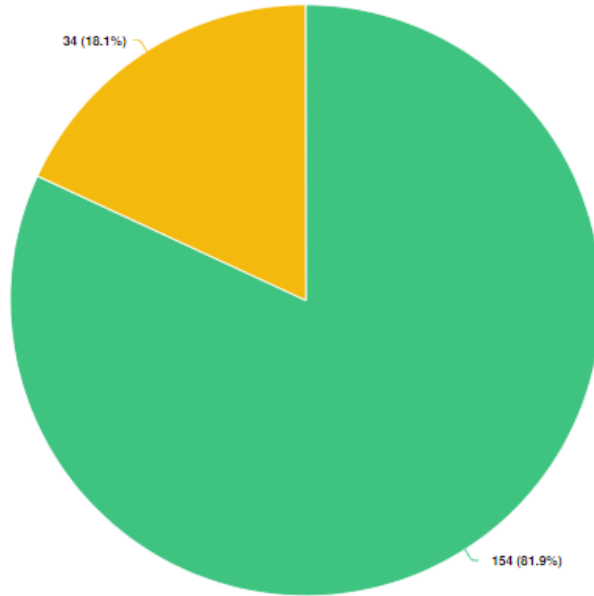
Q5 If you live in Foster City, how long have you lived in the City?



Question options

Less than 2 years 2 - 5 years 5 - 10 years 10 - 20 years 20 - 30 years 30+ years

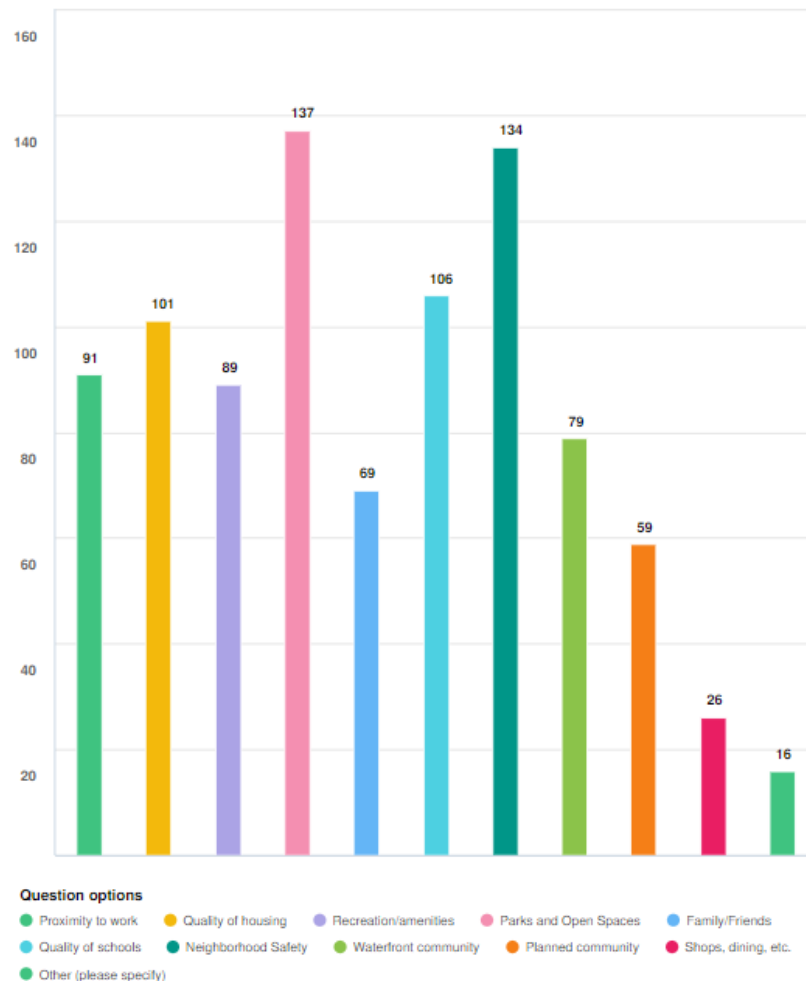
Q6 Does the range of housing options currently available in Foster City meet your needs?



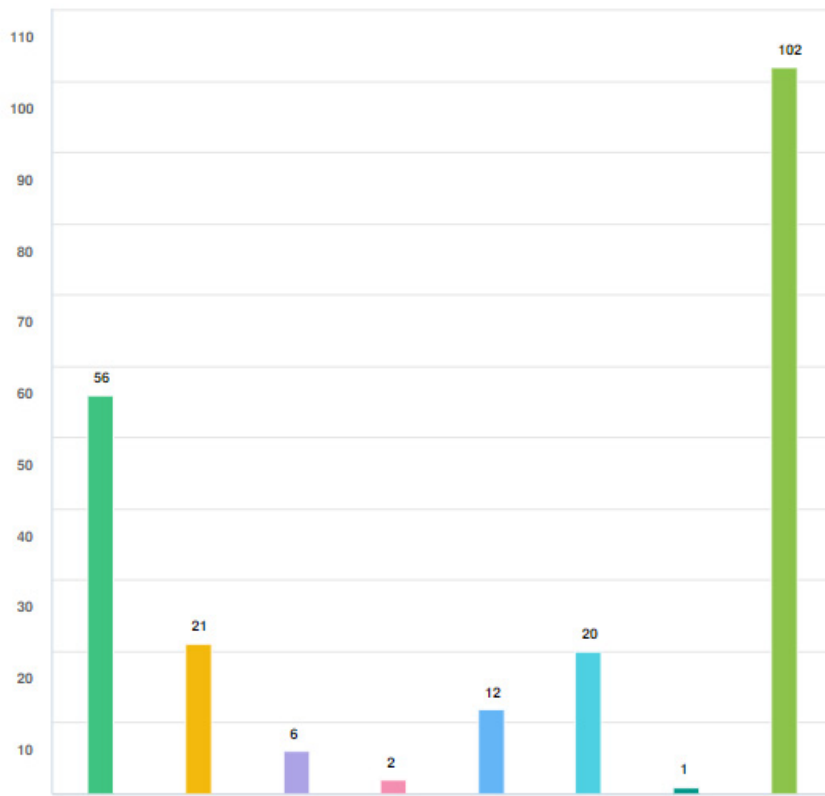
Question options
 ● Yes ● No

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Q7 If you live in Foster City, why did you choose to live here? Select all that apply



Q8 Please indicate which of the following housing challenges, if any, you experience as a Foster City resident? Select all that apply



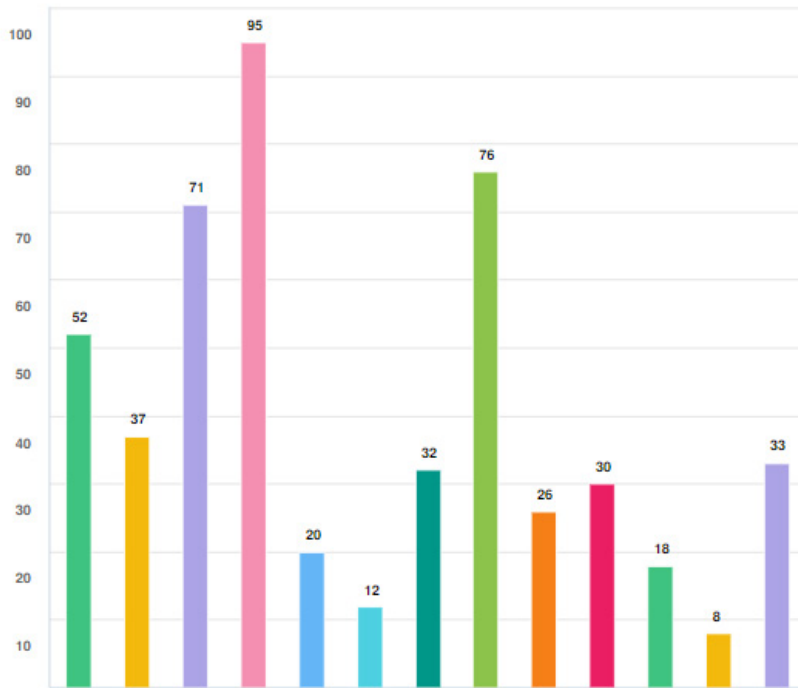
Question options

- My housing costs (rent or mortgage, utilities, insurance, etc.) consume more than 30% of my income
- My housing costs (rent or mortgage, utilities, insurance, etc.) consume more than 50% of my income
- The housing unit I rent is in poor condition and needs repair & maintenance
- The housing unit I own is in poor condition but I cannot afford to repair or maintain it
- My housing unit is not designed for my needs (disability, difficulty with stairs, etc.)
- My housing unit is too small for my household
- I have experienced housing discrimination
- Other (please specify)

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Q9 When you think of the existing housing stock in Foster City, what comes to your mind?
Check all that apply

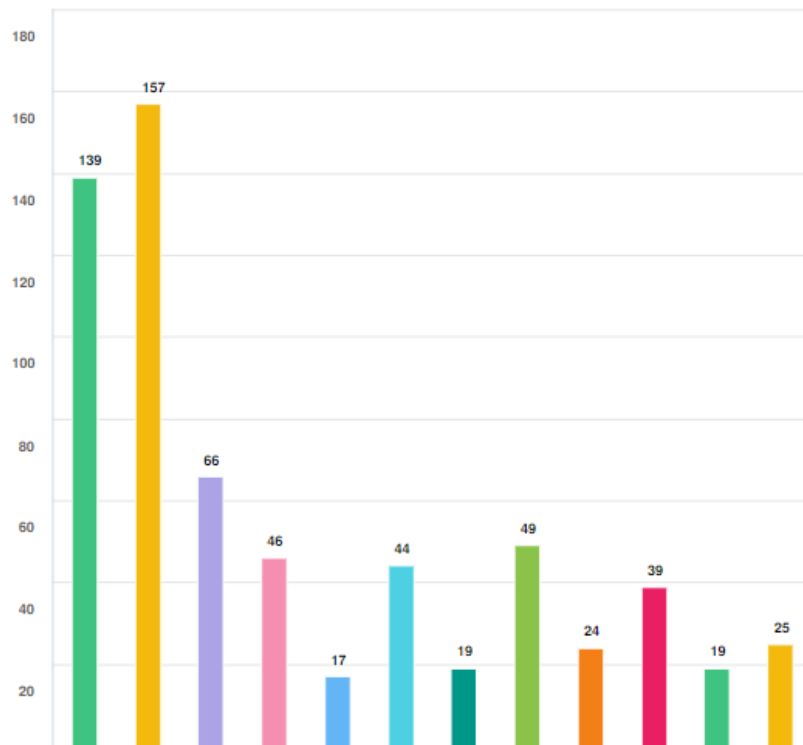


Question options

- Cost burdened *U.S. Department of Housing and Urban Development, HUD defines cost-burdened families as those "who pay more than 30 percent of their income for housing"
- Overcrowding *The U.S. Census Bureau defines an overcrowded unit as one occupied by more than one person per room excluding bathrooms and kitchens
- Unaffordable rents ● Unaffordable home sales prices ● Lack of housing choices (townhomes, apartments, condos etc.)
- Lack of property maintenance ● Lack of options for senior housing ● Lack of public transit/commute options
- Employment/job centers located too far away
- Aging housing stock that are not in keeping with the newer styles of development
- Lack of supportive housing for special needs population e.g., developmental disabilities, elderly care
- Lack of accessible housing for people with disabilities ● Other (please specify)

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Q10 What are the most important aspects that Foster City should consider in planning for future housing in Foster City? Please select up to five



Question options

- Preserve the single-family neighborhoods ● Preserve existing parks, open spaces and recreational amenities
- Provide affordable rental and ownership housing ● Provide a mix of housing types (apartments, townhomes, condos etc.)
- Provide supportive housing for special needs ● Provide housing for seniors
- Provide housing for students and/or young adults ● Encourage mixed-use with (commercial/office/retail and residential)
- Encourage housing in redevelopment of neighborhood shopping centers (e.g. Edgewater Place, Beach Park Plaza, Market Place)
- Encourage redevelopment of existing apartments to provide more housing
- Encourage more Accessory Dwelling Units (second units) ● Other (please specify)

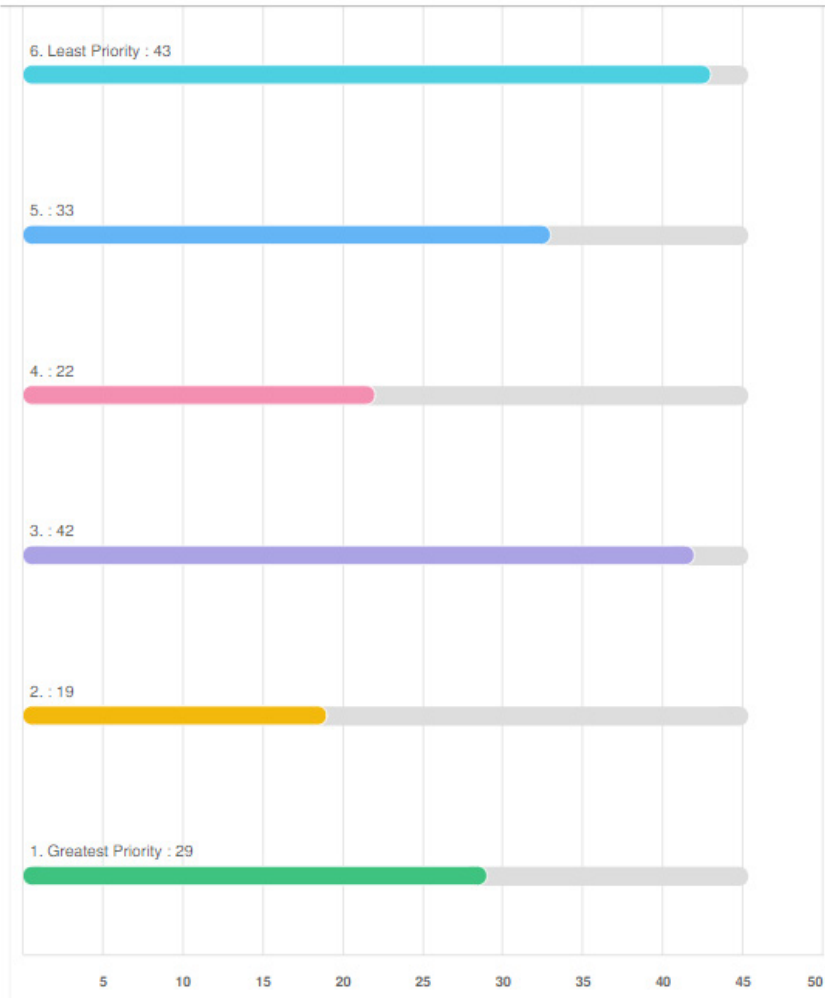
Q11 As part of the Housing Element Update, the City is required under State law to identify additional areas where future housing can be accommodated in Foster City. Please prioritize and rank the following areas where you think it would be most approp...

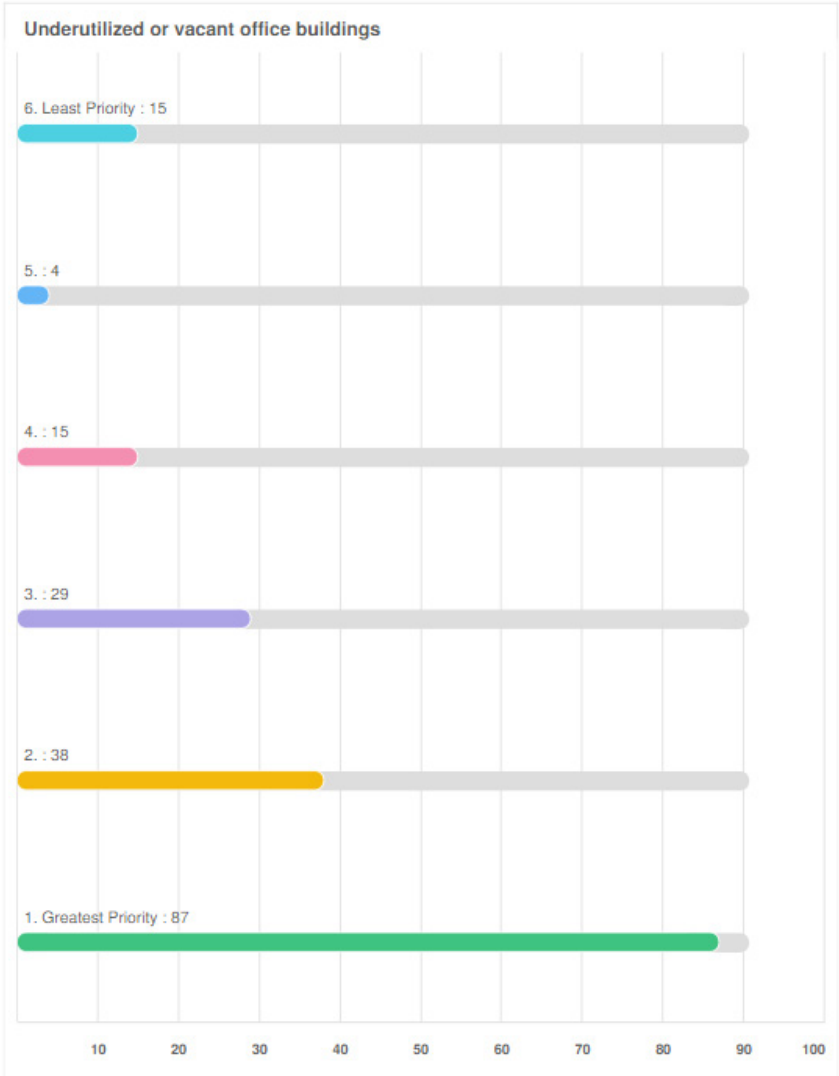


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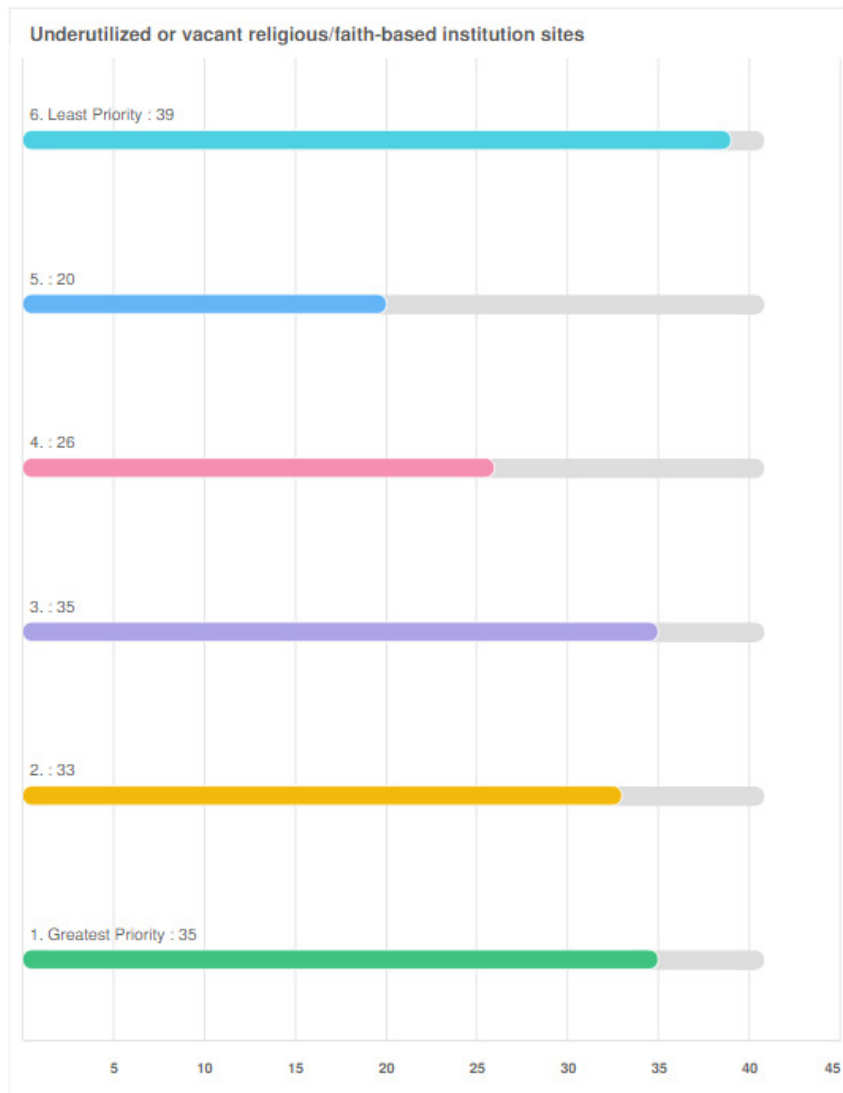
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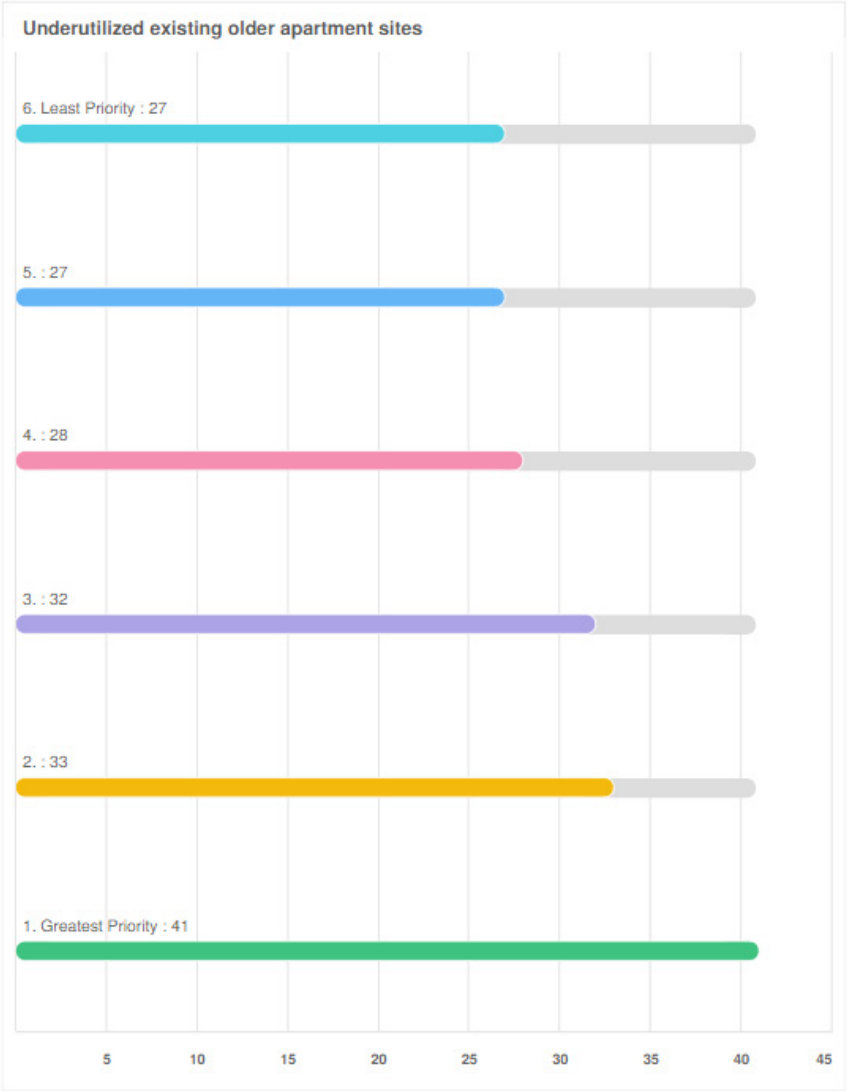
Underutilized neighborhood shopping centers/commercial retail areas



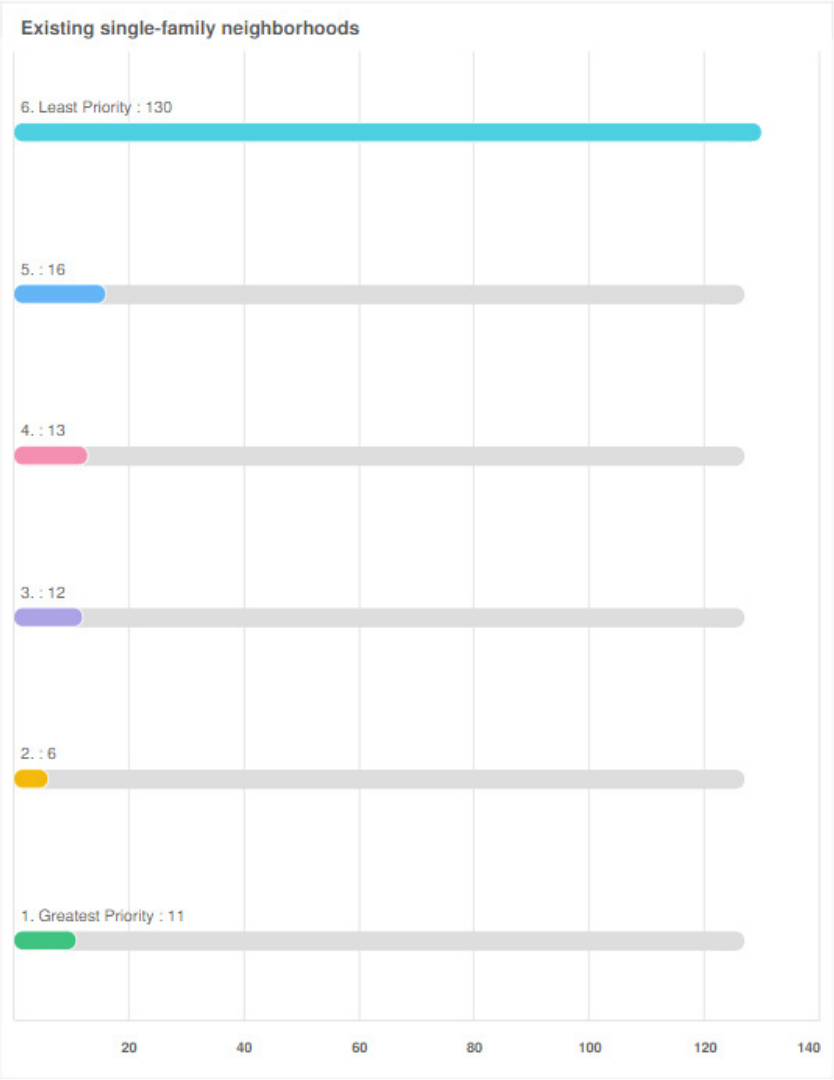


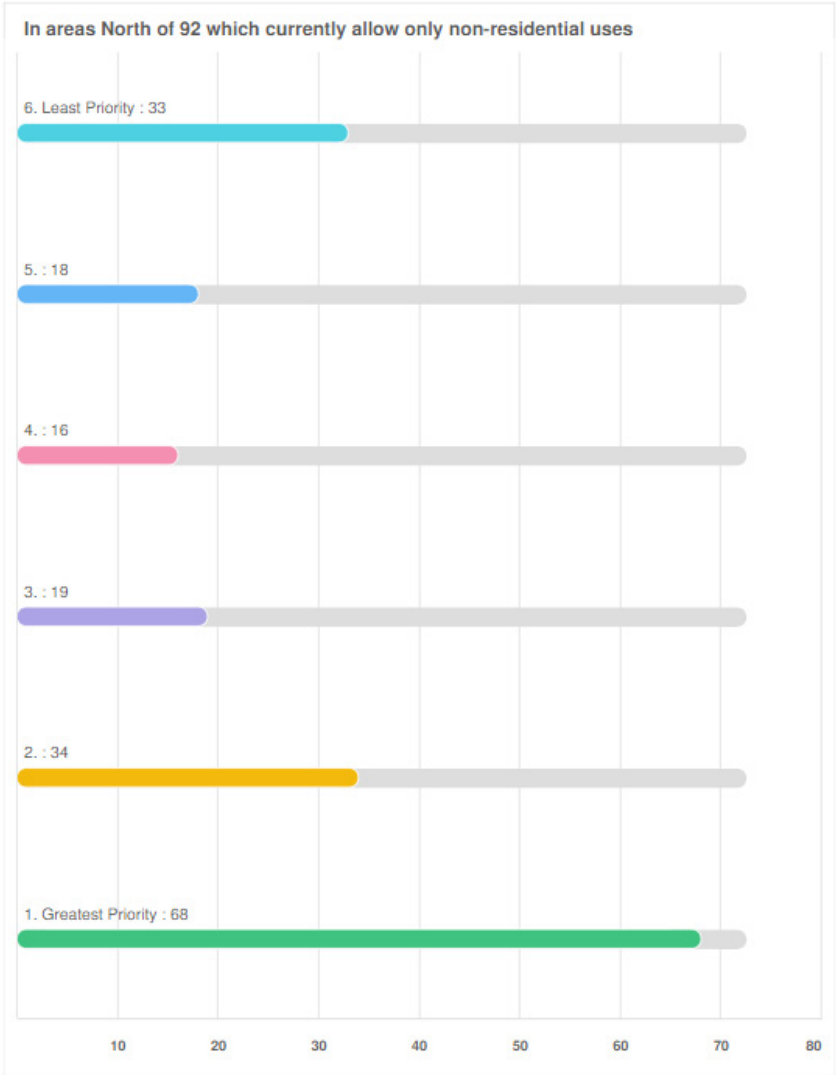
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Q12 Please write below any ideas you may have and/or locations where additional housing could be located in the city which were not covered in the previous question.

No Space for New Housing – Too Much Pressure on Infrastructure (18)

- Foster City was a planned community. It was not designed to accommodate the number of housing units you are planning to add to the city. I think you should try to get that number lowered.

Office Spaces and Other Underutilized Buildings (11)

- Include school admin building even though it is owned by SMFCSD. Very underutilized.
- Since we have no real space on the land we have and our infrastructure cannot support multi unit housing, you should consider building on the water of the bay outside of the levy where you can create additional planned community with proper access to freeways, etc.
- Re-develop current apartments and multi-family homes into higher density, larger (taller) structures that can accommodate a higher density of people.
- Under or non-utilized State property, such as the Caltrans yard on Foster City Blvd, or the State land on Third Avenue
- Beach Park Gilead area could have been all houses
- Old Orchard Supply site (+4)
- The abandoned, dilapidated church property at Gull Ave. and Beach Park (closest to the levee). Attempts to rezone were once proposed, but that obscenity would have added far too many high-density units.
- That place where garden Center used to be is totally be converted into nice modern mixed housing.
- Gilead/Illumina/Biomed partnerships.
- waterfront property not currently being utilized for housing
- There are quite a few sizeable parking lots in the Metro Plaza area(Safeway) that are heavily underutilized - the Wells Fargo lot, the BoA lot, and several lots near the old Orchard store. These parking lots can be rezoned and converted to build housing. The office park in the Chess Street neighborhood can also be used to develop housing.
- Vacant area next to Seacloud Park (+1).

Near Freeway Access (8)

- Understanding the need for more affordable housing as mandated by the state, build new housing near Highway 101/92 entrance/exits and on 4 lane roads to handle the additional traffic. This is for safety reasons. The now closed OSH would be perfect, infrastructure already in place, a high rise building near Metro Tower and Visa buildings. (Q. Has anyone talked to Visa about building availability?)
- On 4 lane roads, near Highway entrance/exit. Close to our excellent Police and Fire departments, who would use the units. Near City Hall, think of a large Welcome to Foster City sign in front of the building. Much nicer than a Costco Gas Station! Also, a lot of open office space north of Hillsdale Blvd., close to 3rd Avenue. 4 lane roads, close to amenities, and access to Highways 101 and 92. Avoid

locations such as Lantern Cove, which are far from Highway 101, without appropriate infrastructure (on 2 lane roads) for the additional traffic, will affect all neighborhoods between there and Highway 101, Port Royal Ave., western part of Beach Park Blvd., Polaris Ave., behind Foster City School, Edgewater Park, Boothbay Park, residential neighborhoods with a lot of children, pedestrians and bicyclists. Safety is a real issue there, and a liability for the city.

Not in Single Family Neighborhoods (3)

Mixed-Use Shopping Areas (2)

- Please do not get rid of restaurants/shopping centers etc. Those of us who live here need those services. Foster City's dining scene is virtually nonexistent. Zoning should be modified if necessary to allow duplexes and structures where multiple families can live on lots currently zoned for single families.
- Please NOT at our few remaining shopping centers. Especially not Edgewater. Most of us moved to FC for open space, large lots, quiet streets, and waterfront homes and shops. If I wanted an urban life, I would have bought a house in the City, or downtown SM.
- Many of the older shopping center/commercial retail areas should be look at for mixed use developments. I would not want to decrease the amount of retail space, however I believe residential could be added through redevelopment of the sites. (+2)

Mixed Opinions About the Golf Course (3)

- Please do not use the existing golf course (Mariners Point) for any housing. Seniors like me need this local site which provides access to recreation, promotes physical and mental health.
- Redevelop the golf course with townhomes/condos and a new park.

Other (1)

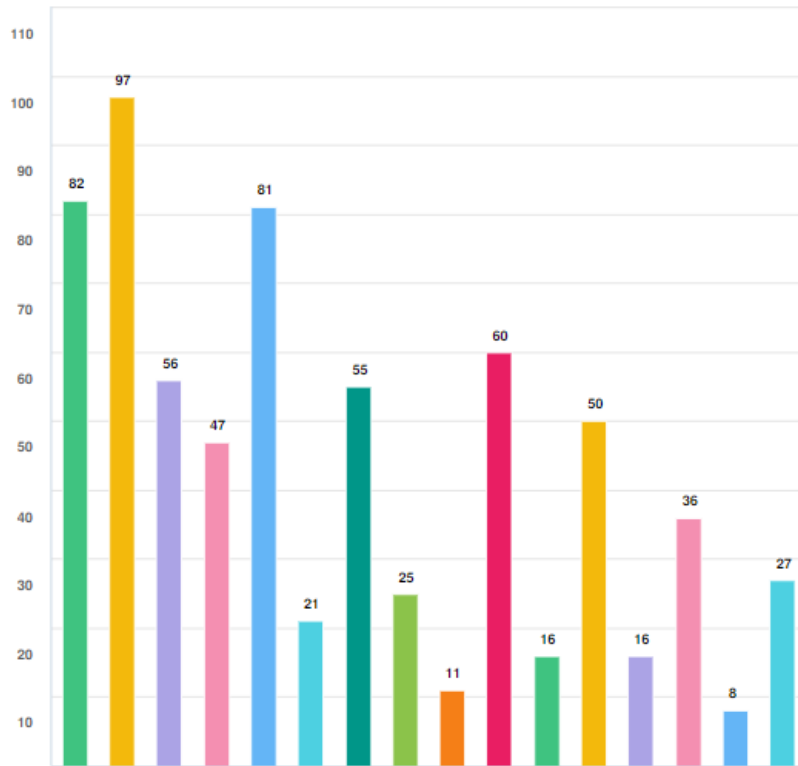
- Near public transportation
- Prices for new homes being built at laguna vista should be more inline with affordability.
- Should lower property tax and use the funds that we have already to help the existing residents. The ones who are suffering are the ones who work outside of Foster City because we need to afford the high costs of property tax, utility bills and groceries. We all have children and want them to thrive in
- Foster City may not have much space for building. Areas ripe for development are San Mateo, by 101. Discourage senior living because, the older folks have to move out. To keep the place economically vibrant, the focus should be towards younger and middle age folks. This place is not for low-income. So, it is not worth thinking about it. The economics would not work out for them.
- Foster City must comply with the law and should not invest its resources trying to find ways around the law. I have been dismayed to see the inaccurate and misleading information that has come to our doorstep.
- Rent is so high already in the Peninsula that it's hard to find affordable rental housing. Also, the cost to own is so competitive and high that despite being a high income earning household, we can't compete with the cost to buy a house and are still renting. We would love to stay in Foster City long

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term but it gets more and more expensive each year. For the renters in FC, it would be great to get rent control in place. Our rent has gone up between 10-20% per year, and that's insane since companies don't increase salaries by even that much.

- If person unable to afford housing, encourage them to seek housing elsewhere. State can subsidize people to commute from more affordable areas. Subsidize rent to essential workers...teachers, police, fire
- FC should consider allowing the redevelopment of single-family homes and allow for building of more dense townhomes and apartments designed for walkability and mixed used. FC should consider reducing fill in more of the bay, foster city did.

Q13 What type of housing do we need in Foster City? Select at least five

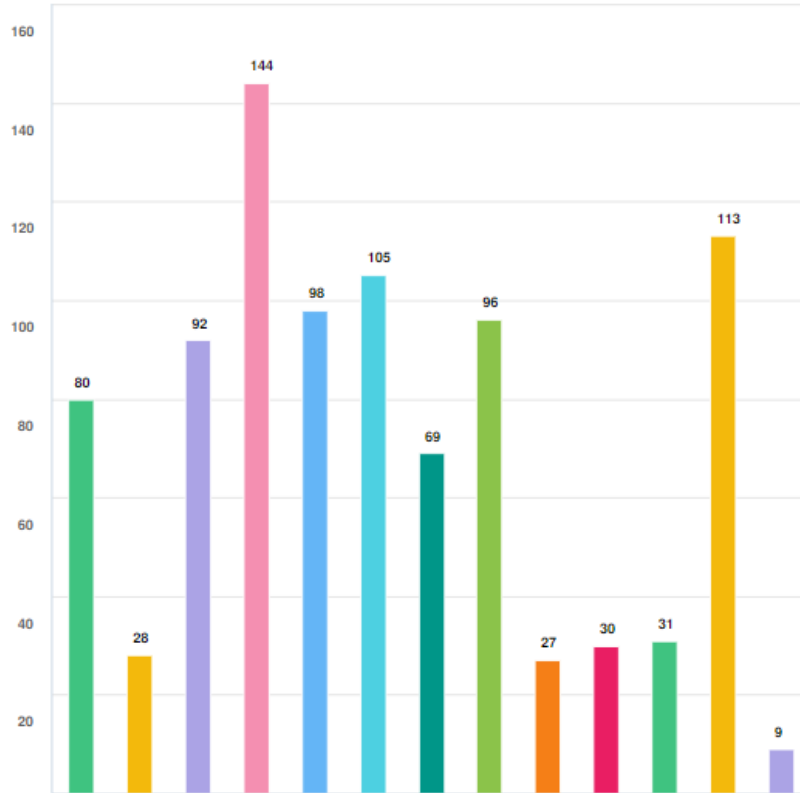


Question options

- Other (please specify) I do not know Workforce Housing
- Transitional or supportive housing for people with special needs/disabilities Senior living (age-restricted/65+)
- Assisted living facilities Mixed use residential (residential with commercial/retail/office components)
- High-rise multi-family buildings - 7 stories and higher Mid-rise multi-family buildings - 4 to 6 stories in height
- Low-rise multi-family buildings - up to 3 stories in height Accessory Dwelling Units Townhomes Condominiums
- Duplex, Triplex, etc. Single-family homes Affordable Housing

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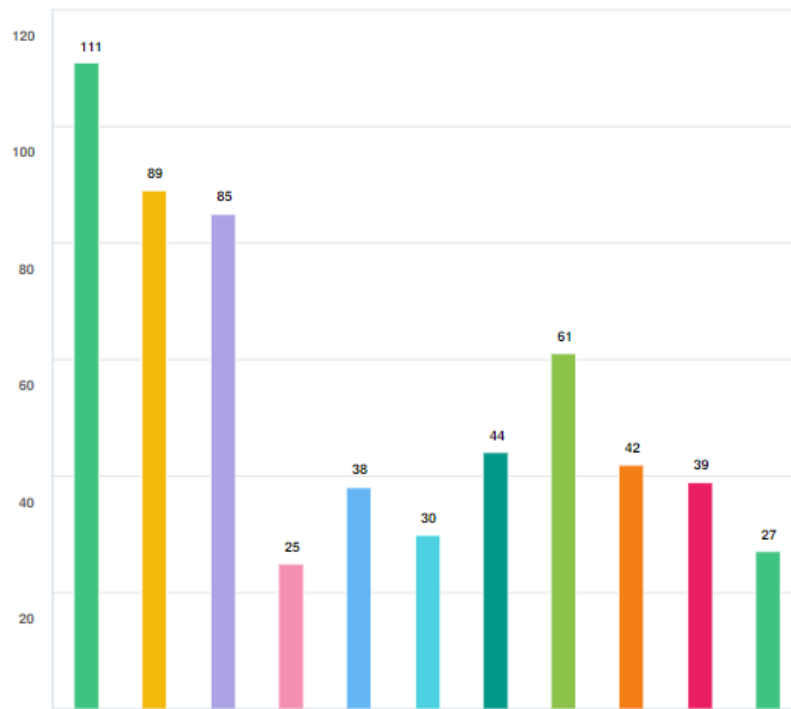
Q14 What aspect(s) of housing is/are most important to you? Select all that apply



Question options

- Other (please specify) Good Schools Availability of smaller units for single-person or smaller households
- Availability of larger units for larger households Multi-generational accommodation Private open space (yards, patios)
- Proximity to public transportation Proximity to parks, schools and other community amenities
- Proximity to grocery stores, neighborhood shopping centers Safety/Security Parking availability
- Private amenities for residents (pool, club house, sports courts etc.) Affordability

Q15 What types of housing-related programs and/or policies do you think that Foster City should focus on? Please select the top five



Question options

- Other (please specify) ● Rent Stabilization Program including a Rental Registry
- Provide incentives for housing developments that include low-income or affordable units ● Expand affordable housing inventory
- Promote fair housing services to address fraud, displacement, or discrimination
- Create pre-approved ADU (Accessory Dwelling Unit/Second Unit) plans
- Streamline approval processes for housing developments ● Improve accessibility in units for persons with disabilities
- Encourage or incentivize rehabilitation of existing housing
- Encourage city-wide shuttle or other first and last-mile transit options
- Encourage innovative design with emphasis on community/open spaces and amenities

Q16 Are there other strategies that you believe the City should consider? If yes, please provide examples or context of the strategy that should be considered to accommodate new housing in Foster City?

Summary of Responses

Push Back on State Requirements – No Space for New Housing (17)

- “A two-prong strategy should first include a moratorium on residential and commercial developments. City leaders need to communicate, engage, and incorporate indicators created by the culture of its constituents' requirements for quality of life. It is time to begin serving the publics' need over placating the developers' greed. Secondly, City leaders must acknowledge that the principles of the housing elements are functionally outdated and more importantly lacks measures for public health and safety, and environmental protection. Lastly, if Foster City leaders are to be taken seriously about improving the quality of life for its citizens then it needs to promote engagement and activism with the culture of its people. Too many City sponsored events are staged events invested with backroom deals and overriding outside interests leaving its citizens feeling as they are second class citizens behind arrogant developers and antiquated legislators.”

Converting Office Buildings Into Affordable Housing (11)

- The city can purchase these and have more control over rent for low-income families.
- Encourage or incentivize large employer (e.g., Gilead, Visa, Illumina) housing programs incl employer-built developments (a la Google's Mtn View plans, Facebook's Menlo Park plans)
- Utilize potentially available office space. There seem to be a lot available north of Hillsdale Blvd. all the way to 3rd Ave. Infrastructure already in place, on 4 lane roads, close to Highway 101/92. A new high rise at the now closed OSH, one or more of the Visa buildings? San Mateo Centre (corner of Metro Center Blvd/Edgewater Blvd) for a high rise. Convert open office spaces north of 92 to 3rd Ave. FC is one of the least walkable cities in the peninsula. Housing planning should be geared towards high density, high-value urbanization, inspired on the urban policies of Northern Europe. These policies emphasize high-density, low-rise, small-accommodation buildings, centered around access to public transportation and alternative transportation methods. The Baymeadows community built around the new Hillsdale Caltrain station is a great example of what FC should aspire to become in the next 20 years.
- Encourage owners of vacant and underutilized office buildings to develop their property into something productive that will enhance the community. Start with Orchard Supply and other vacant buildings.

Other Ways to Utilize Space (7)

- Bring in complementary businesses instead – use vacant for light business, restaurants, shopping, health services, childcare etc. (+2)
- Family oriented spaces - playgrounds, educational aspects, childcare.
- Need another middle school, a high school (+3)
- Keep open spaces and single family homes. They are very important to any community.

Transportation (6)

- Extend to the wider bay area
- Walkability and biking to shopping centers, parks, other amenities
- Any addition of resident population would increase car traffic if that was the main way for residents to travel. A strong plan for public transport / first-last mile options and non-car mobility needs to be developed in parallel. Such transport options should connect to retail, work and transport hubs.

Preserving Open Space and Single-Family Character (5)

- Consider 1 or 2 large (tall) high density buildings to accommodate lower cost needs and then focus on maintaining single family housing and open areas
- Quality of life amenities need to be preserved, such as parks, golf course, grocery options, public water access.

Homeownership Opportunities/Affordability (4)

- First time home buyer down payment assistance or no down payment program for frontline workers/healthcare/teachers to live and work in the area they serve.
- City should prevent people from buying homes in FC for investment (people that don't plan on living here).

Infrastructure Needs to Be Addressed Alongside New Housing (4)

- Any additional new housing must be addressed with transportation and safety of this city. I know so many neighbors and friends in Foster City who selected this area because the schools are good; neighborhood is not as crowded and is safe. I know there is a lot of concerns about the implication of new housing and what it means to the safety of this region--this could impact housing price and reputation of this region.

Convert smaller/older rentals to larger (3)

- Replace older 2-story rental properties with 4 story rental units.
- The older apartment houses would be a good place to start. They have been here since the city's inception and are showing their age.

Other

- Verify eligibility for low cost housing. Ban short term rentals
- give preferences to those who work in Foster City
- Do not use golf course for housing
- Redevelop the golf course.
- Read the Foster City master plan and follow it.
- Streamlining ADU process would really help in all existing single-family areas, to allow larger families to live together or to provide rental income to current residents. Encouraging speedy approval of

mixed-use and housing redevelopment of existing shopping centers, particularly with affordable and accessible apartments, with transit incorporated would be huge for seniors and disabled

- To the extent that we are required to add new units, consider re-purposing under-utilized parking lots and other non-residentially-zoned areas for development.
- Do not redevelop existing shopping centers unless the retail space is accommodated as the lower level of a mid-rise building. As an example, do not remove Edgewater Place; make it midrise with all the retail maintained on the lower level. Too late for Port O'Call which was converted to only apartments.
- All affordable housing should be near transit as it defeats the purpose otherwise, i.e., the cost of owning a vehicle and paying for it and insurance and maintenance will offset any savings or advantage of affordable housing. An example is the low income housing that San Mateo is building near the new Cal Train Station. Also, more vehicles on Foster Cities roads causes more pollution, roadway repair and traffic. ANY HOUSING should be built so as not to impede leaving the city in case of earthquake, fires, or other emergencies. That is why I OPPOSE THE OVERLAY of LANTERN COVE. There is no alternative to Edgewater that can hold traffic in an emergency evacuation in the South and Southwest areas of the city. Nor would it allow for easy entrance and exit of emergency vehicles.
- With all the housing commercial space for shopping needs to stay. Updated to be attractive aka Edgewater Plaza -this use to be the place to meet up with friends - owner is driving out good family friendly businesses and it looks horrible just saw he can try to redevelop. Never ever replace Edgewater Plaza with housing.

Q17 Do you have any other comments or is there anything else the City should consider as part of its Housing Element Update?

Summary of Responses

Take Time to Analyze Impacts of new Housing on infrastructure and traffic (29)

- I'm extremely concerned with the infrastructure we have related with the incremental housing we are bringing in the city. Also related to the extremely limited entry/exit points of the city.
- Traffic and evacuation routes with more people

Convert Office Buildings (9)

Don't want single family homes demolished, maintain character (5)

- Concerned about the current push to demolish older apartment/condo buildings to be replaced by high-rise, high-density buildings directly adjacent to single family home neighborhoods.

Maintain parks and open space (6)

- Do not take away our parks!!
- Maintain the parks we have and open spaces. Welcome to put it to vote and let everyone know. Pretty soon we will have house boats because of running out of space.
- Do not use golf course for housing (+4)

Need retail (5)

- Current shopping centers under consideration (Beach Park, Edgewater Place) are successful and needed by their neighborhoods and the city; please keep them, or IF required, make them mixed-use (housing above) but KEEPING all the existing businesses/restaurants with LEAST impact to them and patrons.

Affordability (3)

- Consider capping rent increases each year to a reasonable percentage. At present, property owners have no limit to what they can charge for rent.
- Priority should be to maintain the existing quality of life in FC. There's been too much emphasis on low-income housing. We do have an affordability problem. Low/middle-income housing should be built near transportation hubs, not Foster City. The current new housing projects in FC are anything but affordable. \$1.5M-3M is not affordable. When does the couple who makes \$150-250k a year get any consideration??? They do not qualify for low, middle, upper middle income when it comes to addressing affordability, yet they cannot afford any of the new housing being built.

Need new housing for special needs groups and low-income families (2)

- Need low-income housing for disabled people (i.e., with autism.) Need public transportation for those who don't drive.

- No matter what or where you build, there will be opposition, but we need more housing badly. Please consider everyone's needs (including those who don't live here yet) and not just the loudest people

Other

- Force Shopping Center Landlords to keep up their property. i.e., parking lots etc.
- I am disappointed that your survey is so negative. You clearly have an agenda in this and it is not an unbiased survey.
- Emphasizing these small units results in high turnover and people moving to where they can get larger apartments and housing – recently FC friends moved to San Diego, Arizona, North Carolina and placed in Bay Area like San Mateo and South San Francisco. There is less of a neighborhood feel. Lumping these small unit developments together would reduce the impact on neighborhoods.
- Make it more difficult for investors and foreigners to purchase property in Foster City especially if it will be used as a rental property and not primary residence
- Provide plans for small, ATTACHED ADUs, since many properties have small yards.
- high rise apartments facing the Bay
- We should focus on the high property tax, helping the middle class and homeowners and not worry about building things that will bring crime. Lower income housing brings in crime
- pollution, and by decreasing loss of open habitat, any city will be able to achieve their GHG reduction goals. Yes, the Housing Element needs to be updated, but it won't be.
- For the Valley to be economically vibrant, younger folks need to be able to find affordable housing. Best is to build rental units – multi-story. Focus should not be towards seniors or low-income. Both have to move out. The economics will not support them. So, replace older 2-story rental units with 4-5 story units.
- Advocate for Bay Area cities to be able to trade/purchase/sell their housing allocations — cities with limited space (like FC) could purchase “offsets” from other cities that have surplus of available space (e.g., SSF?, RWC?)
- I have been a long-time resident of Foster City and Lantern Cove Apartments and would really like to not have to relocate my family if it gets re-developed. It will also be hard to find new housing that isn't astronomically expensive and in a highly competitive market if everyone suddenly has to move.
- New high-density housing will be built. That's a fact and there's no way we can fight that, no matter how much the great majority of us do not want it. But if you are going to build it, build it in areas where it's not going to screw over those of us who live in the neighborhoods trying to get to the freeways for our commutes. It seems like some proposals believe the fairy tales that people will take public transportation and thus the added cars to the morning/evening commute will not be bad. This is laughable. Public transportation access to FC is terrible and is never going to be an option. We all need to drive and adding units like the big Pilgrim development is screwing the commutes of thousands of us who live in neighborhoods 1-3.
- FC needs to re-evaluate its own image as a bastion of American-style sub-urbanism. Overemphasizing single-home ownership has resulted in un-walkable long avenues like FC Blvd. and

Hillsdale Blvd., 100% car-dependent neighborhoods like Islands, and failing retail plazas like Edgewater Shopping Center.

- We need another grocery store in Foster City, preferably a higher end store.

HOUSING SITES MAP FEEDBACK

The website for the Housing Element Update provided an interactive map where people could post a “Thumb Up” or “Thumb Down” vote for specific sites as well as post comments about sites. Table F-1 has arranged the vote by their sum, i.e., the number of “Thumb Up” minus the number of “Thumb Down” votes so that the sites with the most net positive votes are at the top. (Note: because the mapping software allowed votes to be tagged to any location, if the user did not zoom in first, it appears votes were misplaced and a few of the intended sites could not be identified. These are highlighted in yellow.)

Table F-1: Housing Sites Map Feedback

Site	Thumb Up	Thumb Down	Sum (Thumb Up - Thumb Down)
Gilead: 1153-1195 Chess Dr.	65	9	56
Sand Cove Apartments -901-973 Shell Blvd	54	1	53
3233-3247 E 3rd Ave - Caltrans	54	12	42
Foster's Landing Apartments: 736 Bounty Dr	49	12	37
Schooner Bay - Cutwater Ln	78	44	34
Beachcomber Apartments/Beach Park Plaza: 1432-1468 Beach Park Blvd	60	31	29
San Francisco Bay Trl (vacant church)	33	4	29
Eaves Apartments	34	6	28
Mariners Point Golf Center	31	5	26
Shadow Cove Apartments	30	4	26
former El Torito: 388 Vintage Park Dr	24	1	23
5A Rent-A-Space: 1221 E Hillsdale Blvd	23	2	21
Lantern Cove - 244 Rock Harbor Ln	53	32	21
Island United Church: 1111 Balclutha Dr	20	0	20
Beach Cove Apartments: 703 Catamaran St	23	3	20
Marketplace Shopping Center -W Parkway Ln/E. Hillsdale Blvd.	32	12	20
Bowditch Middle School/Teacher Housing	19	1	18
Sea Island Townhomes: 1601 Beach Park Blvd	32	15	17
Edgewater Place Shopping Center: 973-987 Edgewater Blvd	29	12	17
Visa: Metro Center Blvd	18	1	17
Spinnaker Cove tennis court parking	18	2	16
LDS church - Shell Blvd.	16	1	15
VISA Hotel Site: 972-988 Metro Center Blvd	16	1	15
Korean Young Nak Presbyterian	18	3	15
The Lagoons Apartments: 611 Bounty Dr	17	2	15
Foster City Pediatric Medical Group: 1295 E Hillsdale Blvd	17	3	14

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Site	Thumb Up	Thumb Down	Sum (Thumb Up - Thumb Down)
823 Magellan Ln	16	1	15
746 Ranger Cir	15	2	13
Moonsail Ln	15	2	13
Foster City Medical Pavilion: 1241 E Hillsdale Blvd	15	3	12
OSH: 1010 Metro Center Blvd	22	11	11
Foster City Quick and Cool: 1111 Triton Drive	11	0	11
KinderCare: 1006 Metro Center Blvd	10	0	10
Water's Edge Apts: 1200 E Hillsdale Blvd	13	3	10
Commerce Park Dental Car: 1289 E Hillsdale Blvd	10	0	10
Laguna Vista Condos	10	0	10
Life Stages Insurance and Financial Services: 989 E Hillsdale Blvd	14	5	9
1261 E Hillsdale Blvd	8	0	8
Hillbarn Theatre: 1285 E Hillsdale Blvd	12	5	7
Chess Drive Office Park: 333 Hatch Dr	7	0	7
751-799 Widgeon St	4	0	4
915 Flying Fish St	4	0	4
Tradewinds Apartments: 1110 Polynesia Dr	10	7	3
39 E Court Ln	2	0	2
611 Bahama Ln	3	1	2
825-833 Arcturus Cir	4	3	1
CA-92 W, San Mateo	1	0	1
Sea Cloud Park	23	22	1
410 Bodega St	1	1	0
Foster Square: 709 Eppleton Ln	1	1	0
Franciscan Apartments: 888 Foster City Blvd	8	8	0
Edgewater Place Shopping Center-Lucky Pharmacy	27	28	-1
919 E Hillsdale Blvd	12	14	-2
Harbor Cove Apartments: 746-789 Edgewater Blvd	10	12	-2
Existing apt buildings on Altair Ave	1	4	-3
Water's Edge Apartments: 1208-1228 E Hillsdale Blvd	7	12	-5
1998 Beach Park Blvd	6	12	-6
Shell Cove parking lot: 606 Aquarius Ln	20	60	-40

Source: Foster City Community Development Department.

Individual comments provided on specific sites are provided in Table F-2, organized into "Housing Pros" and "Housing Cons" for each site. (Note: because the mapping software allowed comments to be tagged to any location, if the user did not zoom in first, it appears some comments were misplaced.)

Table F-2: Housing Sites Map Comments

Site	Housing Pros	Housing Cons
Gilead: 1153-1195 Chess Dr	<ul style="list-style-type: none"> ▪ This has been a travesty and blighted property in town. Unacceptable Behavior by a Corporate Citizen. They have sat on it for years driving small businesses out of Foster City. The gym used to be there, shooting star video was there. Now nothing. How many people were forced into retirement here. So sad. It better be mixed used and Gilead better have a PLAN. ▪ Unions like housing: How about the union work with us to house some key union workers? 	<ul style="list-style-type: none"> ▪
Sand Cove Apartments: 901-973 Shell Blvd	<ul style="list-style-type: none"> ▪ Fix the waterfront. Encourage them to upgrade to mixed use. ▪ Incentivize water front use. Should try to work with them to add a community use to water front. Mixed use. Anything to engage our waterfront in Foster City. Port of Call was a loss and we want to encourage more of that use. It is what makes FC special. 	<ul style="list-style-type: none"> ▪
Caltrans: 3233-3247 E 3rd Ave	<ul style="list-style-type: none"> ▪ Why not here? 	<ul style="list-style-type: none"> ▪
Foster's Landing Apartments: 736 Bounty Dr	<ul style="list-style-type: none"> ▪ Vacant land for development ▪ Would be nice to have mixed use. Protect the low income tenants from displacement. 	<ul style="list-style-type: none"> ▪
Schooner Bay: Cutwater Ln	<ul style="list-style-type: none"> ▪ yes if they will commit to doing it then do it but if they won't commit that is an issue. get a commitment to an 8 year timeline. 	<ul style="list-style-type: none"> ▪ First this is open space, parklike. That is precious in FC. Respect it as park if you respect others. Respect the original Master Plan, this space is supposed to be used to connect to Redwood Shores and with the Redwood Life project in the works FC should be working to complete that vision. ▪ There is some concern that Schooner Bay and Lantern Cove are too far from retail to easily support more housing. Some light mixed retail (e.g. a 7-11) could help alleviate that, especially if a bridge (vehicular or pedestrian) was made to the Redwood LIFE Campus to serve the workers there. ++ First this is open space, parklike. That is precious in FC. Respect it as park if you respect others. Respect the original Master Plan, this space is supposed to be used to connect to Redwood Shores and with the Redwood Life project in the works FC should be working to complete that vision.

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Site	Housing Pros	Housing Cons
Beachcomber Apartments/ Beach Park Plaza: 1432-1468 Beach Park Blvd	<ul style="list-style-type: none"> Redevelopment Wall goes up, housing goes up. The Sea Wall necessitates higher housing here. Give people a view of the bay! Protect the existing Tenants Height limit. Good candidate for redevelopment, but without increasing the height limit on Beach Park there's not much gain in housing. 	<ul style="list-style-type: none"> You will never get revitalized businesses when any landlord believes that they can turn it into all housing. Mixed use perhaps but protect our few remaining restaurants.
San Francisco Bay Trl (vacant church): 1130 Balclutha	<ul style="list-style-type: none"> City has discussed this in past. If not environmentally possible something should be done with it to make it usable space by the community. Repurpose for housing 	<ul style="list-style-type: none">
Eaves Apartments	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
Mariners Point Golf Center	<ul style="list-style-type: none"> How much is this worth 1 Billion? 2 Billion? Such opportunity. here. The city should not sell the land. Long term land lease with revenue generation. World class kiteboarding. All buildings designed to use, route and work with the wind. The golf course is run by a family that runs all the local 'public' golf courses. They have HUGE mansions in Hillsborough. This is a waste. It should be a towering jewel by the bay for Foster City. Not a sad water hungry elitist paradise. 	<ul style="list-style-type: none"> Try 3233-3247 E 3rd Ave or 2431-2499 E 3rd Ave instead. Not golf.
Shadow Cove Apartments	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
former El Torito: 388 Vintage Park Dr	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Save our Restaurants. Don't subsidize biotech land speculators. Build housing with restaurant.
5A Rent-A-Space: 1221 E Hillsdale Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Nothing should be built on the water that isn't mixed use. If rebuilt it must embrace the water with mixed use, finished spaces. No empty 1st floors like at the Triton. Build as much density as you want to pay for the 1st floor mixed use that needs to be finished and occupied before the residential gets occupancy
Lantern Cove: 244 Rock Harbor Ln	<ul style="list-style-type: none"> There are 4 million square feet of offices being built at Redwood Life. This is the best and most safe place to get to Caltrain in all of Foster City by bike. Will their water features help pay the water needed for development? It should be more. Would be nice to provide the community in the area some community benefit to get local buy in. 	<ul style="list-style-type: none"> Not near major roadways or other businesses in the city, and the access road is only two-lane for a long stretch and lined with houses. Sufficiently dense already. Adding more housing to this area will increase traffic on Port Royal and make Biscayne even busier. There are already cars that treat Biscayne like a drag strip.

Site	Housing Pros	Housing Cons
Island United Church/Korean Young Nak Presbyterian: 1130 Balclutha Dr	<ul style="list-style-type: none"> These are poorly cared for and ugly. Poor use of space with the parking. Density here. Empty Lot, walking distance to services and transit, work with Church to make something here and give the church a permanent source of funding and perhaps clergy housing. 	<ul style="list-style-type: none">
Beach Cove Apartments: 703 Catamaran St	<ul style="list-style-type: none"> Redevelopment 	<ul style="list-style-type: none">
Marketplace Shopping Center: W Parkway Ln/E. Hillsdale Blvd	<ul style="list-style-type: none"> Vacant/underutilized office buildings. Repurpose for housing Metro Center needs to be encouraged to re-envision the area. It is absurd to have this much lagoon front parking. There is opportunity to dream big here. Perhaps listen to former council candidate Mark Farren on it. 	<ul style="list-style-type: none">
Bowditch Middle School/Teacher Housing	<ul style="list-style-type: none"> As long as it is being rebuilt how about making it MUCH bigger and having some teacher housing? We need teachers in our community. 	<ul style="list-style-type: none">
Sea Island Townhomes: 1601 Beach Park Blvd	<ul style="list-style-type: none"> This proposal is low density <15du. the existing use is supposed to be public benefit. the density should be at minimum equal to other sites in town and have a public benefit such as what former mayor Catherine said about a pre-school 	<ul style="list-style-type: none">
Edgewater Place Shopping Center: 973-987 Edgewater Blvd	<ul style="list-style-type: none"> Failing Center. Needs to be rebuilt. Keep the small business but it needs to be a crown jewel of foster city. A boardwalk on the water. Housing above. The owner needs to improve it. So sad this space. Build it in sections to minimize impact to businesses. 	<ul style="list-style-type: none"> don't destroy successful and well used local businesses for housing. We rejected previous development ideas. Keep businesses here Recently remodeled. Unreasonable to think they will tear it all down to build housing. Perhaps parking under housing, lots of parking lots! Low capacity, long distance from resources, high opportunity cost in shutting out the possibility of linking FC with Redwood Shores. There are better options elsewhere. Preserve the last commercial waterfront. For a preview of what Edgewater Shopping Center could be like, just look at the space where Port O'Call shopping center use to be. Dense housing within a sidewalk's distance to Hillsdale. Public access to the lagoon edge only by going through the residences. Businesses here and all around Foster City need to be supported by non-residents to be

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Site	Housing Pros	Housing Cons
		successful. Edgewater Place has a much nicer setting that where the Fish Market is, and they do well.
Visa: Metro Center Blvd	<ul style="list-style-type: none"> Could FC do something to entice Visa to better use this parking? San Mateo has the buildings next to it to become all housing. 	<ul style="list-style-type: none">
Spinnaker Cove tennis court parking	<ul style="list-style-type: none"> Why not approach this parking lot about better use? 	<ul style="list-style-type: none">
LDS church: Shell Blvd.	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
VISA Hotel Site: 972-988 Metro Center Blvd	<ul style="list-style-type: none"> If it doesn't become hotel get started with plan B. Nothing seems to be happening. If Hotel is failure then streamline a plan B FAST 	<ul style="list-style-type: none">
The Lagoons Apartments: 611 Bounty Dr	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
Foster City Pediatric Medical Group: 1295 E Hillsdale Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Tenant has already said they have no intention of ending use on a long term lease. This makes it not suitable for housing per state law.
823 Magellan Ln	<ul style="list-style-type: none"> Parking < People. Approach the church perhaps work with them to use this parking better? 	<ul style="list-style-type: none">
746 Ranger Cir	<ul style="list-style-type: none"> Work with School District to densify school and build some teacher housing. Use this exit for cars in and out. 	<ul style="list-style-type: none">
Moonsail Ln	<ul style="list-style-type: none"> So much parking. Is it used? could church use revenue? Perhaps housing to help them make ends meet? 	<ul style="list-style-type: none">
Foster City Medical Pavilion: 1241 E Hillsdale Blvd	<ul style="list-style-type: none"> Repurpose or development. Underutilized office buildings. 	<ul style="list-style-type: none">
OSH: 1010 Metro Center Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> It is my understanding this owner is uninterested in housing and want to do grocery high end exp with the large amount of parking under the power lines. natural use and location. If anything it must be mixed use.
Foster City Quick and Cool: 1111 Triton Dr.	<ul style="list-style-type: none"> Has a for lease sign; isn't it empty? 	<ul style="list-style-type: none">
KinderCare: 1006 Metro Center Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Daycare must be protected. We need more daycare in FC. Desperate.
Water's Edge Apts: 1200 E Hillsdale Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> This complex is updated recently, it is unreasonable to expect them to rebuild over the next 8 years.
Commerce Park Dental Care: 1289 E Hillsdale Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
Laguna Vista Condos	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
Life Stages Insurance and Financial Services: 989 E Hillsdale Blvd	<ul style="list-style-type: none"> Metro Center a Sea of Parking with a Lagoon View 	<ul style="list-style-type: none"> These buildings have tenants, have recent remodels, and to do housing would require a full gut. Bedrooms need

Site	Housing Pros	Housing Cons
		windows and commercial buildings are not well suited.
1261 E Hillsdale Blvd	■	■
Hillbarn Theatre: 1285 E Hillsdale Blvd	■ Use vs benefit: Perhaps time to consider housing here?	■
Chess Drive Office Park: 333 Hatch Dr	■ Repurpose for housing	■
751-799 Widgeon St	■ Near Gull Park. Also perfect for "missing middle housing" so middle-class families can raise their children here, even if they can't afford a \$2 million home.	■
915 Flying Fish St	■ Quiet street that is walking distance to Gull Park and a playground. This is the perfect place for townhomes and plexes, so that children can walk to amenities.	■
Tradewinds Apartments: 1110 Polynesia Dr	■	■
39 E Court Ln	■ Outstanding location. Central location surrounded by retail, recreation, transit, jobs. Great candidate for mixed use retail. My hunch is that the few tenants can be incentivized to relocate to one of the several office buildings that are less than a block away. One of my favorite locations for housing.	■
611 Bahama Ln	■ Good place for kids to live and walk to the fields.	■
825-833 Arcturus Cir	■ Townhomes here would be a lot more affordable than detached homes and would let more children walk to the park.	■
CA-92 W, San Mateo	■	■
Sea Cloud Park	■ Better use? Could we have housing here?	■
410 Bodega St	■ Near great playground. Great place for townhomes and plexes so children can walk to the park.	■
Foster Square: 709 Eppleton Ln	■	■
Franciscan Apartments: 888 Foster City Blvd	■	■ FC uses Neighborhood 1 for all housing development. FC has a duty to AFFH. Putting everything in one neighborhood is a failure at that.
Edgewater Place Shopping Center-Lucky Pharmacy	■	■ don't destroy successful and well used local businesses for housing. We rejected previous development ideas. Keep businesses here
919 E Hillsdale Blvd	■	■
Harbor Cove Apartments: 746-789 Edgewater Blvd	■	■
Existing apt buildings on Altair Ave	■ Redevelopment	■
Water's Edge Apartments: 1208-1228 E Hillsdale Blvd	■	■

Site	Housing Pros	Housing Cons
1998 Beach Park Blvd	■	■
Shell Cove parking lot: 606 Aquarius Ln	■ Boat parking < People living. Seems like a waste to have this parking here. Good place for more people.	■

Source: Foster City Community Development Department.

PUBLIC MEETING COMMENTS

The first community workshops on September 28, 2021 (virtual) and September 30, 2021 (in-person) utilized breakout rooms and small in-person group discussions to gather community feedback. During breakout rooms discussions, participants were encouraged to give feedback on Foster City's key housing needs and challenges. Participants answered five questions after receiving a presentation about the Housing Element update. The feedback received during these discussion groups is listed below.

1. What are most important aspects Foster City should consider in planning for state-mandated approximately 1,896 homes?

- **Green Spaces:** Some residents expressed that it was important to them to consider green space when deciding where to allocate housing. Climate change, quality of life, spaces for children at parks, and protecting wetlands are all reasons that Foster City residents prioritize preserving parks. Some mentioned building along the edge of Foster City or building "up" was preferred over building over green spaces.
- **Building Near the Coast:** Building near the coast, near the levee, is an important thing Foster City residents want to consider, especially if people build on the golf course. The City may run into issues where you can only build so high. Building near coast can also interfere with the existing wind conditions.
- **Infrastructure:** Residents expressed how Foster City has a limited amount of space, and not as much buildable land compared to the neighboring cities. Some feel the existing infrastructure cannot support the increase of population in Foster City. As we add more homes, it will be important to fulfill the water needs of new developments, and consider the impact on schools, traffic, safety, utilities, sewage facilities, parks, shared recreational areas like libraries, traffic, emergency services, and roads. Residents want "smart growth" and sustainability. Some mentioned wanting to slow down and wait to see impacts of ongoing development before planning more and assess whether the development accomplished intended goals.
- **Safety:** Some residents are also concerned about a levee breach, evacuation routes, the impact of new development on emergency services, and congestion in traffic for evacuation routes.
- **Transportation and Traffic:** Traffic access to the city is also important to consider. There are only two ways to get in and out of the city, and Foster City is land-locked with the bay making transportation in emergencies challenging. There is not sufficient public transportation, and residents expressed a desire for more transit capacity to match new housing, including diverse mobility options and prioritizing new housing near transit. Reliable, fast, and safe buses are desired. Specific areas of traffic congestion and unsafe driving practices such as rolling stops that were

mentioned include the golf course, and the redevelopment at Lantern Cove—Edgewater and Port Royal.

- **Space Availability:** Some said they moved to Foster City because they wanted more space per person. Foster City is an island with limited space, and some feel the City is “build out” with limited room for growth beyond into the open spaces and parks.
 - **Culture:** Residents want to rehabilitate existing land and grow, but without changing the core values of what makes Foster City special. Residents mentioned that green space, existing amenities, family values, suburban culture, beautiful housing designs, and a master planned community feel is what makes Foster City feel like home. However, others mentioned it is important to be specific when using terms like character, and Foster City should think about who they want to welcome to the community within 5-10 years (targeting existing residents, people who grew up here and would like to move back or stay, or incoming residents). Some felt it was important to optimize the diversity of people that can stay in the city and help resist the drop-off for longtime residents or people who grew up in Foster City. There was a general concern that Foster City will lose local control over the state’s priorities.
 - **Walkability and Accessibility:** Many want to maintain walkability and ensure accessibility to all parts of the City as part of the character of a suburban family-friendly walkable city.
 - **Housing Development:** Affordable housing is important to Foster City residents and targeting sensitive population groups is a crucial part of that. Foster City residents mentioned several ideas for how to meet RHNA targets, including using existing houses and renting out empty rooms, and converting commercial buildings or vacant offices to housing. Beyond meeting RHNA plans, Foster City residents expressed concern about the likelihood of development, especially affordable housing. Some hoped the City could explore creative financing strategies to make affordable housing development pencil out for developers. Some felt it was difficult to meet RHNA with limited local funding following the dissolution of redevelopment agencies.
 - **Jobs:** Some residents hoped that the costs brought by additional development could be offset by employers to achieve more equitable cost sharing. They suggested additional development fees could be a way to address infrastructure issues. But it was also noted that there is a need to balance those costs to businesses in the effort to remain competitive in the local economy. Others worried about a loss of jobs: adding units may take away jobs located in the city, which alters the City’s tax base. One resident told the group that due to rent decreases from the pandemic, their family and others were able to be closer to their worksite in Foster City and reduce cars on the road commuting; affordable housing in the city has benefitted her family.
2. **When you think of the needs for improvement in the existing housing stock in Foster City, what comes to mind?**
- **Affordability:** The need to consider who we’re building housing for, and what price points. Special needs groups should be prioritized, including seniors. Homes near El Camino Real in particular are not affordable enough.
 - **Tradeoffs:** What are we willing to give up to make up for lack of housing for specific housing demographics? Residents know it will be difficult to address low and extremely low when the market is growing exponentially. Affordable housing needs to be subsidized and Foster City will need to add more infrastructure with every new home. Specific areas that residents are willing to trade off for

new housing are underutilized commercial and office space, using vacancy taxes to lower vacancy rates especially for office buildings, utilizing existing low-density retail for mixed use development and adding more units to existing multi-family developers, and building housing vertically rather than expanding into open space.

- **Safety and Sustainability:** Both should not be an afterthought, especially with earthquake risks and limited ways to exist the City. Existing neighborhoods also need code enforcement.
 - **Aesthetics:** Residents don't necessarily want to stop building, but want growth in a fashion that respects local character and is aesthetically pleasing. Specifically, some were disappointed with the aesthetics of housing near El Camino and felt it looks like prisons; would like to see more creativity in how the buildings/homes look. Designs meant to fit as many people as possible looks tacky to some and some suggest more townhouse styles, more variety, less high density, and restricted heights.
 - **Constraints:** A lack of land, insufficient space, and lack of infrastructure all make it challenging to construct or develop new homes.
3. **What type of housing would you prefer in Foster City when planning for state-mandated 1,896 homes?**
- **Density:** To meet RHNA, many felt the only way would be to build higher density housing in a high rise format. Apartments, workforce housing, and mixed use buildings are needed, and higher densities make developers more likely to include affordable units. Five or six stories seemed ideal to some, with amenities added to high-rises. Some felt we should add height to existing two story buildings. However, some fear that developers will buy the single family houses and turn them into multi-family houses.
 - **Preserve Community Character:** Residents want to preserve the neighborhoods we have and ensure that the type of building matches the neighborhood and are distinguishable from other parts of the Bay Area.
 - **ADUs:** Residents hope that ADUs can help supplement RHNA, but there is a lack of knowledge and education about ADU feasibility overall in Foster City.
 - **Condos, Townhomes, and Missing Middle:** These are all forms of housing that many Foster City residents would prefer, due to the ability to build equity increased pride and ownership in the community in owner-occupied units, and a general fit with the existing community. Duplexes, triplexes, fourplexes, and other missing middle housing types are also likely to fit in with the neighborhood and are a good opportunity for workforce housing.
 - **Mixed Use:** Mixed-use developments were mentioned several times as a way to ensure residents have amenities and due to the opportunity to convert underutilized nonresidential uses to mixed use residential and create a better jobs/housing match.
 - **Other:** Other priorities people mentioned were wanting overall variety in housing types, transit-oriented development, concern for overpopulated schools, investors purchasing single family units to convert to multi-family, renting out rooms in existing homes, ensuring that essential workers have the option to live in Foster City, and some disagreement with the RHNA numbers being too high.

4. Where would be most appropriate places to accommodate state-mandated 1,896 homes in Foster City?

- **Parks or Golf Course:** Many did not want to build on the golf course, as it is far out from the city, no wind shelter, and is well-used recreation for all (especially seniors). Most also did not want to build on parks or green spaces, although some felt it would be appropriate to consider some green space as developable.
- **Repurposing Commercial:** Especially with more people working from home or hybrid, many feel that repurposing office and commercial buildings is the best bet for Foster City. There could be opportunities for mixed use: shopping or offices on the bottom, and housing on top. Additionally, residents felt that some large companies should be providing housing for their employees. Specific sites mentioned include near the Safeway, the Lucky shopping center, Visa offices, and Parkside towers.
- **Infill/Upzoning Existing Residential:** Residents don't want to build housing so far out of the city that they're not part of the city. Many hope the City will add more housing on existing housing sites, and intensify residential uses in existing neighborhoods (e.g., more duplexes/triplexes, other subdivisions, ADUs, and adding more floors to underutilized multifamily units).
- **OSH/Costco Area:** Many mentioned that this would make a good site, although someone mentioned that the OSH property is owned by Ace who is not likely to sell. This area is close to freeways and public transit, and the hotel site across from Costco should be reevaluated for housing.
- **North of 92:** A private property north of 92 was also mentioned by a few people.
- **Other:** There was general concern about displacement, not enough focus on homeless, a lack of shopping centers in the city, and using a gas station as a potential site, as well as adding homes to Lantern Cove or Schooner Bay, or building a bridge to Redwood Shores.

5. What concerns do you have about housing in Foster City?

- **Safety and Sustainability:** Density and the challenges that can present in emergency response are a concern, as well as sea level rise.
- **Parking:** Wanting to maintain parking requirements while still increasing transit opportunities. Stacked parking garages are needed.
- **Infrastructure and City Services:** Increasing density, pay attention to increasing public accessibility to water, school quality and capacity, the need for additional police and firefighters, the community, parks, safety, and good schools, and ferry service for mass transit.
- **Affordability:** There is a need for workforce housing. The City should partner in the development of units (e.g., mixed-income housing with City supplementing finances using any remaining budget) and buy up both market- and affordable units and subsidize at a profit
- **Community Character and Local Control:** Some felt that decisionmakers are not listening to community members at both the state and local level, especially in regards to the vote held on housing at the golf course.

ADDITIONAL PUBLIC COMMENTS

Emails and letters received throughout the Housing Element Update process are included or summarized below.

HOUSING ELEMENT PUBLIC COMMENTS PRIOR TO PUBLIC REVIEW DRAFT

2021-11-19: Gita Dev, Loma Prieta Sierra Club, letter
2022-02-25: Helen Schwab email
2022-03-02: Helen Collins email
2022-03-02: Mary DeLong email
2022-03-02: Eva Hess email
2022-03-02: G.H. Dababo email
2022-03-02: Kalisha Webster, Housing Choices, email
2022-03-02: Housing Choices letter
2022-03-02: Amit Saini email
2022-03-02: Colin Gould email
2022-03-21: Wendy Gifford, Gilead, letter
2022-03-24: Greg M. Galli, Woodmont Companies, letter
2022-04-06: Thomas Leach, Essex Property Trust, Inc., letter
2022-04-08: Vincent Curci letter
2022-04-08: Resham Haddox, Caltrans, email
2022-04-11: Housing Choices, Developmental Disabilities Comments for Foster City Housing Element
2022-04-11: Resham Haddox, Caltrans, email
2022-04-25: YIMBY Greenbelt Alliance letter



SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

November 19, 2021

City of Foster City
610 Foster City Blvd
Foster City, CA 94404

Mayor and City Council of Foster City

Via: council@fostercity.org

Planning Commission Chair

Via: planning@fostercity.org

Community Development Director, Marlene Subhashini

Via: msubhashini@fostercity.org

Cc: clerk@fostercity.org

(Please forward the attached Sierra Club letter to the Housing Element Project Manager)

Subject: General Plan Revisions - Housing Element

The Sustainable Land Use Committee (SLU) of the Sierra Club Loma Prieta Chapter advocates on land use issues in San Mateo and Santa Clara Counties.

Currently, all cities in California are required to update their current Housing Element to meet the new 2023 - 2031 RHNA requirements. This is an impactful process, and we offer the following comments and observations for your consideration.

1. Cities are contributing to an imbalance between jobs and housing that is unsustainable.

We recognize the new RHNA goals are much higher than the previous RHNA goals and most cities are struggling to see how to meet these higher goals; however, as this process is unfolding, many cities are also simultaneously approving large office and R&D developments within their jurisdiction which will bring thousands of new jobs into the community without considering the impact of those jobs on the new RHNA goals and the city's existing jobs/housing balance.

2. Jobs/Housing Fit: Cities are not providing for a sustainable "jobs/housing fit" within their city.

An unsustainable jobs/housing fit means that the majority of homes within the city are not affordable to the majority of employees who work in the city, and conversely, the jobs in the city do not pay enough to cover the cost of housing in the city. This causes difficulty in hiring and retaining employees, higher worker costs, more traffic congestion, more air pollution, less time with family, and less time participating in community recreational activities and events.

3. Many cities are not coordinating plans for new commercial development with their Housing Element.

sierraclub.org/loma-prieta ~ 3921 East Bayshore Road, Suite 204, Palo Alto, CA 94303

Page 1 of 3

Cities are not coordinating the expected number of new jobs with the expected number of new housing units that will be needed to house those new employees and the impact those new jobs will have on city-wide housing prices, housing availability, and income inequality.

4. RHNA numbers are not reflecting the anticipated housing need in relation to the real numbers of jobs that each city is approving.

Despite large increases in the RHNA goals, the disconnect is so vast that, even if the city were to fully meet it's 2023-31 RHNA goals, it could still be far short of a sustainable jobs/housing balance.

5. Probability of development: "p(dev)"

While "Probability of Development" for each lot is a required part of a Housing Element, many cities are not considering and documenting the probability ["p(dev)"] that those lots can in-fact be developed.

6. Commercial development proposals should be required to specify anticipated number of jobs created.

If commercial developers do not include an estimate of number of jobs expected in their proposed development, the city staff should

- a) Use a rule of thumb¹ to estimate the number of jobs and the potential impact on the city's overall jobs / housing ratio.
- b) Add this to a running total of the cumulative number of jobs and housing in the city, using a consistently updated excel sheet or equivalent data record in order to track the balance.
- c) Evaluate what impact those jobs will have on the projections in the Housing Element.

7. Sea level rise and wildfires should be a consideration in the Housing Element.

Sea Level Rise and wildfires have increasingly serious financial consequences for taxpayers. The new Housing Element should either not allow or discourage permanent housing in areas highly vulnerable to flooding, potential inundation from ground water rise, and wildfires.

Below we note some ways to maintain a jobs / housing balance.

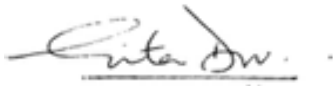
- a) Require developers of large commercial projects to actually provide the number of housing units needed either on-site or off-site to balance the jobs generated by their development.
- b) This can be in partnership with a for-profit or non-profit housing developer or be built by the commercial developer itself.
- c) Increase current commercial impact fees as they are not sufficient to meet this need.
- d) Require the needed housing to be built simultaneous with building the commercial development.
- e) Change some commercial zoning to residential zoning or mixed-use/housing.

Summary

- The 2023-31 RHNA goals do not reflect the real anticipated housing needs in many cities based on the real numbers of commercial development and jobs that each city has in its pipeline and is expected to approve during the new RHNA time frame.
- The goal of the Housing Element needs to be aligned with the actual number of jobs in the development pipeline, not just the RHNA numbers.
- The Housing Element should, in addition, include a "jobs/housing fit" goal, not just numerical jobs:housing balance.
- If cities approve zoning changes that are not likely to produce any real new development, those revisions should not count toward the new RHNA goals.

We recognize that this Housing Element is particularly challenging and are very appreciative of the effort that the city is putting into it. Therefore, we offer this only in the hope that this information may serve to be useful in your process.

Respectfully Yours,



Gita Dev, FAIA, Co-Chair
Sustainable Land Use Committee
Sierra Club Loma Prieta Chapter

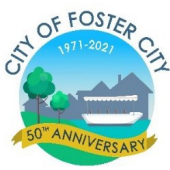
Cc: Chair and Members of the Foster City Planning Commission
Mayor and Members of the City Council of Foster City
James Eggers, Executive Director, Sierra Club Loma Prieta Chapter
Gladwyn d'Souza, Conservation Chair, Sierra Club Loma Prieta Chapter

¹ **Rule of Thumb:** Per our research, a good rule of thumb is a new office building will generate about one job per every 150 square feet of floor space and a new R&D or Biotech campus will generate about one job per 300 to 400 square feet of floor space. These jobs will in turn require a jobs/housing ratio of 1.5 jobs per housing unit or less to maintain a sustainable jobs / housing balance. Note: Calculating the jobs/housing ratio based only on office and R&D square footage covers the housing needed for those new jobs, but does not factor in the multiplier effect where each new office and R&D worker, creates more jobs for the lower income service workers who support that new employee (e.g., grocery clerk, Amazon driver, restaurant worker, etc.). A method of calculating this multiplier effect should also be built into the Housing Element as each office project approved simultaneously creates demand for additional low income and affordable level housing.

Leslie Carmichael

From: Marlene Subhashini
Sent: Friday, February 25, 2022 12:37 AM
To: Leslie Carmichael
Cc: Monica Ly
Subject: Fw: 📍 Lantern Cove and/or Schooner Bay Apartment Homes Complexes ~ Proposal to Tear Down buildings & build new Housing

Leslie - This would be relevant to include in the public comments for the March 2 Joint PC/CC meeting. Instead of attaching to the staff report, we can attach it to public comments. Can you also please respond to Ms. Schwab and cc me in your response? Thanks.



Marlene Subhashini

Community Development Director | City of Foster City
Planning/Code Enforcement and Building Division

650-286-3239 | www.fostercity.org | [CDD](#)
610 Foster City Boulevard | Foster City, CA 94404



From: Helen Schwab
<helenlorraine14@gmail.com>
Sent: Tuesday, February 22, 2022 5:52 PM
To: myl@fostercity.org
<myl@fostercity.org>; Marlene

Subhashini <msubhashini@fostercity.org>

Subject: 📍 Lantern Cove and/or Schooner Bay Apartment Homes Complexes ~ Proposal to Tear Down buildings & build new Housing

Good evening,

Thank you for your recent return phone call to me. It was much appreciated where we discussed there are no current plans to redevelop the Schooner Bay property at the end of Edgewater.

I have since looked at the City's housing plan/ development map that seems to include the Schooner Bay property for redevelopment, even though Equity Residential has not submitted plans regarding same.

I tried to make a comment objecting to this on the City's new interactive map, but was unable to do so, even though I was signed in. I also could not see anyone else's comments.

Please accept my comments and objections on these proposals as set forth below, since I could not get them to the City's website.

To the City's Planning Committee & the Foster City, City Council:

"Please stop any housing projects aimed at destroying/redeveloping the communities at Schooner Bay or Lantern Cove where thousands of residents stand to be displaced by tearing down many apartment buildings at both locations. The beauty of these living areas already accommodates multiple family housing buildings, but still affords green spaces and a high quality of life. Traffic; safety; years of construction; displacement of many hundreds of residents; and significant increases in water usage when our area is in extreme drought, are all primary issues of great importance.

"The same analysis that is under consideration for Lantern Cove changes to that community, applies to prospective similar changes at Schooner Bay where hundreds more residents would be displaced; significantly increased traffic, huge

water usage increases, years of construction, negative impacts on children and other residents would be the same result.

"Equity Residential owns both Lantern Cove & Schooner Bay properties. We all live in Foster City for the quality of life here, not because anyone desires a more densely populated city with residents living in concrete boxes stacked on top of one another to accommodate a 25% increase in population. Foster City has already built too many of these stacked apartment buildings. Any further dense population plans should only be considered near the commercial centers in Foster City (e.g., Orchard Supply area) and not in well established residential neighborhoods here (such as Sea Cloud; Schooner Bay; Port Royal; Alden Crossing; Lantern Cove; Sea Colony; Williams Landing.)

There are hundreds of residents objecting to these plans for the same reasons as service forth herein above."

Thank you,

Helen S.
Schooner Bay Resident

APPENDIX F: PUBLIC PARTICIPATION

From: [HELEN COLLINS](#)
To: [Foster City Public Comment](#)
Cc: [HELEN COLLINS](#); 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Apartments for Seniors immediately
Date: Wednesday, March 2, 2022 5:30:58 AM

Hello

Foster City has two Senior Housing apartment complexes, Metro Center and Alma Point. Both waitlists are closed and have been for 10 to 6 years respectively

Seniors who live in Metro pay 30% of their social security income for rent, Alma Point charges 50% of seniors meager social security check.

The only options FC Seniors have now is to apply for BMR apartments and hope to get selected from the lottery. The lottery has a priority list but does not give any benefit to FC Seniors who love Foster City and call Foster City their home.

The BMR apartments charge about \$1600 a month for a one bedroom. Seniors can not afford this rent even if they are selected to apply.

Come on Foster City, we can do better for our Senior population.

It has been suggested that Seniors look in other cities to live, however, if they do that they are placed on the bottom of that cities waitlist, the lowest tier.

I suggest that FC put Senior Citizens as a priority on the lottery for BMR units so they can possibly continue to live in Foster City and charge 30-50% of their monthly social security especially those displaced by the ending of BMR at one of the complexes in FC.

I've been on BMR for 25 years and would love to remain in Foster City since it's my home.

Hopefully. My information is correct but I'm sure you will see Seniors are unable to afford the high rents. Seniors who are alone and struggling. It's very stressful.

Thank you for the opportunity to voice my concerns

.Helen C

From: [Mary DeLong](#)
To: [Foster City Public Comment](#)
Cc: 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Comments from Kids Connection for the May 2nd meeting
Date: Wednesday, March 2, 2022 1:02:55 PM

Dear Members of the Committee,

I am the Executive Director (and owner) of Kids Connection which is located at 1998/1970 Beach Park Blvd in Foster City. I noticed that the building at 1291 E. Hillsdale is up for discussion at tonight's meeting. I also currently lease 2 spaces (units 207 & 209) in that building. So my comments are as a tenant as well as a neighbor of one of the buildings underconsideration.

I have a 5 year lease, with an option to renew for an additional 5 years at the 1291 space. Thus I have the option to continue to use the space through 2029. We actively use that space, and are sincerely hoping to for years to come. So thus, I plan to use it throughout the full option, and would expect to wish to renew after that. Additionally, I have spoken to the landlord multiple times about potential expansion opportunities to use more of the space going forward. It is the building directly next to our school, and thus is it the ideal spot for us to have additional space as allowable. Currently we use it for administrative space, but are open about using it for more as improvements are made.

Additionally, the impact of a major housing construction project immediately next to our school would be significant. We have elementary and preschool students who would have their learning interrupted by noise, debris, dust, parking limitations and all of the things that would come with a project of this nature. It is our sincerest hope that for both of these reasons noted above, that the site at 1291 E. Hillsdale not be part of the future housing plans.

As the committee is planning for the future, we would also like to include consideration of allowing Kids Connection Elementary (1998 Beach Park Blvd.) to expand the allowable lot coverage. The last couple of years have been monumental in education, as we all know. As a private elementary school, the demand for what we offer has grown significantly. If we were able to just square off the building (adding the size of 1 classroom to our footprint) we could increase our offerings to our students, the majority of which reside in Foster City.

I want to thank the committee for listening to our input and I welcome the opportunity to provide additional information and answer any questions you may have.

Sincerely,

Mary DeLong
Executive Director
[Kids Connection](#)
 1998 Beach Park Boulevard
 Foster City, CA 94404 Office:
 650.578.6691
 Direct: 650.542.7863
 Fax: 866.306.8855
 Meeting: <https://calendly.com/mdelong>

From: [Eva Hess](#)
To: [Foster City Public Comment](#)
Cc: 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Joint Council - Planning Commission Meeting: 3/2/2022
Date: Wednesday, March 2, 2022 1:53:37 PM

Foster City has the highest density in our area (see figure 2 chart)

<https://www.towncharts.com/.../Foster-City-city-CA...>

Foster City politicians claim that the reason they refused to challenge the State Housing Mandates and are trying to cram 1,896 more units into our over-built city is to create affordable housing. If this is true, then why is the Planning Commission proposing that the Council:

1. Lower the percentage of affordable units?*
2. Allow developers to pay a fee instead of providing affordable housing?**

* It looks like the Affordable Housing Overlay (AHO) *Reduces* the percentage of affordable units from 20% to 15%.

The City's response to a resident's comments from the meeting: "The AHO allows the developer to provide 15% Below Market Rate Units (4% Extremely Low, 4% Very Low and 7% Low units) whereas the City's standard policy would require the developer to provide 20% Below Market Rate units (10% Very Low, 5% Low and 5%

Moderate)."

~See Public Comments, page 29~

<https://fostercityca.civicclerk.com/Web/Player.aspx...>

** It appears our Planning Commission is asking the Council to allow developers to pay a fee in lieu of providing affordable housing. Is the fee low = favorable to developers?

https://www.fostercity.org/.../2022-03-07_ahoz-iz-fee_cc...

City politicians 'Talk' about affordable housing, but your *Actions* say: "We work for developers."

Eva Hess

Alden Crossing

From: [G. Dababo](#)
To: [Foster City Public Comment](#); [Marlene Subhashini](#)
Cc: [6022aef50835525d85ef4bb8@mg.processing.zencity.io](#); [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: 1601 Beach Park Blvd. Site
Date: Wednesday, March 2, 2022 2:13:58 PM

Hello and Good Afternoon;

My name is G. H. Dababo. I represent the owners of 1601 Beach Park Blvd., the former church facility. We agree and support staff recommendation on the site selection as a potential allocation for housing.

We are happy to help.

G. H. Dababo

From: [Kalisha Webster](#)
To: [Foster City Public Comment](#)
Cc: [Jan Stokley](#); 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [LaurieRith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Public Comment for Discussion on the Preparation of the Housing Element Update for the 2023-2031 Planning Period
Date: Wednesday, March 2, 2022 4:00:46 PM
Attachments: [Foster City Public Comment 3.2.22.pdf](#)

Please find attached Housing Choices submission for public comment for tonight's joint Planning Commission and City Council Housing Element study session.

Thank you,



We have moved! Please note the new office address!

This e-mail message is intended only for the named recipient(s) above and is covered by the Electronic Communications Privacy Act 18 U.S.C. Section 2510-2521. This e-mail is confidential and may contain information that is privileged or exempt from disclosure under applicable law. If you have received this message in error please immediately notify the sender by return e-mail and delete this e-mail message from your computer.



Opening new doors for people with developmental and other disabilities

March 2, 2022

Re: Public Comment on Discussion on the Preparation of the Housing Element Update for the 2023-2031 Planning Period

Dear Council Members and Commissioners,

On behalf of Housing Choices, I am submitting public comments on potential programs and policies that the city can adopt to meet the housing needs of Foster City residents with developmental disabilities as required by the Department of Housing & Community Development. Housing Choices provides housing retention and navigation services for San Mateo County residents with developmental and other disabilities who require supportive services funded by the Golden Gate Regional Center in order to live independently. While the main component of increasing accessibility for a person with a developmental disability is supportive services, another major barrier to housing access for a person with a developmental disability is cost.

Foster City has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing in coordination with the supportive services available from the Golden Gate Regional Center. Currently, only 2 of the nearly 100 adults with developmental disabilities living in Foster City have been able to transition into independent living. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that specifically incentivize inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an

Palo Alto Office
Sobrato Center for Nonprofits
3460 W Bayshore Rd, Suite 205
Palo Alto, CA 94303
Phone: 408-498-5777
Fax: 408-498-5242

San Jose Office
20 Great Oaks Blvd, Suite 205
San Jose, CA 95119
Phone: 408.498.5777
Fax: 408.498.5242

Monterey Bay Area
349 Main Street, Suite 207
Watsonville, CA 95076
Phone: 831.722.3954
Fax: 831.722.3956

www.housingchoices.org

- effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 25 new Extremely Low-Income housing units for Foster City residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this growing special needs population.
- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in high-cost Foster City. In creating guidelines for the scoring of any competitive request for proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of Foster City residents who are most difficult to house under existing state and federal housing finance programs--for example, by prioritizing proposals with a higher number of extremely low income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.
- **Offer Developers Additional Alternatives Under the Inclusionary Ordinance.** Most adults with developmental disabilities and other special needs groups on fixed incomes, are unable to satisfy minimum income requirements for the Lower Income units currently required under the city's inclusionary ordinance. California law (AB 1505, the "Palmer Fix") explicitly allows cities to adopt inclusionary housing ordinances that address a range of income levels from moderate-income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing an alternative means of compliance with the city's BMR program if deeper levels of affordability are targeted, such as by allowing a lower percentage of units to be set aside if they are affordable to Extremely Low Income households. This same alternative can be extended to projects that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center. Such a menu would address a broader range of Foster City housing needs, while giving developers more options for meeting the inclusionary requirement.
- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Adults with developmental disabilities have reduced parking needs because they rarely have a driver's license or own a car. This may also be true of other categories of people with disabilities. The City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction should be considered for physically accessible units required to be included in affordable housing.
- **Local Density Bonus Concessions.** The state density bonus law incentivizes the production of housing at the Low and Very Low Income level. But in counties like San Mateo County, with the highest Area Median Income in the state, these incentives reward the targeting of income levels

that effectively exclude the many people with disabilities and seniors living on fixed incomes well below the Very Low Income target. Above and beyond the density bonus guidelines mandated by state law, the City should provide additional concessions and incentives to enable affordable housing developers to address the city's most difficult to achieve housing priorities, including for example, projects with a percentage of extremely low-income units and/or projects that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.
- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.
- **Affirmatively Further Fair Housing.** Not only is disability the highest-ranked source of Fair Housing complaints, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of housing discrimination and severe rent burden than either BIPOC without disabilities or whites with disabilities. Currently Foster City offers its residents exceptional employment, educational and social opportunities but the severe shortfall of Extremely Low Income units means that Black, Indigenous and People of Color--particularly those with disabilities--are too often excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Foster City and decrease displacement and homelessness for the most at-risk Daly City residents

Sincerely,

Kalish Webster

Kalisha Webster, Housing Advocate

email: kalisha@housingchoices.org

From: [Amit Saini](#)
To: [Foster City Public Comment](#); [City Council](#)
Cc: [Marlene Subhashini](#); [Priscilla Schaus](#); [Kevin Miller](#);
6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#);
[Aaron Siu](#); [Austin Walsh](#)
Subject: Feedback on housing element plan
Date: Wednesday, March 2, 2022 4:39:49 PM

Dear Councilmembers & Planning Commission-

Thank you for your service to our city.

You have before you some of the most important changes that Foster City will undergo since its founding.

Rather than comment on the choice of specific sites, I urge the council & planning commission to form some guidelines and principles on how each site should be evaluated and scored, which includes variables such as:

1. Proximity to exists, larger-sized roads or transit
2. Ability to eliminate parking minimums from certain sites (each unit = 2 cars on our streets)
3. Potential to establish park & ride facilities near a logically arranged group of sites
4. Potential to run city shuttles
5. Potential to establish more retail, downtown-type facilities near grouped sites
6. Impact on mitigating middle school overcrowding (Bowditch is running at 1100+ students -larger than a HS)
7. Impact of neighborhood disruption

I believe it will be a mistake to look at each site in isolation in an attempt to maximize usage. This will not only lead to unplanned traffic but also a deterioration in resident quality of life. Rather, consider groupings and find creative ways to link these groupings that do not involve driving. In this process, we may find ways to add amenities that are currently missing in FosterCity.

Finally, please encourage staff to work with visualization specialists that can produce 3D renderings of the proposed changes. It is very hard to imagine a future Foster city on a 2-D colored map. ArcGIS City Engine is a good software that is frequently used for this purpose.

Regards,
Amit Saini
1050 Hatteras

From: [Colin Gould](#)
To: [Foster City Public Comment](#)
CC: [6022aef50835525d85ef4bb8@mg.processing.zencity.io](#); [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Re: re Housing Element Update 3/2/2022
Date: Wednesday, March 2, 2022 6:45:05 PM

PS I read the agenda and realized I was too late after 4pm deadline :) ,so I attended and spoke on the zoom, thank you!

Didn't want to duplicate. Below was my updated text. Thank you so much!

I wanted to comment on the Housing Element update map, specifically about **#4 EdgewaterPlace Shopping Center**.

Please vote NO for housing here.

This is a successful, well-used center with many varied businesses and restaurants, very low vacancy, that is a key resource for neighborhood residents.

Removing businesses to add housing here makes no sense, and would hurt not just the small businesses that are succeeding there, but also residents who have come to count on them, especially within walking distance. Nooters are close.

Previously Chevys and Martial Arts tried to push housing redevelopment for this center, and rightfully, it was rejected.

Please reject any housing here again... it does NOT make sense.

Similarly, #2 Beach Park Plaza, has recently reached success with many restaurants and small businesses, just finished remodeling, and makes no sense to redevelop as the only shopping center in that neighborhood.

Both are not currently zoned for residential, and are part of Foster City's neighborhood- focussed development plan model (which I LOVE!), keeping parks and shopping resources close to residents. I walk to Lucky's for groceries at least half the time vs driving, my bank is there, eat at restaurants, and frequently patronize restaurants at Beach Park Plaza.

IF this is made mixed-use, with housing above (all retained) businesses, that may be acceptable, but should not impact or hurt the existing businesses and their patrons.

Colin Gould, neighborhood 6 / Halsey/Farragut

On 3/2/2022 6:23 PM, Colin Gould wrote:

I wanted to comment on the Housing Element update map, specifically about **#4 Edgewater Place Shopping Center**.

Please vote NO for housing here.

This is a successful, well-used center with many varied businesses and restaurants, very low vacancy, that is a key resource for neighborhood residents.

Removing businesses to add housing here makes no sense, and would hurt not just the small businesses that are succeeding there, but also residents who have come to count on them, especially within walking distance. No others are close.

Previously Chevys and Martial Arts tried to push housing redevelopment for this center, and rightfully, it was rejected.

Please reject any housing here again... it does NOT make sense. Colin Gould,
neighborhood 6 / Halsey/Farragut



March 21, 2022

Kevin Miller
Interim City Manager

Marlene Subhashini
Community Development Director

City of Foster City
610 Foster City Boulevard
Foster City, CA 94404

Re: Housing Element Update; Property Located at 1155-1195 Chess Drive

Dear Mr. Miller and Ms. Subhashini:

I am writing on behalf of Gilead Sciences, Inc. ("Gilead") regarding the potential inclusion of Gilead's property located at 1155-1195 Chess Drive ("Chess Property") on the list of Potential Sites to Convert or Allow Mixed-Use ("Housing List") and the Housing and Public Safety Update Map ("Housing Map") as part of the City of Foster City's ("City") 2023-2031 Housing Element Update ("Housing Element Update").

Gilead requests that the Chess Property be removed from the Housing List and Map at this time. There has not been adequate discussion with Gilead about the potential inclusion of its property in the Housing Element Update. The Chess Property is subject to a Development Agreement that provides Gilead with vested rights to develop the property for research and development use. Further, even in concept, it is not clear that the Chess Property would meet the state-set criteria for inclusion of a particular site in the Housing Element Update.

We request to be added to all public notice lists related to the Housing Element Update and associated Environmental Impact Report and reserve our right to submit further comments.

We look forward to our continued partnership with the City. Please contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wendy Gifford", with a long horizontal flourish extending to the right.

Wendy Gifford
Vice President, Corporate Engineering & Facilities

cc: Corinne Quigley, Gilead Legal

#4773191v2



WOODMONT COMPANIES

March 24, 2022

Ms. Marlene Subhashini
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, CA 94404

RE: Potential Residential Additional Development
Beach Cove Apartments (416 units)
Sand Cove Apartments (168 units)
Shadow Cove Apartments (164 units)

Dear Marlene:

Woodmont Companies is the current owner of the above properties. We purchased these from the original developer in the early 1970's and have owned and managed each asset since that time. We (clearly) are very long-term owners and plan to remain such for many years to come.

We constantly seek ways to add value to our holdings in addition to renovation of our existing units. Of particular interest is that of possibly developing additional units in areas of our properties that may allow for such (unused laundry rooms, excess carport areas, and open spaces).

The purpose of this letter is to let you know that we would be extremely interested in working together with the City to create a plan that works for all and could make this a reality. We would please like each of our properties to be included in the Housing Element Sites Inventory if possible. We are very focused on maintaining the character of each site, adding units that do not require removal of any existing units, and helping to address much needed housing.

We welcome the opportunity to talk with you and/or anyone you would recommend at the City to take next steps.

Sincerely,

Greg M. Galli
Executive Vice President

C: Leslie Carmichael

1050 Ralston Avenue
Belmont, California 94002
650-592-3960
Fax: 650-591-4577



April 6, 2022

Marlene Subhashini
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, 94404

Re: Inclusion in Housing Element Sites Inventory

Dear Marlene:

Essex Property Trust is the current owner of Foster's Landing. Essex currently owns over 185 apartment communities throughout the State of California. We have been in the process of adding units at several of our properties in Southern California and are interested in working with Foster City to explore the potential for adding units at Foster's Landing. The Foster's Landing property is developed at a relatively low density and also includes some underutilized spaces that may provide opportunities for additional units onsite.

Please include Foster's Landing on the Sites Inventory in the Housing Element as one of the sites with potential for additional units.

We look forward to working with you to create a plan that will be an asset to the City as well as provide needed housing.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Leach", is written over a light blue horizontal line.

Thomas Leach
Director – Redevelopment
Essex Property Trust, Inc.
tleach@essex.com

CC: Leslie Carmichael, Monica Ly

17461 Derian Avenue Suite 110 Irvine California 92614 telephone 949 225 7920 facsimile 949 752 0471
www.essexpropertytrust.com

Marlene Subhashini
Leslie Carmichael
Leslie Parks
Foster City – City Hall
610 Foster City Blvd.
Foster City, CA 94404

April 8, 2022

RE: 1010 Metro Center Blvd., Foster City

Marlene, Leslie and Leslie,

Thank you for reaching out and considering the referenced property for possible inclusion in the current Housing Element update for Foster City. I understand and appreciate the need for housing and believe that the property could, potentially, make a meaningful contribution towards the State's housing requirement.

Given its size, access and location within the community, I believe that the property could accommodate a first-in-class multifamily rental or other residential type of community that would add to the housing options in Foster City and compliment the surrounding mix of neighborhood uses. I am currently analyzing residential development scenarios to ensure that residential zoning offers an economically viable alternative to the existing development options and current improvements. I hope to be able to complete the analysis in the near future. Meanwhile, I welcome the opportunity to be included in the process by adding residential zoning as an **option** for the property as long as the existing commercial zoning and allowed uses remain in place.

Some of the residential developers I have spoken with suggest that given the quantity of housing required and the limited supply of locations either vacant land or

developed that the City, as part of this Housing Element update, reevaluate its historic allowance of 35 units per acre and consider allowing up to 75 units per acre on selected sites, depending on the property specifics and location. The subject parcel due to its size, location and relatively low impact on surrounding property (fronting on two major boulevards with only two sides sharing common property lines) would, provided its is economically feasible, be a prime candidate to accommodate higher density with minimal impact on the community.

Thank you again for all of your efforts and I look forward to working together toward a mutually successful outcome.

Sincerely,

Vincent Curci

APPENDIX F: PUBLIC PARTICIPATION

From: [Haddox, Resham@DOT](mailto:Haddox,Resham@DOT)
To: [Marlene Subhashini](mailto:Marlene.Subhashini@fostercity.org); [Leslie Carmichael](mailto:Leslie.Carmichael@fostercity.org); [Suleiman, Mohammad@DOT](mailto:Suleiman.Mohammad@DOT)
Cc: [Louis Sun](mailto:Louis.Sun@fostercity.org); [Singh, Jas@DOT](mailto:Singh,Jas@DOT)
Subject: RE: Caltrans Sites in Foster City
Date: Monday, April 11, 2022 9:04:38 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Hello Everyone,

Regarding location #1, this location is being held for environmental mitigation.

Regarding locations #2 and #3, Caltrans does not have any intentions of consolidating those two locations.

Thanks,
Resham Haddox
510-681-4160

From: Marlene Subhashini <msubhashini@fostercity.org>
Sent: Friday, April 8, 2022 12:47 PM
To: Haddox, Resham@DOT <resham.haddox@dot.ca.gov>; Leslie Carmichael <lcarmichael@fostercity.org>; Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>
Cc: Louis Sun <lsun@fostercity.org>
Subject: Re: Caltrans Sites in Foster City

EXTERNAL EMAIL. Links/attachments may not be safe.

Thanks, Resham. We are working against a very tight timeline here in order to meet the State deadline. So, please let us know as soon as you hear back. Thanks.

Regards,



Marlene Subhashini
Community Development Director | City of Foster City

Planning/Code Enforcement and Building Division

650-286-3239 | www.fostercity.org | [CDD](mailto:CDD@fostercity.org)

610 Foster City Boulevard | Foster City, CA 94404



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Sent: Wednesday, April 6, 2022 8:34 PM
To: Leslie Carmichael <lcarmichael@fostercity.org>; Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>
Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>

Subject: RE: Caltrans Sites in Foster City

Hi Leslie,

I have approached Caltrans' Division of Maintenance regarding questions 2 and 3. I will let you know the availability of these locations after consulting with that Division.

Thanks,

Resham Haddox

510-681-4160

From: Leslie Carmichael <lcarmichael@fostercity.org>

Sent: Tuesday, April 5, 2022 8:10 PM

To: Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>; Haddox, Resham@DOT <resham.haddox@dot.ca.gov>

Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>

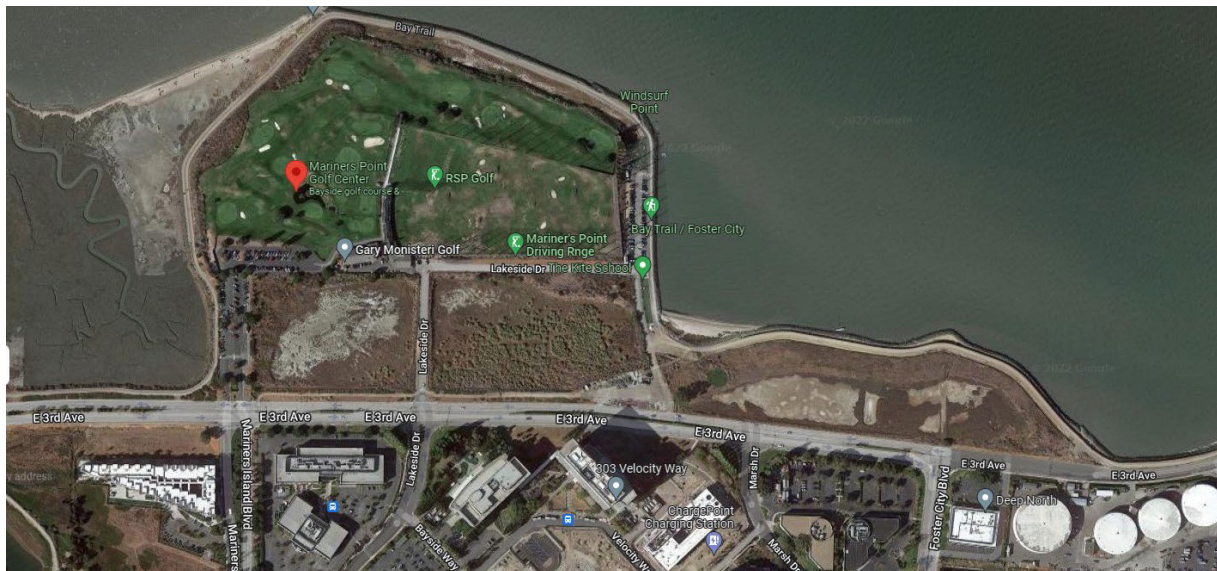
Subject: Caltrans Sites in Foster City

EXTERNAL EMAIL. Links/attachments may not be safe.

Hi Mohammad and Resham-

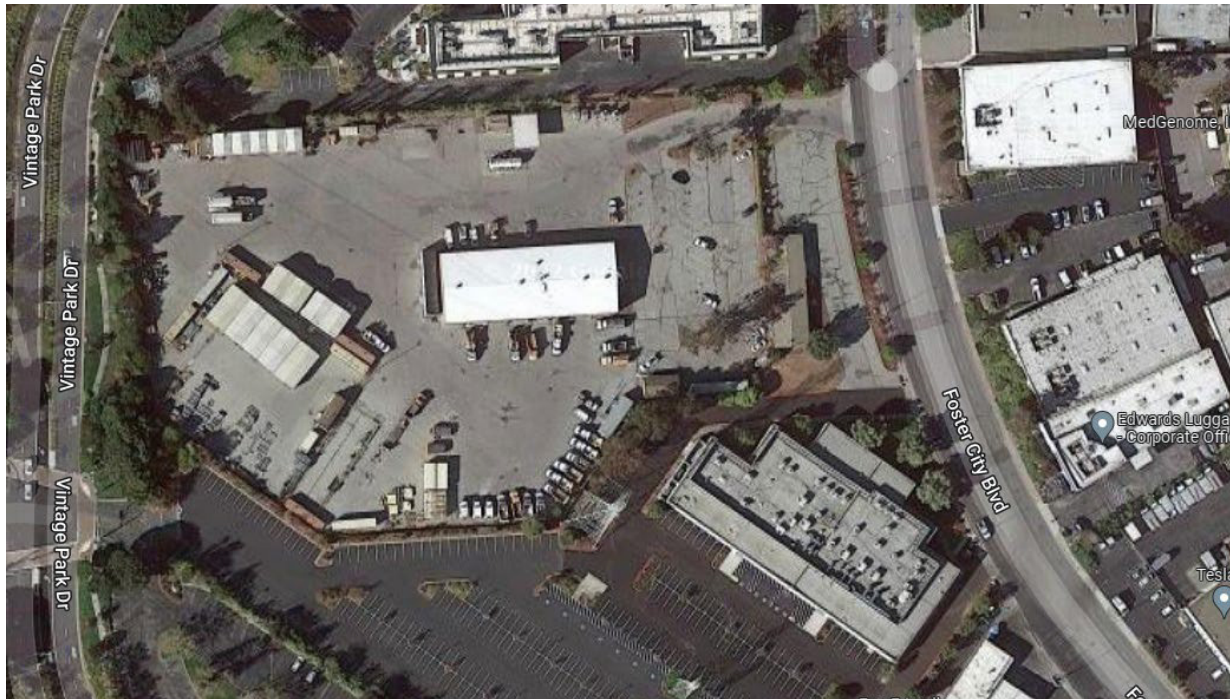
Foster City is currently working on its Housing Element update. As you might imagine, finding housing sites in Foster City is very difficult. Our City Council has asked us to try to find out what Caltrans' long-term plans are for their properties in Foster City and whether any of them might become surplus and available for housing in the future. There are three areas we'd like to ask about.

1. East Third Avenue adjacent to Mariners Point Golf Center. Can you tell me what Caltrans' long range plans are for the property between the Mariner's Point Golf Course and East Third Avenue, including the piece to the east across from the end of Foster City Boulevard? Are any of these areas being used for wetland mitigation? Do you think this property will ever be declared surplus?



2. The maintenance facility at 380 Foster City Blvd. Does Caltrans have any plan to consolidate maintenance facilities that would mean leaving this site?

APPENDIX F: PUBLIC PARTICIPATION



3. The maintenance area at the base of the San Mateo Bridge. Are any changes anticipated for this site?



Thanks,

Leslie

Leslie Carmichael
URBAN PLANNING PARTNERS, INC.

388 17th Street, Suite 230
Oakland, CA 94612
650.468.7890
lcarmichael@fostercity.org

*Submitted by Housing Choices***DEVELOPMENTAL DISABILITIES COMMENTS FOR FOSTER CITY HOUSING ELEMENT****4.11.22****Introduction to Developmental Disabilities**

People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California’s Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Faster Growth than the General Population. Foster City is home to 169 people with developmental disabilities of whom 94 are adults and 75 are under age 18. This represents a 13% increase over the 149 people with developmental disabilities living in Foster City reported in the 2015-2023 Housing Element and shows faster growth as compared to a 10% increase in the general population of Foster City during that same time period. Growth in the population of adults with developmental disabilities has significant implications for the Housing Element because many of the adults will need housing outside the family home in the coming years.

Table ____ Increase in People with Developmental Disabilities in Foster City

Age	2014	2021	% Change
Under age 18	70	75	7%
18 and older	79	94	19%
Total	149	169	13%

Note: The 2014 data were submitted by Golden Gate Regional Center for inclusion in the Foster City Housing Element 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Living Arrangements of Foster City Adults. The family home is the most prevalent living arrangement for Foster City’s adults with developmental disabilities, with 64% of adults continuing to live in the family home in 2021, an increase of 12% since last reported in the 2015-2023 Housing Element, when only 52% of Foster City adults with developmental disabilities lived in the family home. Only 2.1% of Foster City adults with developmental disabilities have successfully transitioned to living in their own apartment compared to 11% in San Mateo County. And although the number of adults with developmental disabilities has increased 19% since the 2015-2031 Housing Element, the number living in licensed care facilities has declined. Only 32% of Foster City adults with developmental disabilities were living in licensed care facilities in 2021 as compared to 43% in 2014. As discussed below, opportunities for adults to live in a licensed facility are declining in San Mateo County, fueling the need for Foster City to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table ____ Changes in Living Arrangements of Foster City Adults with Developmental Disabilities

Living Arrangements	2014 Number	2014 Percent of Total	2021 Number	2021 Percent of Total	Change in Percent of Total
In the family home	41	52%	60	64%	12%
Own apartment with supportive services	2	2.5%	2	2.1%	-0.4%
Licensed Facilities	34	43%	30	32%	-11%
Other (including homeless)	2	2.5%	2	2.1%	-0.4%
Total	79		94		

Source: The 2013 data were reported by Golden Gate Regional Center for the Foster City Housing Element for 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services. Note: These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that Foster City adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their family home.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Foster City adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among Foster City adults during the period of the 2023 to 2031 Housing Element.

Table __ Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1023	1189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total adults	2514	2764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table __). This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in Foster City. Longer life spans also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Foster City.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low Income affordable housing units in Foster City. Those

with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Foster City.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

As demonstrated by a growing number of inclusive affordable housing developments in neighboring jurisdictions, Foster City can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide Foster City in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of San Mateo County.
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed**, targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

Policy and Program Recommendations

Foster City has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Opportunities for adults with developmental disabilities to live outside the family home declined in Foster City since the last Housing Element even as the population grew by 13%. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that explicitly promote inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center.

- **Establish and monitor a quantitative goal.** Tracking the City’s success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 50 new Extremely Low-Income housing units for Foster City residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

Sample Language: The City of Foster City shall monitor progress towards a quantitative goal of 50 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance, and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in Foster City. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the Foster City residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of Extremely Low Income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city’s inclusionary ordinance or city housing funds, the City of Foster City shall grant additional points to proposals that address the city’s most difficult to achieve housing priorities, by, for example, providing a greater number of Extremely Low-Income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Target City-Owned Below Market Rate Units to Meet City-Specific Priorities.** The City of Foster City is the owner of several Below Market Rate units. These units present a unique opportunity to meet the housing needs of the city’s most vulnerable populations, including but not limited to people with developmental disabilities. As these units turnover for occupancy the city should explore opportunities for creating shared housing for special needs populations with the provision of on-site supportive services. These units should also be made affordable to individuals earning less than 30% AMI who are at greatest risk of homelessness or displacement and are not served by typical affordable housing. By renting individual rooms at deeper levels of affordability the city is able to create housing opportunities for Extremely Low Income residents while earning higher rental income than would be generated by the individual units if priced at Extremely Low Income rent levels. For example if the city were to rent out each room in a 5 bedroom unit at

\$500 the total rental income generated by all 5 bedrooms would be \$2500 or more than 40% AMI.

Sample Language: As city-owned Below Market Rate units turnover for occupancy the city shall publish requests for competitive proposals for service providers to provide on-site supportive services to special needs populations in shared housing. The city should also commit to renting rooms at rates affordable to people earning below 30% AMI who are not served by typical affordable housing, such as people with developmental disabilities who receive services funded by Golden Gate Regional Center.

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of Foster City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

Sample Language: The City of Foster City shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income

rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. This is attributable to the lack of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. Foster City offers its residents exceptional employment, educational and social opportunities but the severe shortage of Extremely Low Income rental units means that BIPOC--particularly those with disabilities--may be excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Foster City and decrease displacement and homelessness for the most at-risk Foster City residents.

Sample Language: The City of Foster City's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

From: [Haddox, Resham@DOT](mailto:Haddox.Resham@DOT)
To: [Marlene Subhashini](#); [Leslie Carmichael](#); [Suleiman, Mohammad@DOT](#)
Cc: [Louis Sun](#); [Singh, Jas@DOT](#)
Subject: RE: Caltrans Sites in Foster City
Date: Monday, April 11, 2022 9:04:38 PM
Attachments: [image004.png](#)
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Hello Everyone,

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Thanks,
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Thanks, Resham. We are working against a very tight timeline here in order to meet the State deadline. So, please let us know as soon as you hear back. Thanks.

Regards,

MARLENE SUBHASHINI



Community Development Director | City of Foster City

Planning/Code Enforcement and Building Division

650-286-3239 | www.fostercity.org | [CDD](#)

610 Foster City Boulevard | Foster City, CA 94404



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Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>
Subject: RE: Caltrans Sites in Foster City

Hi Leslie,

APPENDIX F: PUBLIC PARTICIPATION

I have approached Caltrans' Division of Maintenance regarding questions 2 and 3. I will let you know the availability of these locations after consulting with that Division.

Thanks,
Resham Haddox
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To: Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>; Haddox, Resham@DOT <resham.haddox@dot.ca.gov>

Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>

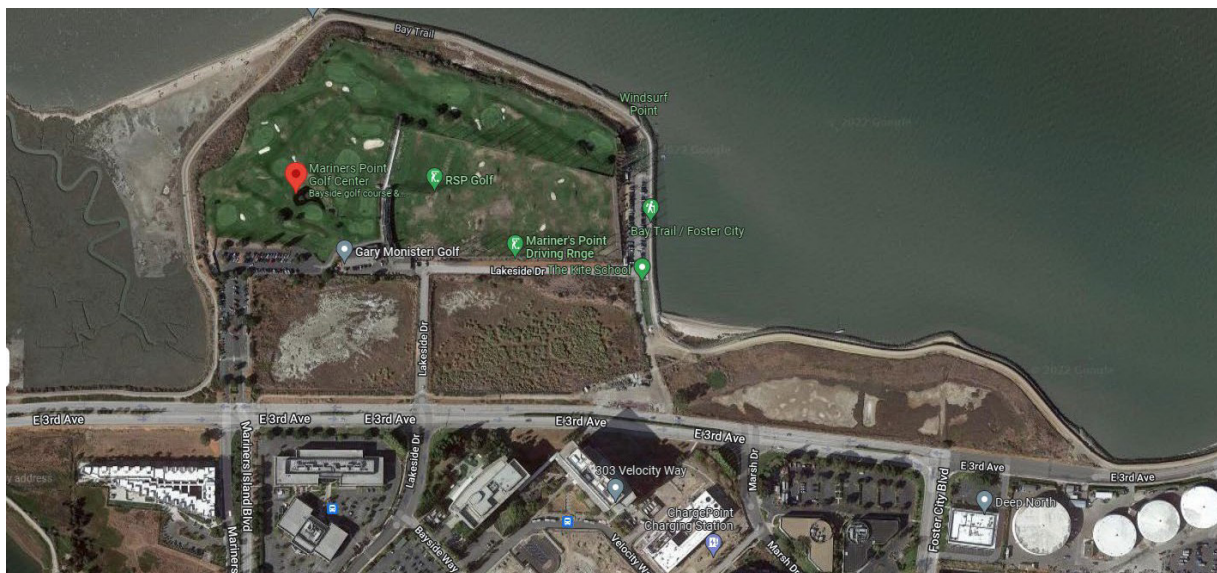
Subject: Caltrans Sites in Foster City

EXTERNAL EMAIL. Links/attachments may not be safe.

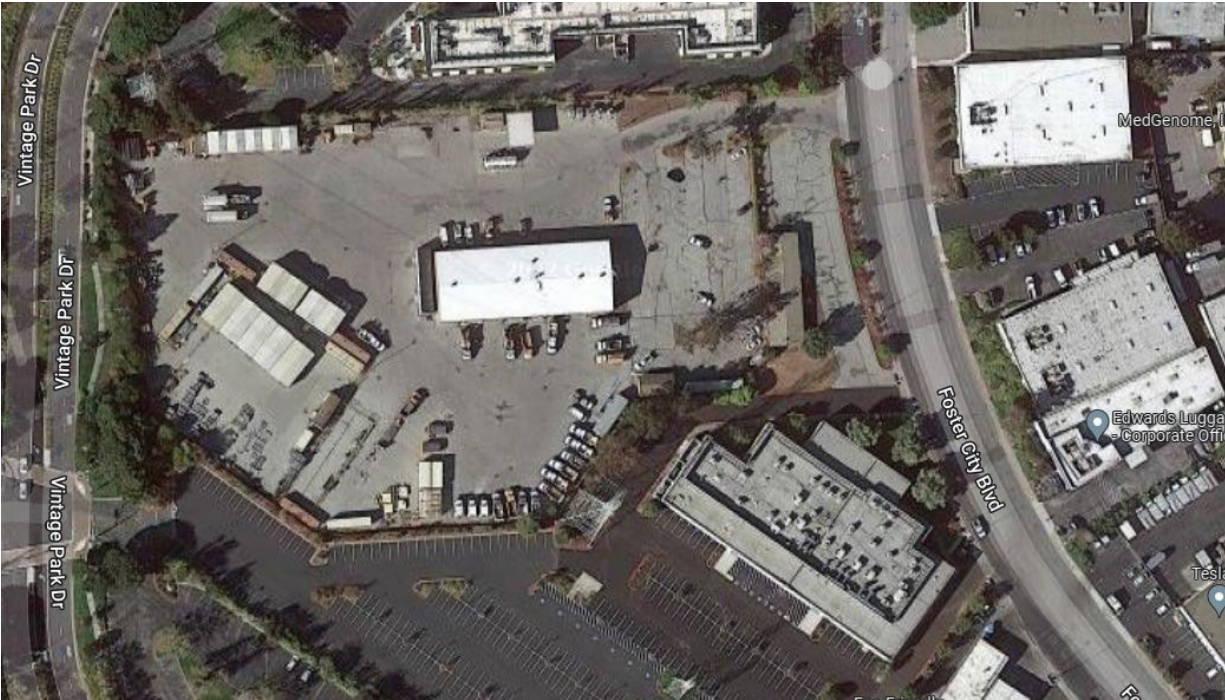
Hi Mohammad and Resham-

Foster City is currently working on its Housing Element update. As you might imagine, finding housing sites in Foster City is very difficult. Our City Council has asked us to try to find out what Caltrans' long-term plans are for their properties in Foster City and whether any of them might become surplus and available for housing in the future. There are three areas we'd like to ask about.

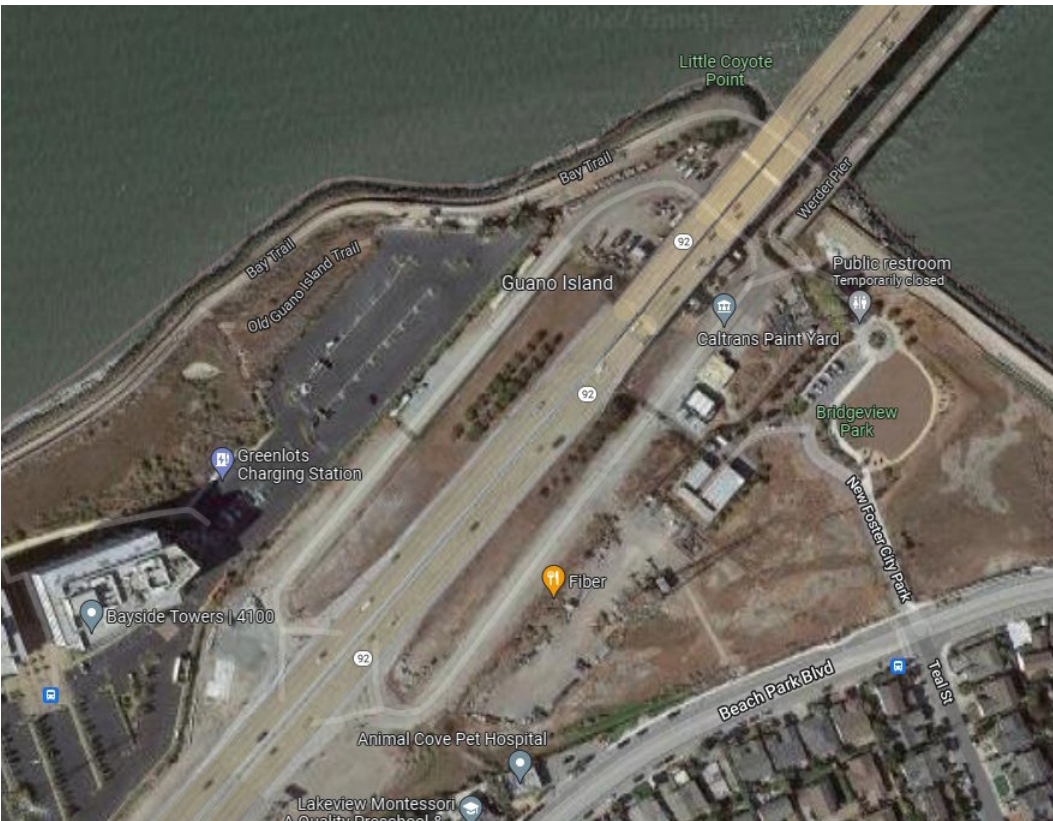
1. East Third Avenue adjacent to Mariners Point Golf Center. Can you tell me what Caltrans' long range plans are for the property between the Mariner's Point Golf Course and East Third Avenue, including the piece to the east across from the end of Foster City Boulevard? Are any of these areas being used for wetland mitigation? Do you think this property will ever be declared surplus?



2. The maintenance facility at 380 Foster City Blvd. Does Caltrans have any plan to consolidate maintenance facilities that would mean leaving this site?



1. The maintenance area at the base of the San Mateo Bridge. Are any changes anticipated for this site?



Thank

s,

APPENDIX F: PUBLIC PARTICIPATION

Leslie

Leslie Carmichael

URBAN PLANNING PARTNERS, INC.

388 17th Street, Suite 230
Oakland, CA 94612
650.468.7890
lcarmichael@fostercity.org



April 21, 2022

Dear Foster City City Council:

We are writing on behalf of **YIMBY Law** and **Greenbelt Alliance** regarding Foster City's 6th Cycle Housing Element Update. **YIMBY Law** is a legal nonprofit working to make housing in California more accessible and affordable through enforcement of state law. **Greenbelt Alliance** is an environmental nonprofit working to ensure that the Bay Area's lands and communities are resilient to a changing climate.

We are writing to remind you of Foster City's obligation to include sufficient sites in your upcoming Housing Element to accommodate your Regional Housing Needs Allocation (RHNA) of **1,896 units**.

In the Annual Progress Reports that Foster City submitted to HCD, we observe the following trend of housing units permitted in the last four years:

Year	Housing units permitted
2018	0
2019	22
2020	34
2021	45
Average, 2018-2021	25

To meet the 6th cycle RHNA target, the rate of new housing permits in Foster City would need to increase from **25 units per year** in 2018-2021 to **237 units per year** in the next 8 years. This is a 839% increase from recent years. **If the current pace were to continue, Foster City would meet only 11% of its new housing target.**

Based on these trends, it is unlikely that Foster City's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's [Housing Element Site Inventory Guidebook](#), housing elements must analyze the realistic capacity of their sites, which may include considerations of "[l]ocal or regional track records", "past production trends", and "the rate at which similar parcels were developed during the previous planning period". A housing element that does not include a significant rezoning component is therefore unlikely to be compliant with state law.

We urge Foster City to include a major rezoning component in its Housing Element – a rezoning large

APPENDIX F: PUBLIC PARTICIPATION

enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge Foster City to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.

Thank you,

Sid Kapur, East Bay YIMBY (sidharthkapur1@gmail.com)

Rafa Sonnenfeld, YIMBY Law (rafa@yimbylaw.org)

Zoe Siegel, Greenbelt Alliance (zsiegel@greenbelt.org)

HOUSING ELEMENT PUBLIC COMMENTS ON PUBLIC REVIEW DRAFT

2022-05-05: Bill Fried
2022-05-06: Budman
2022-05-13: YIMBY
2022-05-13: Greg Sweat
2022-05-17: Housing Leadership Council
2022-05-26: Loopylolos
2022-06-02: Michael Innes
2022-06-02: Carpenters Union Local 217
2022-06-03: Housing Choices
2022-06-03: Eva Fok
2022-06-03: G.H. Dababo
2022-06-10: Housing Leadership Council

From: [William Fried](#)
To: [Foster City Planning Department](#)
Subject: RHNA Numbers
Date: Thursday, May 5, 2022 3:19:29 PM

This city was designed for a maximum of 35,000 people, and the RHNA mandates would take us north of 40,000 if we comply. The plan for Foster City did not include 5,500 new neighbors. The state is bleeding population (and has already lost one seat in the House because of reduced population), and we are asked to over-crowd our city with a 15% increase in population? Foster City is built out. There is no more room for development in our city, unless we tear down present structures and start building skyscrapers. And that is not the dream that Jack Foster had for this city.

And before we start gutting our city to fill it with affordable housing, let's take a look at the vacancy rates in our apartment housing. Of course, RHNA doesn't care about vacancy rates, and it also does not give a tinker's damn about Foster City.

The solution is simple. Rather than laying down and spreading our city's legs so that wackos in Sacramento can feel good about their stupid super-majority decisions, we need to push back. I recommended to all the council members that we conduct an outreach program and contact all the city councils in California for feedback on RHNA. If enough of us are unhappy with the mandates, we can band together, declare our cities to be sanctuary cities, and refuse (1) to comply with the mandates, and (2) pay any fines levied. Unfortunately, no one on the council had the courage to act.

What the hell do we need a city council for, if their only task is to comply with state legal requirements? Hell, we can hire trained monkeys to do that. If council members merely rubber-stamp whatever staff suggests, who needs a council at all?

Our council lacks the courage to act for the benefit of the citizenry. Instead, it works diligently to accede to the dictates of the county, state, and federal government.

And, may I ask, why are we getting ready to spend \$50 million on a new recreation center? The country is headed for a hyper-inflationary depression, and we can't wait to waste our savings on an unnecessary re-build. When the depression hits us, wouldn't it be nice to have some emergency funds in our piggy bank, rather than having to scrape for cash?

The actions of our council and our city toward RHNA mandates shows why trust in government is at an all time low. You are not serving us. I'm sending you my tax dollars, and, like the federal government, you are frittering them away. I am unrepresented by my government.

Bill Fried
1031 Monterey Avenue

From: [Alec](#)
To: [Foster City Planning Department](#)
Subject: More housing units
Date: Friday, May 6, 2022 1:33:43 PM

Hello Marlene,

We have lived in Foster City for over 20 years.
Lately, the traffic has become unbearable and the air quality has worsened substantially.

We all understand that there is a need for new housing.
Still, it should be done in the way that makes sense.
Is there a plan to update the infrastructure, like building another entry to Foster City, or widen the roads to accommodate another 1,896 new housing units? If not, why are we even talking about building more?

Warm regards,
Alec Budman



**YIMBY
LAW**

Sue the Suburbs.
yimbylaw.org

Marlene Subhashini

Community Development Director

610 Foster City Boulevard

Foster City, CA 94404

planning@fostercity.org

May 13, 2022

Re: Foster City Public Draft Housing Element

Dear Ms. Subhashini:

YIMBY Law writes to follow up on our earlier [letter of April 21](#). We have reviewed your [draft housing element](#), and wish to commend Foster City on having exceeded its 5th-cycle production goals.

As [everyone knows](#), 6th-cycle RHNA's are substantially higher than in the 5th cycle. This is because California has a massive housing shortage that is displacing people and families across the West. The *only* solution to the shortage is more homes, everywhere, and especially near good jobs in regions like the Bay Area. That includes Foster City.

Foster City records show there are many sites, not listed in your [proposed site inventory](#), that may be available for more homes. Your own [memo of July 14](#) identifies several such sites that likely would have been developed "in the past few years ... [but for] lack of community support." (Some have since been developed for nonresidential

use.) Respectfully, we believe this view neglects the larger Californian community's support for more homes everywhere, as expressed in our Housing Element Law.

YIMBY Law therefore urges Foster City to explore adding the following sites to its inventory:

Address	Notes
2401 E. Third Ave.	Mariners Point Golf Course, owned by Foster City w/lease expiring late 2023
Marina Site on Beach Park Blvd.	Vacant site, where a 273-unit proposal was blocked in 2014
901-999 Edgewater Blvd.	Edgewater Place Shopping Center, where a 150-unit proposal was blocked in 2014
1601 Beach Park Blvd.	Vacant 1.4-acre site, whose owner has repeatedly approached Foster City about developing 32 units, most recently on April 21. Despite the owner's stated wish to develop, the site has not been included.

There are other seemingly unused or underused lots and buildings in the vicinities of Hatch Drive and Chess Drive, Lincoln Centre, and Vintage Park. YIMBY Law understands that these areas are owned by Foster City's biotech giants and are therefore unlikely to be developed for residential use. Given the challenge of meeting Foster City's 6th-cycle RHNA, however, we encourage the city to revisit the possibility of high-density residential development in these areas anyway. It may offer a partial solution to decades of policy mistakes that have wasted most of Foster City's land on single-family zoning.

Finally, though we applaud your adoption of programs to rezone all remaining sites from the 5th cycle, we note that the current draft fails to include any evidence that

the owners of the Franciscan Apartment or the Lagoons actually intend to develop those properties. We encourage Foster City to contact the owners, rather than speculate that “[o]wner interest at similar properties” (outside Foster City) indicates those sites will be developed.

We appreciate your consideration. Please keep us informed, and contact me if you have questions.

Best regards,

A handwritten signature in blue ink, appearing to read "KD", is positioned above the printed name.

Keith Diggs

Housing Elements Advocacy Manager

YIMBY Law

keith@yimbylaw.org

Cc: HousingElements@hcd.ca.gov

From: gregsweatt@aol.com
To: [Foster City Planning Department](#)
Subject: Public Review Draft Housing Element
Date: Friday, May 13, 2022 2:21:42 PM

Here is my feedback, for what it's worth:

Stop this insane Foster City construction!
You are ruining the very town many of us loved when we moved here (for me, 1978).

The fact that the State of California has "told" California cities what they have to build in their municipalities is, on the face of it, wrong on so many levels.
Why cities and towns across California, and here on the Peninsula, haven't banded together to file a lawsuit against the state to stop this unfair encroachment is beyond me.

Yes, housing is an issue. But for the State of California to demand it's cities to, in essence, "destroy" their communities or suffer the consequences is patently unfair, a notion of "Big Brotherhood," and causing our cities (especially Foster City) to drown in more bottleneck traffic, limited resources, and crime.

Wouldn't it be wonderful if our city fathers, and those of other cities, banded together and stood up to the state and said "NO," you're not going to tell us what we can and can't do in our own backyards.

Greg Sweatt
Foster City resident since 1978 (and I vote)

APPENDIX F: PUBLIC PARTICIPATION

From: [Jeremy Levine](#)
To: [Foster City Public Comment](#)
Cc: [Evelyn Stivers](#); [Richa Awasthi-Mayor](#); [Jon Froomin-Vice Mayor](#); [Sanjay Gehani-Councilmember](#); [Sam Hindi-Councilmember](#); [Patrick Sullivan-Councilmember](#); [6022ae50835525d85ef4bb8@mo.processing.zendcity.io](#); [Yelena Capozello](#); [Priscilla Schaus](#); [Launie Roth](#); [Bob Lasko](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Public Comment for 5.17.22 Joint Planning Commission/City Council Meeting
Date: Tuesday, May 17, 2022 3:57:55 PM
Attachments: [5.17.22 Foster City HE Comment Letter to City Council & Planning Comm \(Draft 1\).pdf](#)

Good afternoon,

I am submitting the attached comment on behalf of the Housing Leadership Council [in regards to](#) Foster City's draft housing element.

If any member of the Foster City community would like to connect to discuss this letter, they can arrange a meeting with me at calendly.com/jlevine97.

Thank you for your consideration,
Jeremy

—
Jeremy Levine (he • him)
Policy Manager
Housing Leadership Council of San Mateo County
2905 El Camino Real
San Mateo, CA 94403
www.hlcsmc.org
650.242.1764

[Facebook](#) • [Twitter](#) • [LinkedIn](#) • [Instagram](#) • [Become A Member!](#)



May 17, 2022

City Council and Planning Commission
City of Foster City
610 Foster City Blvd.
Foster City, CA 94404

• Rectangular Snip

RE: Comments on the Draft Housing Element

Thank you to Foster City for sharing a draft of your housing element with the public. Since 2001, the Housing Leadership Council of San Mateo County (HLC) has worked with communities and their leaders to create and preserve quality affordable homes. Over the past several months, city staff, elected and appointed officials, and the entire Foster City community have worked hard to create a plan for new housing in the 6th RHNA cycle. We appreciate the opportunity to provide feedback on your current draft housing element.

In this letter, the Housing Leadership Council will provide feedback for the entirety of the City of San Mateo's draft housing element. HLC considers housing elements to be holistic documents, so we weight each component of the element with equal importance. Community outreach informs the needs, constraints, and affirmatively furthering fair housing analyses; these analyses inform the site inventory and the goals and actions. We will consider each of these sections independently, as well as how they interact with each other.

Housing elements are legal documents, contracts with the state to implement policies that will promote housing production; and they are also visionary documents, a synthesis of the community's hopes and dreams for the future. At times, the Housing Leadership Council will cite state statute to justify our recommendations to the city, but this letter is primarily a vision document. We are committed to creating inclusive communities, places where housing is available at all levels of affordability to meet the needs of a diverse range of residents, present and future.

HLC approaches housing elements as an opportunity to plan for diversity, to plan for sustainability, to plan for stronger community. We are excited to partner with Foster City on realizing this vision in the city's housing element. Some of the Housing Leadership Council's primary recommendations to improve the city's housing element include:

1. **Remove all opportunity sites from the Sites Inventory Analysis that do not have written evidence from the property owner expressing interest to redevelop and add an analysis of historic redevelopment of parking lots into housing, which will**

likely require the city to decrease its realistic capacity estimates and identify new opportunity sites as needed.

2. Explicitly recognize Foster City's jobs-housing imbalance of 1.76 as a factor that causes housing prices to rise and causes displacement. Explicitly recognize zoning and development standards as a constraint on housing to meet this need.
3. Comply with AFFH requirements by expanding the area in Foster City that allows multi-family housing and promoting deeply affordable projects on city-, nonprofit-, and church-owned land throughout the city.
4. Implement stronger renter protections, expand the area in the city that allows multi-family housing, dedicate city-owned land to affordable housing, and raise revenue to subsidize deeply affordable housing (among other policies recommended in Section III of this letter).

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'J. Levine', with a stylized, cursive script.

Jeremy Levine
Policy Manager
Housing Leadership Council of San Mateo County

I. Needs, Constraints, and Affirmatively Furthering Fair Housing Analyses

Primary recommendations

- Identify the housing need created by Foster City's jobs-housing ratio of 1.76.
- Explicitly recognize Foster City's zoning regulations and development standards as a constraint to housing development, especially affordable housing development.
- Explicitly recognize [the](#)

The needs, constraints, and AFFH analyses are supposed to inform the site inventory analysis, which then informs the goals, policies, and programs. Cities are required to recognize housing need, identify the constraints to meeting that need, and then remove those constraints [in order](#) [to](#) promote new housing development.

In general, Foster City's draft needs and constraints analyses analyze general trends but do not identify how those trends impact the city's needs or what the city could do to meet those needs. For example, in its draft needs assessment, Foster City recognizes that it had a jobs-housing ratio of 1.76 in 2018, up from 1.37 in 2002.¹ However, the needs analysis fails to recognize the extreme upward pressure this massive jobs-housing imbalance places on housing prices. HLC notes that in its original Master Plan, Foster City planned for a population of approximately 35,000 residents and a jobs-housing ratio of 0.9. According to the 2020 census, Foster City's population is approximately 34,000 people, well in line with the city's master plan, but the jobs-housing ratio is 1.76, nearly double the city's original plans. Clearly, Foster City's original master plan failed to adequately predict local housing needs and should not be considered when evaluating policies and programs to meet current demand.

The failure to identify the dramatic housing needs created by Foster City's jobs-housing imbalance leads the constraints analysis to overlook ways the city could remove barriers to housing production. In its constraints analysis, the city describes its zoning regulations but does not identify how those regulations limit housing production or propose plans to [actually reduce](#) those barriers. In a presentation to the 21 Elements consortium, HCD staffer Melinda Coy explicitly described several errors currently present in Foster City's draft.

- *Describes but does not analyze as a constraint (think impact on cost, supply, timing, certainty, transparency).*
- *Puts off analysis to a "study."*
- *Seeks to justify rather [sic] determine if there is a constraint.²*

These shortcomings in the needs and constraints analyses filter down into the Fair Housing Assessment, though Foster City does deserve credit for including comprehensive mapping data in its analysis, which paints a more complete picture of fair housing issues in the city than most other jurisdictions in San Mateo County. Changes to state law in 2018 implemented new

¹ [Housing Needs Assessment](#), p. 25

² [Housing Elements in the 6th Cycle: Common Shortfalls](#), slide 8

Affirmatively Furthering Fair Housing rules, a mandate for cities to foster integrated communities and reverse historic patterns of segregation through concrete policy change. Affirmatively Furthering Fair Housing (AFFH) guidelines are supposed to be woven throughout the housing element, influencing every component from the recognition of a city's needs to the planning of concrete actions a city will take to address those needs.

Foster City's draft Fair Housing Analysis narrative outlines many of the core components of AFFH, but it does not consistently identify barriers to AFFH or make concrete commitments to remove them. First and foremost, Foster City plans to concentrate all new affordable housing in areas that already have multi-family housing, leaving its single-family neighborhoods untouched. In its draft Fair Housing Assessment, the city accurately identifies that the entire city is a high income (Greater than \$125,000 household income across all census tracts), high opportunity, and low segregation. However, in its analysis of local and regional racial segregation, the city does not consider how high housing prices predominately exclude prospective Black and Latino residents, who reside in Foster City at lower rates than nearby communities of San Mateo and Redwood City.

Though Foster City does not have a history of redlining or housing covenants, for which the city deserves credit, housing prices in Foster City have historically been higher than the surrounding area. Racial wealth gaps largely in place before Foster City incorporated mean that the absence of explicit discrimination still has not led Foster City to be accessible to California's most historically marginalized communities. In order to realize the potential for AFFH, Foster City should recognize the ongoing inequity of outcomes created by some current policies and commit to removing barriers to affirmatively furthering fair housing.

Yet, in several places, the city makes loose commitments without clear deadlines or measurable metrics in its AFFH goals and actions. According to HCD's Affirmatively Furthering Fair Housing Guidebook, "Programs in the element must have specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation."³ These standards work well for all policies.

II. Site Inventory Analysis

Primary Recommendations

- Remove sites from the site inventory that have low probability of development over the next RHNA cycle.
- Analyze history of redevelopment of parking lots for housing in Foster City and reduce realistic site capacity accordingly. Identify new opportunity sites and remove constraints as necessary to compensate for the shortfall in units.

Foster City deserves credit for providing a site-by-site analysis of some of the primary sites in the inventory—this is significantly more analysis than any other city in San Mateo County has yet provided, and it makes Foster City's inventory much stronger. Other components of the site

³ Housing and Community Development's [Affirmatively Furthering Fair Housing Guidebook](#), p. 54

inventory analysis, such as its reasonable estimates of ADU production and commitments to ~~upzone~~ sites from prior RHNA cycles, make this site inventory analysis exemplary for San Mateo County jurisdictions.

Nonetheless, room for improvement remains. The current site inventory relies entirely on opportunity sites that already have pre-existing multi-family housing. Because its site inventory relies entirely on non-vacant sites, Foster City must meet a higher standard of proof that each site will be developed.⁴

~~In order to~~ justify this reliance, the city argues new housing will be built above podium parking on nearly all of its opportunity sites. However, the city provides no analysis of past development trends of housing on parking lots. Absent credible evidence of consistent redevelopment of parking lots, the city should remove all sites that do not have written interest for redevelopment from the property owner—or produce stronger justification for those sites' inclusion in the housing element. The following opportunity sites require stronger analysis to justify their inclusion at current densities:

- **Harbor Cove:** No letter from property owner, housing on parking
- **Eaves apartments:** No letter from property owner, housing on parking
- **Franciscan:** No letter from property owner, assuming redevelopment without demonstrating similar development patterns at current densities in other parts of the city. "Owner interest at similar properties" does not qualify as substantial evidence; rather, the city must provide concrete proof that actual development has occurred at similar sites, with similar pre-existing uses, at similar densities.
- **The Lagoons:** No letter from property owner, assuming redevelopment without demonstrating similar development patterns at current densities in other parts of the city.
-

Lastly, the site inventory seems to assume 100% site capacity without presenting adequate evidence of historic development trends. Especially for units projected to be built on parking lots, HCD recommends that Foster City adjust its realistic site capacity estimates downward, which will require ~~upzoning~~ elsewhere or identification of new opportunity sites.

III. Goals and Actions Implementation Plan

With their goals and actions, cities make concrete commitments to change their policies in ways that will promote housing production. More than any other portion of the housing element, this section represents a contract between the city, the state, and the people of California. By identifying specific ways they can encourage affordable housing production, cities demonstrate that they prioritize meeting the housing needs of all residents, present and future.

⁴ [Housing Element Sites Inventory Guidebook](#), p. 27

Many of the goals and actions laid out in the current implementation plan have been essential for San Mateo's successes in past housing elements. We appreciate the city's commitment to keeping boomerang funds, providing rental assistance, updating the linkage fee, implementing a fee reduction program, streamlining approvals, and providing an overlay on commercial properties. We have followed the city's format and condensed our feedback into the following tables:

Proposals HLC Supports with Minimal Changes

Policy	Proposed Measure(s)	Comments
H-A-4-a	Commercial Linkage Fee	HLC support commercial linkage fees as a strategy to raise funds for affordable housing development. Make a commitment to issuing a Notice of Funding Availability (NOFA) every year, which will ensure that funds are consistently allocated to affordable developers through a fair process.
H-B-2-a	Lower-Income Homeowner Rehabilitation Loans	This is an exemplary policy with a great actionable, measurable goal on a realistic timeline.
H-D-4 and all associated policies	Accessory Dwelling Units	HLC applauds the city's ambitious policies and programs to support ADU production.
H-D-6	Reduce Regulatory Constraints	This is a great policy, HLC would recommend only a small adjustment: "Reduce governmental and regulatory constraints to the production of housing, especially affordable housing."
H-D-6-a	Minimize Governmental Constraints	Another great policy, but one that would benefit from more specificity at points. <u>In particular, this policy should make clear commitments to streamline preliminary approval, ensure rapid post-entitlement processing, and expand ministerial approval to a broad range of projects, especially projects with affordable units.</u>
H-D-6-c	Reevaluate Parking Requirements	HLC supports the initiation of an impact study to investigate how parking requirements could be reduced. We would support the implementation of an additional program that would automatically implement reductions to city parking minimums in areas within 0.75 miles of transit and all other areas <u>where</u> deemed safe to do so by an impact study, which is described later in this document under proposal H-G-3-a.

H-D-6-d	Development Fee Waivers	Excellent program.
H-E-2-b	Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income	HLC supports offering flexible inclusionary programs <u>in order to</u> incentivize very low-income units.
H-F-1-b	Facilities and Services for Special Needs	Expedited permit review is one of the strongest incentives cities can offer to produce more housing for special needs populations. HLC only recommends that the city add specific goals for permit processing expedition: How much faster will permits be processed for housing catering to special needs populations?
H-G-2-e	Rental Registry	HLC supports the implementation of a rental registry. We only recommend that the city make a firm commitment to implement the registry.

This is a non-exhaustive list of the policies HLC supports in Foster City's draft housing element. While HLC approves of many of the city's current draft programs, there are specific steps the city could take to better meet the housing needs of the community.

Changes to Existing Proposals

Policy	Proposed Measure(s)	Comments
H-A-4-C	Expand Sources of Funds for the City Affordable Housing Fund.	HLC supports the city's efforts to solicit grants and donations for affordable housing. <u>In order to</u> raise reliable revenue, however, the city will likely need an internal revenue-raising proposal, such as: <ol style="list-style-type: none"> 1) Vacancy Tax - Parcel taxes in the form of a vacant property tax have been used by cities (VPT, Oakland) to fund affordable housing and homeless services; as well as to entice owners of undeveloped sites to either sell or build homes on their parcels. 2) Transfer Tax - A one-time tax payment that is levied by a government on the transfer of ownership to property (<u>i.e.</u> sale of a home) from one individual or entity
H-A-4-d	Budgeting for Housing Programs	This program would be most effective if it were broken into pieces corresponding to each of the housing needs identified in the housing element.

		The program should also specify precisely where the funds will come from and expected revenue to be dedicated to each housing need.
H-B	Protect Existing Housing, Community Character, and Resources	Protecting "existing housing" and "community character" directly contradicts the AFFH mandate to reverse historic patterns of segregation and foster integrated living patterns. This program should be removed entirely.
H-B-1 and H-B-1-a	Encourage Maintenance of Existing Housing & Continue Code Enforcement	Neither the policy <u>or</u> program are related to "Maintenance of Existing Housing," they are related to preserving community character. Policy H-B-1 and Program H-B-1-a should be removed entirely, as code enforcement and mandatory code inspections are fundamental functions of a city, not novel policies meriting inclusion in the housing element.
H-C-3-b	Anti-Displacement Strategy	HLC applauds the city's plans to consider anti-displacement provisions on a discrete timeline. We recommend the city add measurable displacement reduction goals, such as a 20% of reduction to displacement rates over the next 10 years.
H-C-3-d	Facilitate Tenant Protection Act of 2019 (AB 1482)	Foster city could do significantly more to protect tenants beyond the requirements of state law, including: <ul style="list-style-type: none"> - Require just cause for eviction from day one of occupancy - Allow compensated relocation option for all "no-fault" evictions
H-D	Consider Potential Public and Private Redevelopment Opportunities to Increase the Supply of Housing	HLC recommends the city amend this goal to read "Pursue Potential Public and Private Redevelopment Opportunities to Increase the Supply of Housing." HCD specifically argues that cities should make their goals, policies, and programs actionable, without language like "study" or "consider."
H-D-1-a	Selection of Housing Opportunity Areas	As written, this list makes it seem as if Affirmatively Furthering Fair Housing were the city's very last concern regarding the placement of opportunity sites. In fact, several of the criteria, such as criteria (7) and (8), seem directly in contradiction of AFFH requirements to reverse patterns of segregation and foster integrated communities. This list should

		be modified to reflect AFFH as a priority and remove contradictions.
*H-D-5-a/H-D-5 b	School Sites/Religious and Nonprofit-Owned Sites	HLC supports the strengthening of these policies to commit to implementing an overlay zone allowing higher densities, parking minimum waivers, and looser objective standards for affordable housing on school-, religious-, and nonprofit-owned sites regardless of other zoning standards. Allowing denser affordable housing on these types of sites can often help these organizations better fulfill their missions by providing more housing to those they serve.
H-D-6-b	Minimize Zoning Constraints	This city should make a concrete commitment to gradually loosen zoning restrictions and expand the area allowing denser multi-family housing into new parts of the city.
*H-E-3	Incentives for Affordable Housing	<u>In order to</u> ensure consistency across the housing element, this policy should make specific commitment to implement all of the described incentives, particularly waived fees for very low-income units, as described in program H-D-6-d. HLC recommends several other specific programs the city can implement in the next table.
H-E-3-b	Financing and Subsidy Programs	Local funding sources for affordable housing are often necessary for affordable housing developers to get federal tax credits. Therefore, HLC recommends the city amend this program to commit to studying opportunities for local funding sources.
H-E-5	Rent and Income Restrictions on Rental BMR Units	Requiring rent and income restrictions on rental BMR units to extend 99 years often interferes with affordable housing developers' ability to get federal tax credits, which typically get refinanced at 30-45 years to extend the life of a project independently of regulatory intervention.
H-F-2-e	Low Barrier Navigation Centers	Specify what zones will allow low barrier navigation centers pursuant to AB 101. Expand zoning to allow this type of development to all high-opportunity areas within the city.

The preceding table outlines several of the most significant improvements Foster City could make to its goals and actions. In particular, we urge the city to commit to implementing actionable goals with measurable metrics and discrete timelines for completion, as required by

the state department of Housing and Community Development.⁵ Melinda Coy, the Land Use and Planning Manager that oversees housing element revisions at HCD, recently delivered a presentation to the 21 Elements consortium in which she explained one of the primary reasons for housing element rejection in the 6th cycle was because programs “do not have specific actions and timelines to demonstrate a beneficial impact in the planning period. Lack of clear commitments (e.g., ‘uses Explore, Consider, Evaluate the feasibility, study....’) or objectives.”⁶

Foster City should also pursue robust renter protections, as all of its opportunity sites are on lots with pre-existing multi-family residential uses. Though the city anticipates development to occur on the parking lots of those sites, realistically, some displacement is likely to occur. Without enacting stronger renter protections (as described in policies H-G-2-e, H-C-3-b, H-C-3-d, and others above), the city will be putting many of its most vulnerable residents at risk of displacement.

HLC also has several novel recommendations for the city’s consideration. Some of these policies are drawn from HLC’s [housing element policy platform](#), while others were gathered from our stakeholders—a coalition of service providers, nonprofit and for-profit developers, and activists. We elaborate on new policies the city could add to its housing element below:

New Policies to Promote Housing Opportunity

New Policy	Proposed Measure(s)	Policy Text and Justification
H-D-6-H	Provide extra density bonus incentives for very low- and extremely low-income units.	Cities will be more likely to facilitate the state-mandated ELI units required by RHNA if they provide extra incentives for developers to build those units.
H-E-7-b	Incentivizing Housing in Commercial Developments	Create an overlay zone that reduces zoning regulations and objective standards for workforce housing built in mixed-use developments.
H-F-1-j	Eliminate Parking Minimums for Special Needs Populations	Eliminate parking minimums for housing geared toward the elderly or developmentally disabled populations throughout the town. Allow parking reductions or waivers for all very low- and extremely low-income housing within 1 mile of a regional transit stop or transit corridor. These communities do not drive, so requiring parking for their dwellings increases cost with no additional benefit to the residents.
H-G-3	Expand Production of Fair Housing in New	Affirmatively Furthering Fair Housing requires specific commitment to remove segregated living

⁵ Housing and Community Development’s [Affirmatively Furthering Fair Housing Guidebook](#), p. 54

⁶ [Housing Elements in the 6th Cycle: Common Shortfalls](#), slide 5

	Neighborhoods	<p>patterns and foster integrated communities. Currently, Foster City's draft housing element does not adequately meet AFFH requirements because the city has no plan to actually promote AFFH goals.</p> <p>In order to In order to comply with AFFH requirements, HLC recommends that the city make firmer commitments to expand the area in which Foster City facilitates affordable housing to new neighborhoods.</p>
H-G-3-a	Fair Housing Throughout the Community	Commission an EIR to study the environmental impacts of upzoning to allow the multi density (30 du/ac in Foster City) in all neighborhoods located within 0.75 miles of transit.
H-G-3-b	Missing Middle Housing	<p>Upzone all R-1 zones to R-2 zones and upzone all R-2 zones to R-3 zones. Pursuing this type of gentle density will facilitate housing production at a mix of income levels throughout the city.</p> <p>San Bruno already has committed to implementing a similar program in their draft housing element, with a commitment to "Amend the R-2 zoning district to ... allow two dwellings per lot regardless of lot size."</p>

All of the above policies will be most effective if they are implemented to the standards of HCD's AFFH requirements: "Programs in the element must have specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation."

From: loopylolos@yahoo.com
To: [Foster City Planning Department](#)
Subject: Housing
Date: Thursday, May 26, 2022 9:39:39 PM

Hello

We don't need more section 8 housing in foster city.
Residents here are respectful, hard working and family oriented.

By opening up hosing for lower income, foster city will bring in more crime, theft, and graffiti.

We should really be focusing on the people who live here already. We work hard.
Property tax fees go up every year.

Can't we find a way to help that issue and help loyal foster City residents.

We need to protect the integrity of our city.

There is enough section 8 housing.

We don't need more

Instead we need to lower the property tax and to help keep the parks clean from the goose poop.

Thanks

From: [Michael Innes](#)
 To: [Foster City Planning Department](#)
 Subject: With regard to the Edgewater Blvd ROW Extension lot
 Date: Thursday, June 2, 2022 8:52:17 PM

With regard to the Edgewater Blvd ROW Extension lot.

I feel that developing the Edgewater lot would be a hefty opportunity cost, with little upside. The Housing Elements Sites sheet lists an Estimated Site Capacity of only 46 units -- insignificant against the ~2000 units needed, in my opinion, especially if any hypothetical construction would be done with less-than-maximum density.

My belief is that the idea of a bridge from Edgewater Blvd to Redwood Shores's Bridge Pkwy and Island Dr, as envisioned in the original master plan, should be reconsidered -- and that even if the idea is rejected in the short-term, the option should be preserved.

In Table 5-3 in the Draft Housing Element, Schooner Bay is listed under "Distance to Rec Center or Library" as being 2.2 miles away. But there's a library just on the other side of the slough, the Redwood Shores Branch Library; it's just that the residents of Schooner Bay don't have easy access to it.

A recurring concern from resident surveys is that Foster City does not have enough exits. A new bridge would address that.

My understanding is that the bridge to Redwood Shores was removed from the master plan due to traffic concerns. However, the technology to address traffic has improved since then.

An extreme option would be to build a bridge open to all traffic, but with a congestion toll collected electronically. Congestion pricing is a proven method of regulating traffic.

A moderate option would be to build a bridge for vehicles that serve the public interest -- buses and emergency services, for instance -- and closed to private vehicular traffic. This could be accomplished with robotic bollards that retract into the ground for authorized vehicles. This technology has been used to great effect in Europe to control traffic. This would make buses and shuttles along the southern end of Edgewater much more effective, without increasing traffic. The bollards could be lowered during a major emergency, allowing residents another route to evacuate the city.

Even limiting construction to a pedestrian bridge would still be a benefit, as it would allow workers to easily walk or bike directly to the Redwood LIFE campus, as well as the aforementioned library. In general, I think increasing walkability is a good in its own right.

My belief is that the access provided by a new bridge would support denser forms of housing on the south side of the city, to a degree that would more than make up the difference of the 46 hypothetical units.

Michael Innes
 1328 Tarpon St.



CARPENTERS UNION LOCAL 217 SAN MATEO COUNTY

1153 CHESS DRIVE • SUITE 100 • FOSTER CITY, CALIFORNIA 94404-1197 • (650) 377-0217

June 2 2022

Marlene Subhashini
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, CA 94404
Via Email: planning@fostercity.org

Re: Foster City Draft Housing Element

Dear Ms. Subhashini:

Please accept these comments regarding the above referenced Housing Element Update on behalf of the members of Carpenters Local 217, which represents working men and women in Foster City. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), as well as the policy goals outlined in the Foster City Housing Element and larger General Plan, it is vital that Foster City support efforts to build the local construction workforce. We commend the Housing Element's identifying of sites with the capacity to develop 100% of the City's RHNA, as the members of Local 217 who reside in Foster City are intimately familiar with the region's housing crisis. Local 217 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

The Housing Element noted in its required constraints analysis the "scarcity of construction labor" and that "most (workers) cannot afford to live in the area on construction labor wages." If anything, this undersells the severity of the labor shortage and extreme downward pressure on wages in residential construction. Neither the county nor the city of Foster City have enough skilled, highly productive residential construction workers to build the 47,000+ units that all of the cities in San Mateo County are supposed to produce over an 8 year time period. Foster City alone is to build 2,000 of these units. Meanwhile two-thirds of San Mateo County construction workers are housing burdened, while residential construction workers earn one-third less than their non-residential construction counterparts do. The City must address this unsustainable situation if we are to build the housing Foster City needs.

To support the policy goals of the Housing Element and overcome identified constraints, Local 217 is requesting that the City add local hire and apprenticeship requirements to the General Plan and Housing Element for all residential construction projects larger than 10 units. The standards Local 217 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce,

The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements

The Carpenters propose the following additions to the Municipal Code of Foster City for any residential project larger than 10 units

Permitting requirements in the Municipal Code of Foster City

A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of Foster City, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

Apprenticeship:

For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards OR in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

Local Hire Policy:

Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within the Counties of San Mateo or Santa Clara within 180 days of the expected date of issuance of the Notice to Proceed for the project.

While there has been a remarkable economic expansion in Foster City since 2010, rising inequality and displacement adds to the City's affordability crisis and threatens to undermine the region's strong economy. The Housing Element calls for greenhouse gas reduction and smart growth, and notes that the City's jobs/housing ratio continues to grow. Policies that require the utilization of apprentices and a local construction workforce, in tandem with programs currently operational by Local 217 outlined below, will help right that imbalance and ensure that this project helps the City meet the goals of the Foster City General Plan.

Local 217 has implemented many programs that will enable the City to meet the General Plan and Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in Foster City, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of Foster City. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by Foster City and San Mateo County.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides Foster City residents housing sooner. Local 217 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career. These technologies could help the City meet its jobs/housing linkage goals within the Foster City General Plan and Housing Element.

Local 217 is in a unique position to address many of the key ideas outline in the Foster City Housing Element Update. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 217 is prepared to assist in closing the affordability gap in Foster City and the Bay Area. We look forward to engaging City staff and elected leaders as the Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 217.

Thank you for your time and consideration of these comments.

Sincerely,



Douglas Chesshire
Senior Field Representative
Carpenters Local 217
DC/sv opeiu-29-afl-cio

From: [Kalisha Webster](#)
To: [Foster City Planning Department](#); [Marlene Subhashini](#)
Cc: [Dennise Jauregui](#)
Subject: Public Comments for Foster City Draft Housing Element
Date: Friday, June 3, 2022 5:54:26 PM
Attachments: [Attachment 2 Intersectional Analysis Race, Disability and Access to Housing.pdf](#)
[Foster City Draft Housing Element Comments.pdf](#)
[Attachment 1 Foster City Housing Element Comments for Developmental Disabilities.pdf](#)

Hello,

Please find attached Housing Choices' comments on the City of Foster City 2023-2031 Housing Element Draft including Attachments 1 & 2. We hope that the city will make meaningful changes to the analysis of housing needs of people with developmental disabilities and Fair Housing Assessment, as well as, further develop policies and programs which will meet the needs of Extremely Low Income households and increase housing accessibility for people with developmental disabilities in the next draft.

Thank you,



We have moved! Please note the new office address!

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June 3, 2022

Community Development Director and City Council
City of Foster City, Community Development Department
610 Foster City Boulevard
Foster City, CA 94404

planning@fostercity.org

Re: Comments on the Draft Housing Element

Thank you for sharing this early draft of the Housing Element with the public. On behalf of Foster City's nearly 200 residents with intellectual and developmental disabilities, Housing Choices is grateful for the opportunity to comment before it is sent to HCD. We also appreciate the work that the City of Foster City has done to engage with Housing Choices throughout the community engagement process and for incorporating most of our written comments into the Housing Element's analysis of the housing needs of residents with developmental disabilities as required by SB 812. We were however disappointed to find some of our comments on trends demonstrating an increasing need for more deeply affordable housing paired with on-site supportive services left out of the Draft analysis, and have concerns that these omissions result in an analysis that does not fully capture the urgency of concerns that people with developmental disabilities will continue to face increasing risk of homelessness or displacement from Foster City over the next Housing Element cycle. And by not including an analysis of best practices for inclusion in the city's housing plans, the city is unable to create targeted programs to increase housing access for people with developmental disabilities. While the city does propose a number of new programs which we support, to increase the supply of affordable housing, many do not meet HCD requirements to include not only timelines but specific measurable metrics by which the city can determine the effectiveness of each program in addressing the targeted objective. Lastly, we ask that the city immediately update the obsolete and derogatory language used to describe developmental disabilities as including mild to severe "mental retardation" on page A-52 of Appendix A: Housing Needs Assessment and instead use the standard term "intellectual disability".

About Housing Choices

Housing Choices is a housing organization funded by the Golden Gate Regional Center to support people with developmental disabilities to be fully integrated in Foster City's affordable housing supply. We provide housing navigation services for both individuals and families. We also partner with affordable housing developers to make inclusive housing commitments for people with disabilities in their housing projects. At these projects we provide onsite housing retention services. Our work over the past 25 years in neighboring communities shows that this model of housing plus services is highly effective in increasing housing access and stability for people with developmental disabilities.

The Golden Gate Regional Center has contracted with Housing Choices to provide the Foster City planning staff and Housing Element consultants with an assessment of the housing needs of people with developmental disabilities, as required by SB 812. In addition, 21 Elements has facilitated Housing Choices' involvement of people with developmental disabilities in the planning process through its Equity Advisory Group.

Incomplete Assessment of Housing Needs of People with Developmental Disabilities

On April 11, 2022 Housing Choices submitted an assessment of the housing needs of Foster City residents with developmental disabilities (Attachment 1) which followed HCD guidance for a complete analysis of special housing needs groups, including:

- A quantification of the total number of persons and households in the special housing needs group, including tenure (rental or ownership), where possible.
- A quantification and qualitative description of the need (including a description of the potential housing problems faced by the special needs groups), a description of any existing resources or programs, and an assessment of unmet needs.
- Identification of potential programs or policy options and resources to address the need

As discussed below, Foster City's draft, while incorporating many of these comments, left out several of the housing trends which establish unmet needs or best practices for inclusion of people with developmental disabilities in integrated and least restrictive housing settings in the community. We believe that the inclusion of these missing elements would demonstrate that the city has a clear understanding of the accessibility needs of people with developmental disabilities and how they differ from other disability types. Furthermore it would help the city to create more meaningful programs and policies to meet the housing needs of residents with developmental disabilities as required by Housing Element law.

Omitted Data Establishing Trends Creating a Greater Need for Housing

As mentioned above, the city does successfully incorporate many of Housing Choices comments into its analysis of the housing needs of people with developmental disabilities including: faster growth than the general population, ineligibility for many affordable units, transit dependence, higher rates of physical impairments and changes in living arrangements for

Foster City adults with developmental disabilities since last reported in the 2015-2023 Housing Element including a decline in licensed care facilities. However, it fails to analyze contributing factors to the decline of licensed care facilities, most notably the rising costs of housing making it more financially beneficial for owners to sell the home as a residence rather than a business when they retire. Changes in zoning code as is suggested in H-F-1-i Community Care Facilities will do little to address this issue and we can expect to continue to see a decline in licensed care facilities as home prices continue to soar and aging business owners retire.

Other trends relevant to the growing affordable housing needs of Foster City residents with developmental disabilities omitted from the Draft include:

- **Increase in Autism Diagnosis** between 1980s-2015 which will continue to drive faster rate of growth of the population of adults with developmental disabilities as compared to the general population for years to come and increase demand for deeply affordable housing.
- **Longer life spans** which will further exacerbate demand for the decreasing supply of licensed care facilities as turnover decreases and further increases housing instability for adults with developmental disabilities as more outlive parents who are the number one providers of housing for these adults.

Lack of Meaningful Analysis of Strategies to Increase Housing Access for People with Developmental Disabilities

The Housing Element acknowledges the significance of the transition from the family home for an adult with a developmental disability including the increased risk of displacement or homelessness when a parent caregiver passes away or otherwise becomes unable to house and care for their adult child. However, it lacks specificity on how to increase accessibility for people with developmental disabilities that does not include a physical impairment. The city does include plans to host a roundtable discussion with supportive services providers of special needs populations by 2024 in program H-F-1-f Support Services for Special Needs Population, which we support, however the following recommendations to increase housing accessibility and facilitate the provision of supportive services for people with developmental disabilities on-site at inclusive affordable housing properties were already included in Housing Choices comments to planning staff but omitted from the Draft analysis:

- **Integration in typical affordable housing** in order to promote persons with developmental disabilities right to self-determination, dignity and affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center and entitled to persons with a "substantial disability" as defined by Title 17, Section 54001 of the California Code of Regulations. These services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment, and to foster integration into the community.

- **A mix of unit sizes set-aside at inclusive housing properties** would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing** is needed, targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

These recommendations come from over 25 years of experience successfully supporting people with developmental disabilities to find and retain affordable housing by partnering with the Regional Center and affordable housing developers in neighboring communities to build inclusive and integrated projects. By not including this information, the city is unable to create meaningful targeted programs to increase housing accessibility for people with developmental disabilities putting Foster City at risk of not meeting HCD's AFFH guidance to promote fair housing choice and access to opportunity to support integration for a historically segregated population. Per HCD guidance, "For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing." HCD defines fair housing choice as:

- Actual choice, which means the existence of realistic housing options
- Protected choice, which means housing that can be accessed without discrimination; and
- Enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed.

This model of housing combined with supportive services has been shown to be incredibly effective in helping individuals with developmental disabilities find and retain housing, and is equally as important to a person with a developmental disability as the physical design of a building is to a person with a physical impairment.

Strengthening Impact of Programs

We want to thank planning staff and the consultant who developed this draft for recommending a suite of new programs, policies and goals that we believe can create a more inclusive and equitable community. We also appreciate the inclusion of some of Housing Choices program and policy recommendations including affirmatively marketing physically accessible units (H-F-1-c Adaptable/Accessible Units for the Disabled), exploring cooperative housing models for special needs populations who require supportive services (H-E-1-a Existing Unit Purchase

Program), and creating a financing program to promote development of deed-restricted ADU's (H-D-4-b ADU/JADU Financial Incentive Program) with a target of 10 units by 2031.

While program H-D-4-b does set a specific, measurable outcome by which the city can easily measure success of the program we are concerned that a lack of similarly projected outcomes for many other programs does not meet HCD requirements. Without setting projected outcomes for programs aimed at promoting production of new housing, preservation of naturally occurring affordable housing and protection of low income renters the city is at-risk of implementing ineffective programs with little or no effect on meeting its RHNA or Affirmatively Further Fair Housing for all protected groups. For instance:

- How many units of affordable housing does the city project will be created by programs H-E-2-a Inclusionary 20% Requirement and H-E-2-b Affordable Housing Overlay?
- How many developers does the city project will take advantage of program H-E-2-b Affordable Housing Overlay?
- By how much does the city project program H-A-4-c Expand Sources of Funds for the City Affordable Housing Fund will increase available local affordable housing funds?
- In what ways can data collected under program H-G-2-e Rental Registry lead to improved outcomes for renters? Can this be measured (ex: decrease in complaints of excessive/illegal rent raises)? How could data be used by landlords or decision makers to affirmatively further fair housing?
- Because the inclusionary requirement applies only to net new units the city should also measure the number of BMR units created under this program

Other concerns and recommendations for strengthening the effectiveness of the programs to better, which we believe could lead to the creation of more affordable units at deeper levels of affordability as well as mitigate Fair Housing complaints for persons with disabilities (the highest reported Fair Housing complaint type) meet the city's goals and policies include:

- In addition to creating a framework to accept donations and grants under program H-A-4-c Expand Sources of Funds for the City Affordable Housing Fund the city should explore implementing more reliable, ongoing sources of funding such as a vacancy or transfer tax
- Because the Inclusionary Housing Ordinance (IHO) applies only to net new dwelling units and because almost all of the opportunity sites identified in the Housing Element are non-vacant sites with current multi-family housing uses the City should commit to monitoring the number of new BMR units generated under the current IHO and compare to the number that would have been generated without this exemption to determine if this could be a constraint to developing more affordable housing.
- The programs listed under Policy H-E-3 Incentives for Affordable Housing do not provide any meaningful incentives, waivers or concessions beyond what is already readily available to developers such as State Density Bonus Law. In order to truly incentivize further development the City should commit to offering developers additional cost-saving benefits which makes more affordable housing at deeper levels of affordability more

financially feasible. A good example of this is program H-D-6-d Development Fee Waivers, the city can also include

- Lowering parking requirements for projects which include certain special needs groups who require on-site supportive services and projects that are within a specified distance of public transit.
- Exceptions to other development standards such as maximum heights, minimum lot sizes, widths, setbacks, etc
- Upzoning tied to community benefit
- Increasing trainings offered under program H-G-2-b Fair Housing Training for Landlords and Tenants from annually to quarterly
- Under programs H-G-2-c Information Specific to Fair Housing and H-G-2-a Anti-Discrimination Regulations the City should specify how it will reach low income tenants without internet access
- Under program H-E-8 BMR Eligibility Priorities the City in addition to expanding preference to tenants at-risk of displacement City should expand priorities to include persons who have already been affected by displacement

Noncompliance with HCD Guidance for Completing an Assessment of Fair Housing

In response to the passage of AB 686, HCD released the AFFH Data Viewer to support the outreach and engagement jurisdictions are required to complete as part of their Assessment of Fair Housing. HCD explicitly states in their AFFH guidance that the Assessment of Fair Housing should include local data and knowledge defined as “any locally gathered and available information, such as a survey with a reasonable statistical validity or usefulness for identifying contributing factors, policies, and actions.” On page B-8 of Appendix B: Foster City Fair Housing Assessment it is stated that a survey was administered to support the Fair Housing Assessment which received approximately 150 responses. In a city with a population of over 30,000 residents this low of a response rate seems to indicate that the city did not complete the type of robust, targeted engagement required by HCD in administering the survey. It is also stated on page B-8 “the vast majority of respondents did not report housing concerns and most were homeowners” which further demonstrates that the city did not target the low income and special needs populations most likely to face fair housing issues.

There also appears to be an over reliance on data from the AFFH data viewer in the Fair Housing Assessment. For instance on page B-11 there is an explanation of the different agencies to which Fair Housing Complaints can be reported including HUD, DFEH and local enforcement organizations including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. This section also explains that state Fair Housing Law covers protected classes beyond that of federal Fair Housing Law. Yet, demographics of Fair Housing complaints are only reported for HUD which received only 57 complaints for San Mateo County from 2017-2021. Whereas, data from Project Sentinel shows that they investigated nearly 300 Fair Housing discrimination cases in San Mateo County from 2015-2020. This does not include reports made to any of the other agencies listed. This would indicate that the draft housing element severely underestimates the number of Fair Housing

complaints made in San Mateo County and City of Foster City, and therefore cannot accurately gauge how well the city is doing in addressing Fair Housing issues.

Furthermore, there is a substantial lack of data on the Fair Housing issues faced by person with disabilities. For instance Chapter Disproportionate Housing Needs focuses almost solely on differences based on tenure, race and ethnicity with little to no mention of disability status other than within the homeless population. Guidance from HCD for AFFH recommends that jurisdictions complete an intersectional analysis of housing needs for BIPOC with disabilities as "there are significant disparities by race within the population with disabilities". While there is data provided on the housing cost burden of all Foster City residents by race in the Assessment of Fair Housing there is no intersectional analysis which shows the compounding effects of being a person of color with a disability as compared to a person of color without a disability or a white person with a disability. This is a significant component of Housing Choices' recommendations for Affirmatively Furthering Fair Housing, and yet is omitted from the city's draft. Please review Attachment 2 for additional data on the disparities in housing access for BIPOC with disabilities in San Mateo County collected by Housing Choices with support from Home for All San Mateo County.

We urge you to review the attached documents and make changes to the San Mateo Housing Element so that it meaningfully addresses the housing needs of its residents with developmental disabilities.

Sincerely,

Kalisha Webster

Kalisha Webster
Senior Housing Advocate
Email kalisha@housingchoices.org
Cell 650-660-7088

DEVELOPMENTAL DISABILITIES COMMENTS FOR FOSTER CITY HOUSING ELEMENT

4.11.22

Introduction to Developmental Disabilities

People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California's Developmental Disabilities Services Act and the U.S. Supreme Court's 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Faster Growth than the General Population. Foster City is home to 169 people with developmental disabilities of whom 94 are adults and 75 are under age 18. This represents a 13% increase over the 149 people with developmental disabilities living in Foster City reported in the 2015-2023 Housing Element and shows faster growth as compared to a 10% increase in the general population of Foster City during that same time period. Growth in the population of adults with developmental disabilities has significant implications for the Housing Element because many of the adults will need housing outside the family home in the coming years.

Table ____ Increase in People with Developmental Disabilities in Foster City

Age	2014	2021	% Change
Under age 18	70	75	7%
18 and older	79	94	19%
Total	149	169	13%

Note: The 2014 data were submitted by Golden Gate Regional Center for inclusion in the Foster City Housing Element 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Living Arrangements of Foster City Adults. The family home is the most prevalent living arrangement for Foster City's adults with developmental disabilities, with 64% of adults continuing to live in the family home in 2021, an increase of 12% since last reported in the 2015-2023 Housing Element, when only 52% of Foster City adults with developmental disabilities lived in the family home. Only 2.1% of Foster City adults with developmental disabilities have successfully transitioned to living in their own apartment compared to 11% in San Mateo County. And although the number of adults with developmental disabilities has increased 19% since the 2015-2031 Housing Element, the number living in licensed care facilities has declined. Only 32% of Foster City adults with developmental disabilities were living in licensed care facilities in 2021 as compared to 43% in 2014. As discussed below, opportunities for adults to live in a licensed facility are declining in San Mateo County, fueling the need for Foster City to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table ____ Changes in Living Arrangements of Foster City Adults with Developmental Disabilities

Living Arrangements	2014 Number	2014 Percent of Total	2021 Number	2021 Percent of Total	Change in Percent of Total
In the family home	41	52%	60	64%	12%
Own apartment with supportive services	2	2.5%	2	2.1%	-0.4%
Licensed Facilities	34	43%	30	32%	-11%
Other (including homeless)	2	2.5%	2	2.1%	-0.4%
Total	79		94		

Source: The 2013 data were reported by Golden Gate Regional Center for the Foster City Housing Element for 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Note: These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that Foster City adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their family home.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Foster City adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with

developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among Foster City adults during the period of the 2023 to 2031 Housing Element.

Table __ Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1023	1189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total adults	2514	2764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table __). This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in Foster City. Longer life spans also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Foster City.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San

Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low Income affordable housing units in Foster City. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Foster City.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

As demonstrated by a growing number of inclusive affordable housing developments in neighboring jurisdictions, Foster City can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide Foster City in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of San Mateo County.
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing** is needed, targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

Policy and Program Recommendations

Foster City has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it

more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Opportunities for adults with developmental disabilities to live outside the family home declined in Foster City since the last Housing Element even as the population grew by 13%. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that explicitly promote inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 50 new Extremely Low-Income housing units for Foster City residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

Sample Language: The City of Foster City shall monitor progress towards a quantitative goal of 50 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance, and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in Foster City. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the Foster City residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of Extremely Low Income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or city housing funds, the City of Foster City shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of Extremely Low-Income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Target City-Owned Below Market Rate Units to Meet City-Specific Priorities.** The City of Foster City is the owner of several Below Market Rate units. These units present a unique opportunity to meet the housing needs of the city's most vulnerable populations, including but not limited to people with developmental disabilities. As these units turnover for occupancy the city should explore opportunities for creating shared housing for special needs populations with the provision of on-site supportive services. These units should also be made affordable to individuals earning less than 30% AMI who are at greatest risk of homelessness or displacement and are not served by typical affordable housing. By renting individual rooms at deeper levels of affordability the city is able to create housing opportunities for Extremely Low Income residents while earning higher rental income than would be generated by the individual units if priced at Extremely Low Income rent levels. For example if the city were to rent out each room in a 5 bedroom unit at \$500 the total rental income generated by all 5 bedrooms would be \$2500 or more than 40% AMI.

Sample Language: As city-owned Below Market Rate units turnover for occupancy the city shall publish requests for competitive proposals for service providers to provide on-site supportive services to special needs populations in shared housing. The city should also commit to renting rooms at rates affordable to people earning below 30% AMI who are not served by typical affordable housing, such as people with developmental disabilities who receive services funded by Golden Gate Regional Center.

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of Foster City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

Sample Language: The City of Foster City shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

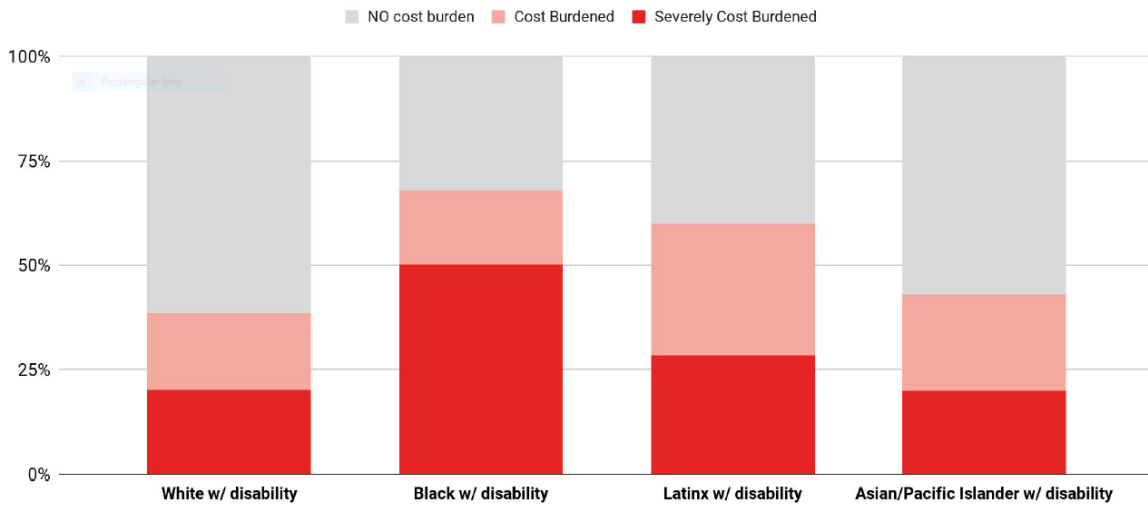
- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

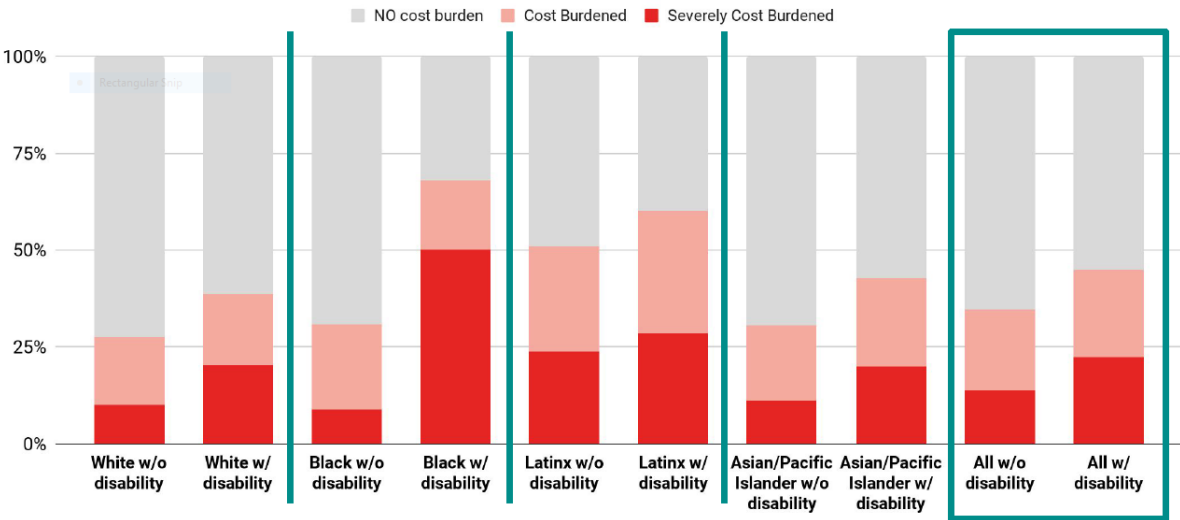
- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. This is attributable to the lack of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. Foster City offers its residents exceptional employment, educational and social opportunities but the severe shortage of Extremely Low Income rental units means that BIPOC—particularly those with disabilities—may be excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Foster City and decrease displacement and homelessness for the most at-risk Foster City residents.

Sample Language: The City of Foster City's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

Race/Ethnicity Disparities in Rent-Burden among San Mateo County Residents with Disabilities



All Races/Ethnicities: Disparities in Rent-Burden among San Mateo County Residents with and without Disabilities



APPENDIX F: PUBLIC PARTICIPATION

From: [Eva Fok](#)
To: [Foster City Planning Department](#)
Subject: Housing for Foster City
Date: Friday, June 3, 2022 10:51:02 AM

Hi my name is Eva Fok I am a resident of Foster city for over twenty years! Recently I noticed many luxury apartment buildings in our neighborhood! They are beautiful built but very expensive! One bedroom apartment can costs over \$3500 . I feel that we need more affordable housing for working class or seniors! Please plan for these groups!
Thank you
Eva Fok

Sent from my iPhone

Mrs. Marlene Subhashini,
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, Ca. 94404

RE: Comments on Foster City 6th Cycle RHNA, Draft Housing Element.

Dear Marlene;

As you probably know, I am a longtime resident of Foster City, and very familiar with the town and its neighborhoods. I have serious issues and concerns about the proposed Draft Housing Element that I would like to address—specifically, in relation to the Housing Resource and Sites as listed in Appendix D of the report.

Keep in mind that the city’s RHNA share is 1896 units to be built during the planning period, the Draft Housing Element forecast of 3160 unit is too ambitious, unreal, way over-estimated and it is not going to happen. Remember, Foster City is pre-planned community and is fully developed, so where are these units coming from?

Consider Table 13: Sites Inventory, page D-34:

Pipeline Projects Total	33 units
Proposed Project:	
Lantern Cove, application submitted in 2020,	356 units
Schooner Bay, application submitted in April, 2022	646 units
ADU Projection	24 units
<u>TOTAL</u>	<u>1059 units</u>

Those are the only realistic projects that have any hope of being built during the planning period.

All other projects in the inventory list represent Non-Vacant Residential and Commercial that are not feasible, not buildable and grossly unrealistic. They should not be considered and be taken out of the list. Those are the (RHNA5) six apartment sites, the Eave Apartment and Foster Landing.

Unlike Schooner Bay and Lantern Cove apartments, which are underutilized, greatly underdeveloped and have plenty of room for expansion, Franciscan, Sand Cove, The Lagoons,

Beach Cove, Shadow Cove, Harbor Cove the Eaves and Foster Landing are all fully developed with no room to add anything of value to them, as detailed below:

Harbor Cove:

This is a 400-unit apartment on a 15-acre site with 330 parking stalls. That is less than 1 parking stall per unit. The draft report states that there is additional capacity of 70 units to be built over the parking stalls, which is exceedingly unreasonable. Theoretical capacity should be compared against practical capacity, feasibility and buildability of those additional units. The proposed units would need to be 6 to 7 stories high over the carports which would obstruct views and light from the existing buildings. Where would the tenants park their cars during the construction? In addition, it is not economically feasible to the owner to build these additional units, nor has he expressed any interest in doing so. These units are theoretical and good on paper only.

The Draft report states that the owner submitted an application for 21 ADU units in 2021 to be built in unused storage rooms and two vacant laundry rooms. There is no room for anything like this in this apartment complex. There are no storage rooms of any reasonable size to be an ADU of 850 s.f. as required. The two laundry rooms are less than 350 s.f. each. There are no 21 ADUs that can fit in this site anywhere. If the owner applied in 2021, these units should have been built by now.

Any ADU in a multi-unit complex should be counted only if a construction permit is issued. Otherwise it is not there.

Foster Landing Apartment:

This is a 490-unit apartment situated on a 30-acre site—not 46.35 as stated in the report. The density is 16.3 units/acre, not 10.57. A relatively newer complex built in late 1980's, this is not an underutilized, underdeveloped site like Schooner Bay or Lantern Cove by any means. To suggest an additional 900 units on this site over the carport area is really an illusion. The capacity does not exist by any means. It is only a dream.

1010 Metro Center Site:

As previously stated, this site is Non-Vacant, Non-Residential site, 6.3 acres in size, encumbered by PG&E easement for a net buildable area of 4 acres. The owner stated that he would like to have the option for mixed use in addition to commercial; he did not state that he intended to do either mixed use or 100% residential.

The draft report assigned 100% residential with 222 units. That is not a realistic assumption.

Maybe 100 units would be a reasonable assumption—only if the owner chooses to do mixed use. If he does not, we are not going to have any. Again, the probability of these units being built during the planning period is not great.

1601 Beach Park Site:

This is a Vacant 1.4-acre site with a pending application for 32-unit townhome project that was submitted in 2019. Government Code Sec. 65583.2 (a) requires that vacant sites to be included in the available list in the housing element. The draft report fails to include it. Even though it is the only vacant site in the city.

In conclusion, the total viable and realistic unit count would be the 1059 mentioned above and 100 units for the 1010 Metro Center site for a total of 1159. That is way too short of the required 1896, not to mention the required buffer.

The proposed rezoning for the Non-Vacant, residential sites is meaningless, as you are rezoning multi-unit sites to multi-unit sites. The city should consider zoning single-family neighborhoods to R4 or perhaps R5 in order to meet its obligation under RHNA.

G. H. Dababo

891 Sea Island Lane
Foster City, 94404
650-573-5724

gdababo@gmail.com

HOUSING ELEMENT PUBLIC COMMENTS FOLLOWING PUBLIC REVIEW DRAFT

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610 Foster City Boulevard
Foster City, CA 94404

Re: Foster City Housing Element Update

Dear Ms. Carmichael and Ms. Ly,

We purchased the property at 1291-1295 East Hillsdale Boulevard with the goal of continuing its commercial use in the short term, but with a consideration for residential redevelopment in the mid to long-term. We understand the City is interested in rezoning our site to allow for residential use as part of the City's updated Housing Element. We are writing to express our support for the proposed residential rezoning, as it would serve the City's goal of increasing opportunities for housing development amidst the current housing crisis in the Bay Area.

Our current tenant mix includes several medical service providers, many of which have long term leases. One of our tenants is a private school, Kids Connection, that leases space for their administrative operations, and operates a school facility next door at 1998 Beach Park Boulevard. Approving the rezoning of the site for residential use will have no impact on these tenants and the lease terms we have mutually agreed to. Further, adding residential use as an additional permitted use expands opportunities for all parties. We see the potential for a mixed-use development, which maintains substantial space for medical office and other uses that support the community, as well as providing a higher-density residential use to help respond to the increasing demand for housing in Foster City and the State. We are committed to continuing to work with the Kids Connection and exploring opportunities for them to increase their space at 1291 Hillsdale and also potentially coordinating future development of both sites. Accordingly, we support including the parcels to the north of us into the same mixed-use zone district. The combining of two or more parcels could produce certain efficiencies that would make for a more financially feasible project.

The current economic reality is that rising construction costs and interest rates require higher density to justify the cost to building new housing. The nearby Triton was built at a density of 52 units per acre and the 100 Grand was built at a density of 48 units per acre. For a project to be feasible at our site, we recommend a density of 90 to 100 units per acre.

By identifying and addressing the issues of key stakeholders upfront through the zoning and Housing Element process, we increase the likelihood of success and the construction of additional housing to the City. Having the correct zoning and densities to make a financially feasible project is critical to its success.

APPENDIX F: PUBLIC PARTICIPATION

In our opinion, the most direct way to create a financeable project, would be to establish a mixed-use district that included medium to high density residential uses, as well as medical office and educational uses. These core components best represent the needs of the community by maintaining the neighborhood's health services; logically expanding educational uses to the City's residents; and providing much needed workforce housing to the community and the state.

Conclusion

We understand that our site was recommended to be included in the Sites Inventory and to amend the CO zoning district to allow for residential use by the City Council and Planning Commission at their joint hearing on May 17, 2022. We appreciate and are supportive of this action, and encourage the City to continue pushing for greater housing density, to maximize the opportunities at our site and others on the inventory. Thank you again for your time and consideration. Please let us know if you need anything further from us.

Regards,

A handwritten signature in blue ink that reads "Chester Congdon" followed by the date "6/27/2022".

Chester Congdon

Chester Congdon
Adgate Partners LLC
1124 Montana Avenue, Suite A
Santa Monica, CA 90403
O: 310.310.8761
C: 415.640.2075



City of FOSTER CITY

2023 - 2031 Housing Element Update

HCD REVIEW DRAFT



Prepared for:
City of Foster City
July 2022

URBAN
PLANNING
PARTNERS
INC.

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EXECUTIVE SUMMARY

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

INTRODUCTION AND BACKGROUND

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

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

HOUSING NEEDS

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

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

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

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

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

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

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

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

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) ASSESSMENT

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

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

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

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

- **There are disparities in housing cost burden in Foster City by race and ethnicity—but not by tenure (renters/owners).** Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the City. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.
- **Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production.** Just 9% of the City's rental units rent for \$2,000 and less. The County has four times the proportion of rentals priced under \$2,000 than the City.
- Racial and ethnic minority students served by the San Mateo Union High School District, of which Foster City is part, **experience lower educational outcomes compared to other students.** Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. However, **Pacific Islander, Hispanic, and Black students in the San Mateo Union High School District were less likely to meet the admission standards.** Although San Mateo Union High School District has relatively low dropout rates—4% of students—compared to other districts in the County, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.**
- 80% of Housing Choice (Section 8) voucher holders in Foster City reported in a survey that **finding a unit that takes vouchers is “somewhat” or “very” difficult.**
- 20% of residents who thought they had been **discriminated against in sales transactions** said a real estate agent required prequalification before they would show properties; 17% were refused a mortgage loan; 10% said a real estate agent would not make a disability accommodation.
- **Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments.** These jobs often do not support the City's housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden.

CONSTRAINTS

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

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

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

RESOURCES AND SITES

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

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

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

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

2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

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

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

TABLE ES-2: HOUSING SITE SELECTION CRITERIA

Site Name	Distance to Arterial St	Distance to E. Hillsdale Blvd (Evacuation)	Distance to Park	Distance to Grocery Store	Distance to Bus Stop	Distance to Rec Center or Library	% Border with SF or TH	AFFH-Expand Locations	Size
Pipeline Projects									
Laguna Vista Condos & Apts	0.0	0.0	0.0	0.7	0.1	0.5	0	N	
Project Applications									
Lantern Cove	0.3	1.4	0.2	0.8	0.8	2.0	13%	Y	16.8
Schooner Bay	0.0	1.7	0.1	1.0	1.1	2.2	0%	Y	24.8
Eaves Apartments MF ADUs	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11
Triton Apartments MF ADUs	0.1	0.1	0.0	0.9	0.1	0.6	0%	N	
RHNA 5 Sites									
Franciscan Apartments	0.0	0.4	0.0	0.5	0.0	0.6	30%	N	6.4
Sand Cove Apartments	0.0	0.3	0.0	0.1	0.0	0.0	0%	Y	8.77
The Lagoons Apartments	0.0	0.4	0.0	0.5	0.1	0.2	0%	Y	9.64
Beach Cove Apartments	0.0	0.7	0.1	0.1	0.1	0.8	14%	Y	18.7
Shadow Cove Apartments	0.0	0.8	0.2	0.1	0.0	0.9	15%	Y	7.9
Harbor Cove Apartments	0.0	0.0	0.0	0.2	0.0	0.6	0.0	Y	15.1
Other Residential Sites									
Eaves Apartments	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11.0
Foster's Landing Apartments	0.0	0.3	0.1	0.4	0.1	0.1	0%	N	46.35
Commercial Sites to Convert or Allow Mixed Use									
OSH	0.0	0.0	0.2	0.6	0.1	0.5	0%	N	6.345

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

 = 0.6 to 0.9 miles; 30% or more border with SF or TH

 = 1.0 miles or more

Y = would expand geographic area of BMR housing

N = would not expand geographic area of BMR housing

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

- The City worked with developers to facilitate the completion of the Foster Square mixed-use development, which includes 200 market rate senior condominiums, 131 units of assisted living and 24 memory care beds in the Atria, and 66 units of below market rate senior apartments at Alma Point, owned and operated by Mid-Peninsula Housing.
- The City adopted a Commercial Linkage Fee in December 2016 applicable to new commercial developments to support the provision of affordable housing.
- The City worked with Essex Properties to develop and implement several programs to assist the BMR tenants at Foster's Landing as the affordability covenants began to expire in phases between 2020 and 2023.
- City Council approved Resolution 2020-24b to place tenants at-risk of displacement in the top tier (1a) of the affordable housing preference categories.

PUBLIC PARTICIPATION

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

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

HOUSING PLAN

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

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

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



CHAPTER 1 | INTRODUCTION

PURPOSE OF THE HOUSING ELEMENT

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

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

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

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

1. INTRODUCTION

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

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

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

WHY HOUSING IS IMPORTANT: KEY FINDINGS

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

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

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



Senior Housing Building at Foster Square

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

THE VISION OF FOSTER CITY AS PRESENTED IN THE HOUSING ELEMENT

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

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

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

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

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



CHAPTER 2 | HOUSING NEEDS ASSESSMENT

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

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

COMMUNITY PROFILE

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

POPULATION CHARACTERISTICS AND TRENDS

Population Growth

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

2. HOUSING NEEDS ASSESSMENT

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

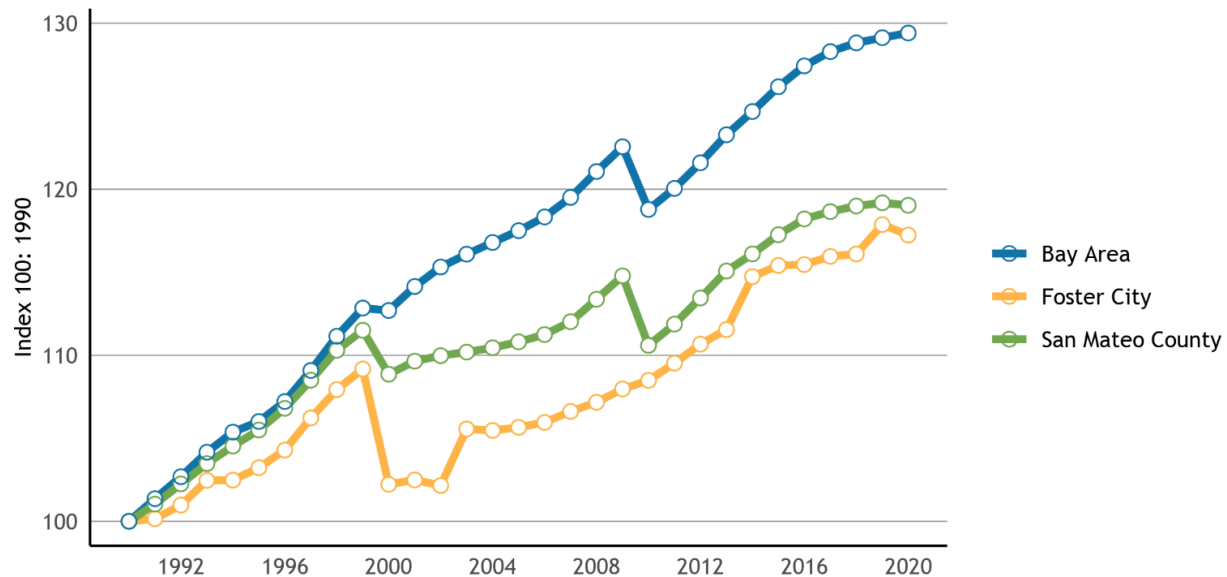


Figure 2-1: Population Growth Trends

Source: California Department of Finance, E-5 series

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

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

Age Composition

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

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

Race and Ethnicity

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

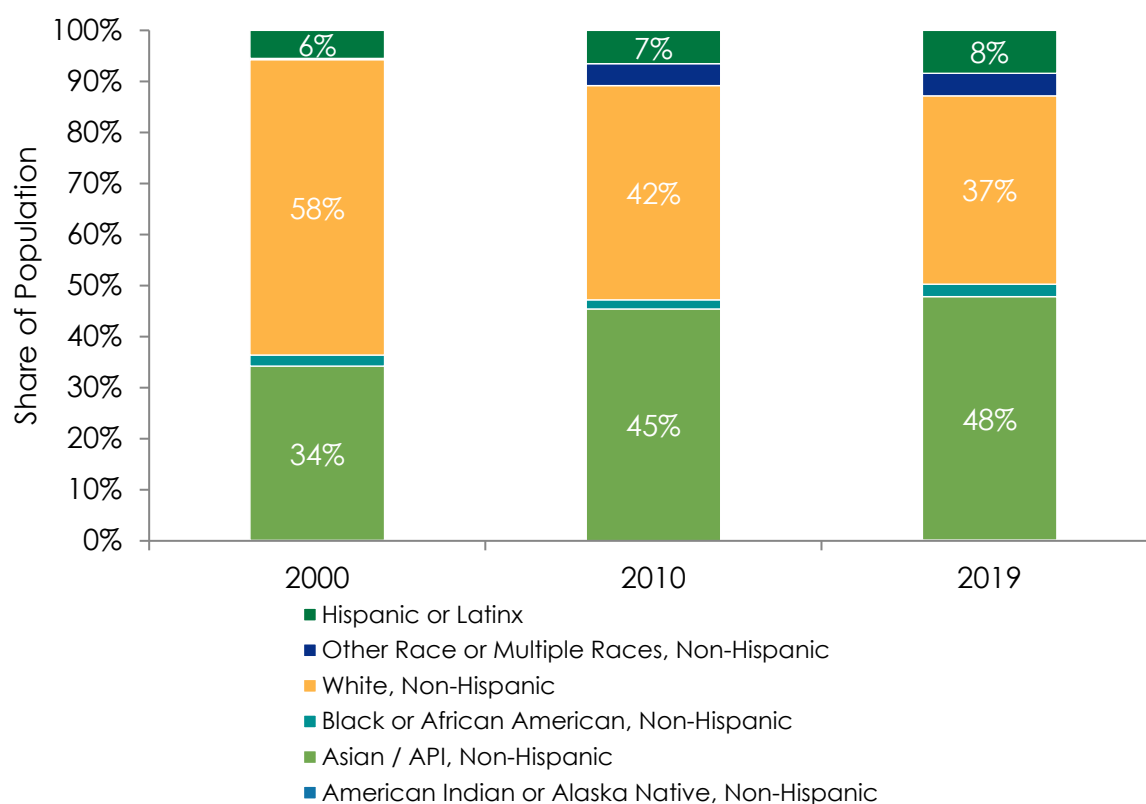


Figure 2-2: Foster City Population by Race, 2000-2019

Universe: Total population

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

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

In absolute terms, the Asian/API, Non-Hispanic population increased the most while the White, Non-Hispanic population decreased the most. **Foster City has become more diverse since 2000 and today no one racial group comprises a majority of the city’s population. Asian/API, Non-Hispanic residents make up the largest percentage (48%),** which is larger than the Asian/API, Non-Hispanic population of both San Mateo County and the larger Bay Area (30% and 27%, respectively). White residents (37% of Foster City’s population) and Black or African American residents make up a similar proportion compared

2. HOUSING NEEDS ASSESSMENT

to the County and region, while Hispanic or Latinx residents in Foster City (8%) make up a significantly smaller proportion (24% in both the County and region).

EMPLOYMENT AND INCOME TRENDS

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

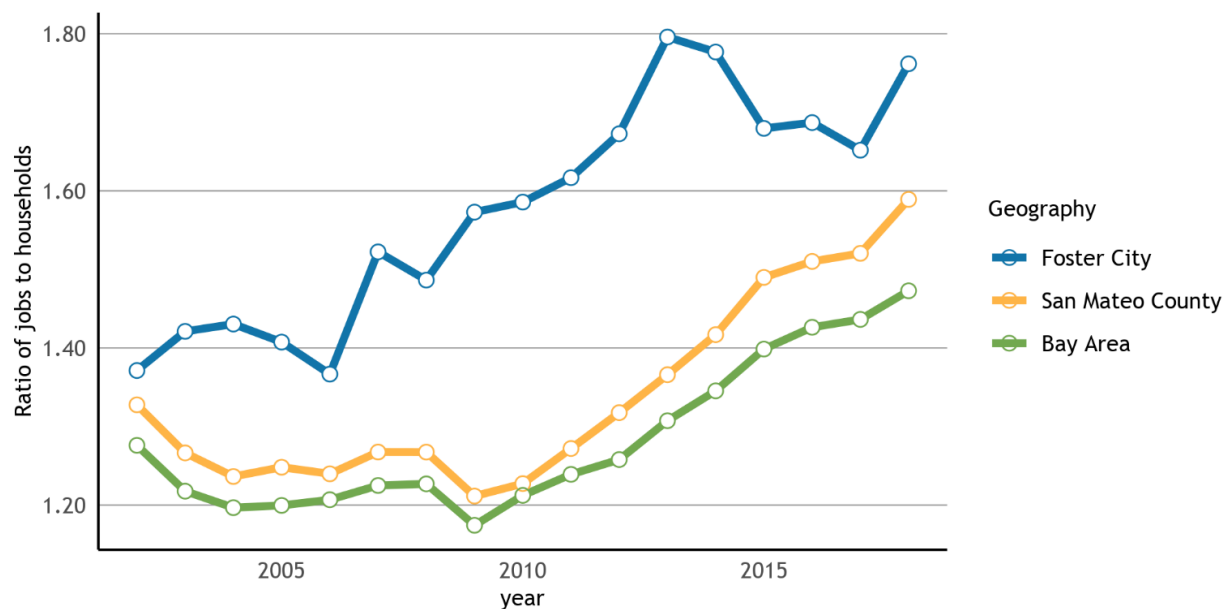


Figure 2-3: Jobs-Household Ratio

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

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

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

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

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

HOUSING STOCK CHARACTERISTICS AND TRENDS

Housing Growth

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

Housing Costs and Cost Burden

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

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

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

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

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

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

2. HOUSING NEEDS ASSESSMENT

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

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

Housing Type and Tenure

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

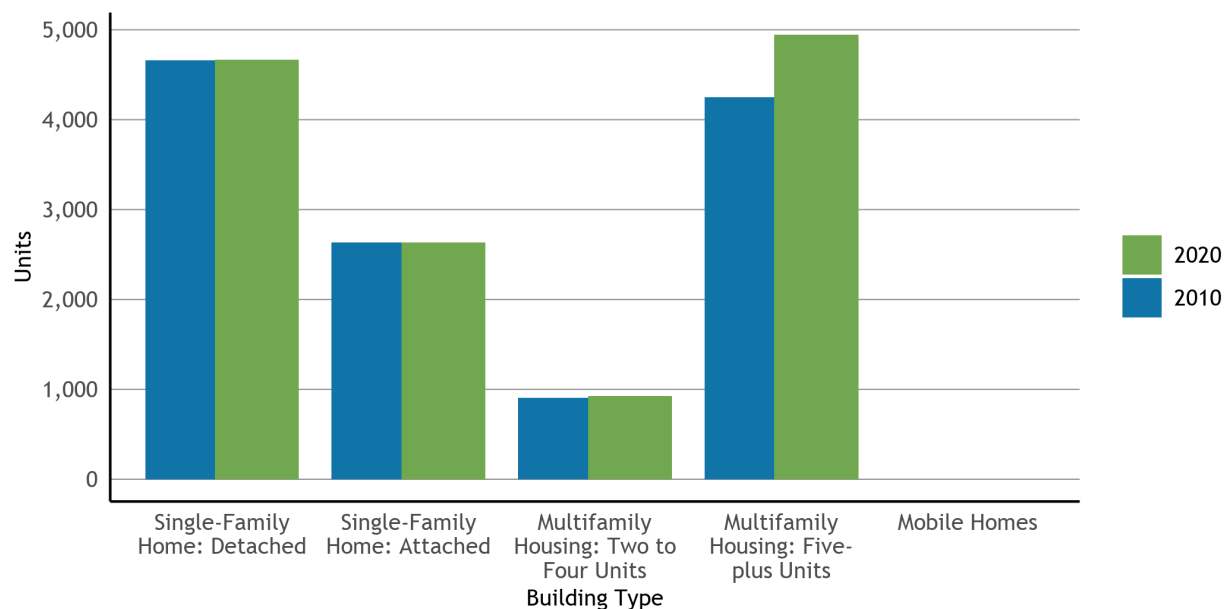


Figure 2-4: Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series

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

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

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

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity—ability for individuals to stay in their homes—in a city and region. Generally, renters may be displaced more quickly if prices increase, and are more likely to experience overcrowding. Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. **In Foster City fewer residents rent than own their homes: 42.9% versus 57.1%. By comparison, 39.8% of households in San Mateo County and 44% of Bay Area households rent their homes.**

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

Housing Condition

Generally, there is limited data on the extent of substandard housing issues in a community. However, Census Bureau data gives a sense of some of the substandard conditions that may be present in Foster City. 1.1% of renters in Foster City reported lacking a kitchen (likely as a result of unpermitted ADUs/garage conversions and rented rooms with no kitchen privileges) and 0.2% of renters lack plumbing, compared to 0% of owners who lack a kitchen and 0% of owners who lack plumbing. The City’s Code Enforcement staff estimates that approximately 10 ownership units, comprising .08% of the housing stock, need rehabilitation. The City works with non-profit organizations, such as Rebuilding Together Peninsula, to assist low-income homeowners with repairs.

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

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

2. HOUSING NEEDS ASSESSMENT

SPECIAL NEEDS POPULATIONS

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

SENIOR HOUSEHOLDS

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

PERSONS WITH DISABILITIES

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

- Ambulatory – 3.3%
- Cognitive – 1.8%
- Independent Living Difficulty – 2.6%
- Hearing – 2.1%
- Vision – 0.9%

Developmental Disabilities

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

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

Large Households

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

Female-Headed Family Households

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

Farmworkers

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

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

2. HOUSING NEEDS ASSESSMENT

Extremely Low-Income Households

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

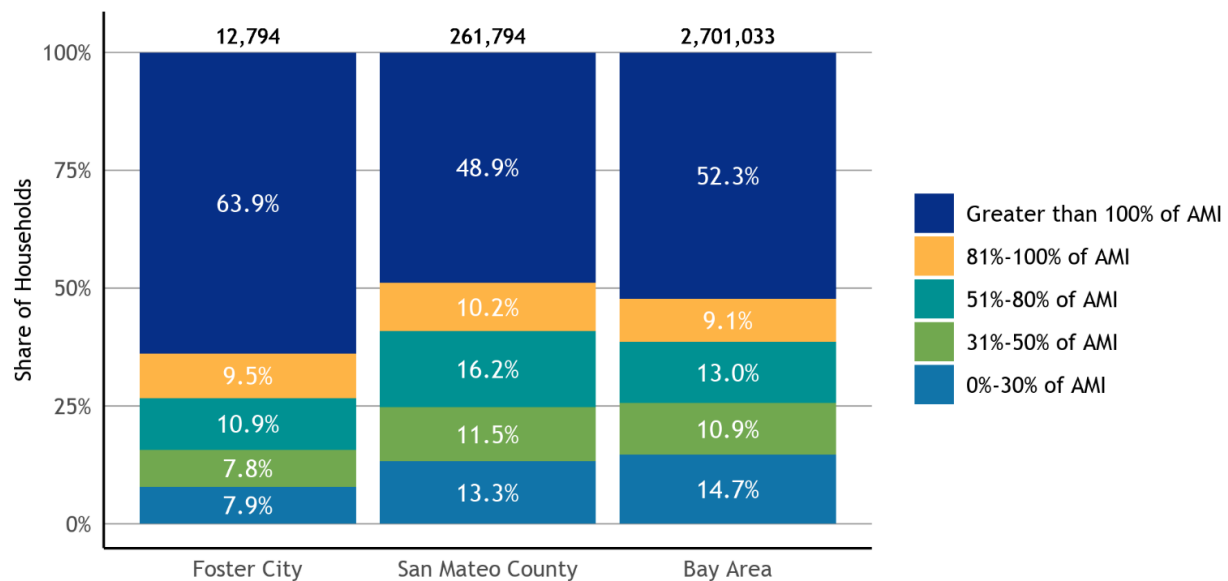


Figure 2-5: Households by Household Income Level

Universe: Occupied housing units

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

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

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

People Experiencing Homelessness

Homelessness remains an urgent challenge throughout the region, reflecting a range of social, economic, and psychological factors. Homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In

San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.5% are unsheltered. Of homeless households with children, most are sheltered in emergency shelters.

San Mateo County conducted the latest Point in Time (PIT) Count from February 24, 2022 through March 3, 2022. Volunteers were deployed to conduct an observational count of those experiencing unsheltered homelessness. In both 2019 and 2022, Foster City had four unsheltered homeless according to the San Mateo County PIT data (<https://www.smcgov.org/hsa/2019-one-day-homeless-count> and <https://www.smcgov.org/media/125526/download?inline=>). Foster City's strategy has been to support Countywide efforts and agencies providing services and facilities that are better located to be effective (see Table 2-1).

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

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

Note: Universe: Population experiencing homelessness.

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

2. HOUSING NEEDS ASSESSMENT

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

ASSISTED RENTAL HOUSING “AT RISK” OF CONVERSION

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

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The RHNA process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. This process is repeated every 8 years, **and for this cycle the Bay Area is planning for the period from 2023 to 2031**. In the case of the San Francisco Bay Area, ABAG, and HCD determine the number of housing units that should be produced in the region. This determination of need is primarily based on estimated job growth. ABAG then allocated that need for each jurisdiction, based on their share of the region’s households and adjusted for access to high opportunity areas, proximity of jobs to transportation and transit, and an equity adjustment to ensure that each jurisdiction receives an allocation of lower-income units that is at least proportional to its share of the region’s total households in 2020 (see Table 2-2).

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

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

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

As shown above in Table 2-2, the amount of housing being required is significantly higher than required for the last Housing Element. Approximately 43% of all new housing is required to be affordable to low- and very low-income households.

This chapter has summarized a wide variety of housing needs that are presented in more detail in Appendix A. Table 2-3 below identifies the links between the housing needs and contributing factors and highlights the key actions proposed to address these needs.

TABLE 2-3: HOUSING NEEDS ACTION PLAN

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
About 32.6% of renters and 32.9% of owners are cost burdened or severely cost burdened.	Growth in rents and sales prices have outpaced income growth. Lack of adequate supply of housing has increased demand and prices.	Increase the supply of affordable housing through a variety of programs: <ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowner Rehabilitation Loans H-D-4-b: ADU/JADU Financial Incentive Program H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review H-D-4-d: Improved Public Information on ADUs H-D-4-e: Amnesty Program for Existing Unapproved ADUs H-D-4-f: Objective Design Standards for ADUs H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> Create program by 2024; 20 new loans by 2031 Create program by 2023; provide 10 units by 2031 2024 2023 for improved website and counter information 2025 2024 Ongoing: at least 10 new matches per year
Increasing senior population results in needs to age in place, move to multi-family and/or accessible units.	Many seniors on fixed incomes find it difficult to keep up with increases in housing cost.	Increase the supply of affordable housing through a variety of programs (described above).	
Increase in jobs to household ratio creates need for more units.	Foster City (and San Mateo County as a whole) has added more jobs than housing units in the past 10 years.	Increase the supply of affordable housing through a variety of programs (described above).	
Home ownership costs are out of reach for households earning a low or moderate income.	Growth in sales prices has outpaced income growth.	<ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowner Rehabilitation Loans 	<ul style="list-style-type: none"> Create program by 2024; 20 new loans by 2031
Persons with disabilities face additional housing challenges.	Difficulties are compounded with low income, racial discrimination, need for supportive services, and/or other factors. Persons with disabilities often need extremely low-income housing.	<ul style="list-style-type: none"> H-D-4-b: ADU/JADU Financial Incentive Program H-D-6-c: Reevaluate Parking Requirements H-E-1-a: Existing Unit Purchase Program-Opportunities for Supportive Housing H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low Income 	<ul style="list-style-type: none"> Create program by 2023; provide 10 units by 2031 2024 2023 to adjust preferences Ongoing

2. HOUSING NEEDS ASSESSMENT

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> ▪ H-F-1-a: Facilities and Services for Special Needs ▪ H-G-1-a: Non-Discrimination ▪ H-G-2-a: Anti-Discrimination Regulations ▪ H-G-2-b: Fair Housing Training for Landlords and Tenants ▪ H-G-2-c: Information Specific to Fair Housing ▪ H-G-2-d: Multilingual Tenant Resources ▪ H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> ▪ 2023 to establish expedited review process ▪ 2023 to update website ▪ 2023 and ongoing ▪ At least one fair housing training per year beginning in 2024 ▪ 2023 and ongoing ▪ 2024 and ongoing ▪ 2024 to research options and report to City Council
Very few housing units are available for extremely low-income households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<ul style="list-style-type: none"> ▪ H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low Income 	<ul style="list-style-type: none"> ▪ Ongoing
A variety of housing types in all areas of the city are needed to provide housing choices for all types of households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<p>Include sites in the Sites Inventory that expand BMR units geographically beyond existing BMR properties.</p> <ul style="list-style-type: none"> ▪ H-D-4-b: ADU/JADU Financial Incentive Program ▪ H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review ▪ H-D-4-d: Improved Public Information on ADUs ▪ H-D-4-e: Amnesty Program for Existing Unapproved ADUs ▪ H-D-4-f: Objective Design Standards for ADUs ▪ H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> ▪ Create program by 2023; provide 10 units by 2031 ▪ 2024 ▪ 2023 for improved website and counter information ▪ 2025 ▪ 2024 ▪ Ongoing: at least 10 new matches per year
RHNA for Foster City is 1,896 housing units		Increase the supply of affordable housing through a variety of programs (described above).	



CHAPTER 3 | AFFIRMATIVELY FURTHERING FAIR HOUSING

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

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

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

- **Foster City replicates San Mateo County and region overall in terms of household size and household composition but diverges in household income and racial diversity:** Foster City has a much higher proportion of households with incomes greater than 100% AMI than the County or region, a much lower proportion of lower than 50% AMI households, and a much higher share of Asian households. Foster City’s residents have grown more racially diverse since 2000 largely due to the growth of Asian residents, primarily Asian Indian and Chinese. **Where segregation¹ exists in the City, it is for Asian residents.**
- **Poverty rates vary modestly across races and ethnicities—except for residents identifying as “other” races or mixed-race.** More than one-fourth of these residents live below the poverty line, many of whom are children. Hispanic/Latinx² residents also have lower income distribution and higher poverty rates.

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

² Throughout this report, we will use the term used by the original data source, including Hispanic, Latino, and Latinx interchangeably.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

- **Foster City offers a variety of housing types** with mostly medium or large multi-family (37.5%) and single family detached units (35.4%). One-fifth are single family attached and 7% are small multi-family units.
- **Renters are more likely to be living in 1- and 2-bedroom units than owners, and owners are more likely to be occupying 3- to 4- and 5-bedroom units.** To the extent that larger renter households desire to live in Foster City, **the lack of rental housing stock to accommodate their needs could limit their access to housing in the City.**
- **There are disparities in housing cost burden in Foster City by race and ethnicity—but not by tenure (renters/owners).** Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the City. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.
- **Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production.** Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Just 9% of the City's rental units rent for \$2,000 and less. **The County has four times the proportion of rentals priced under \$2,000 than the City.**
- **Mortgage denial rates are relatively modest—ranging from 12% to 20%—and similar across races and ethnicities.**
- **Racial and ethnic minority students served by the San Mateo Union High School District, of which Foster City is part, experience lower educational outcomes compared to other students.** Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. However, **Pacific Islander, Hispanic, and Black students in the San Mateo Union High School District were less likely to meet the admission standards.** Although San Mateo Union High School District has relatively low dropout rates—4% of students—compared to other districts in the County, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.**
- **Resident-reported housing challenges and discrimination.** Nearly 150 residents of Foster City completed a survey about their housing challenges conducted by Root Policy Research for all San Mateo County jurisdictions. Most respondents did not report housing concerns, and most were owners. Respondents represented Black or African American and Hispanic residents in the City proportionally; however, more residents were White and fewer were Asian than in the City overall.
- The top needs identified by those with challenges include:
 - 80% of Housing Choice (Section 8) voucher holders said **finding a unit that takes vouchers is "somewhat" or "very" difficult.** These respondents cited a variety of factors for those difficulties including vouchers not covering rent (38%), not enough time to find units that accept vouchers (38%), landlords not renting to voucher holders (23%), and difficulty finding information about units that accept vouchers (23%);
 - 20% of respondents said that **public transit does not go to needed locations or operate during times needed,** and 14% said they cannot get to transit easily or safely;
 - 20% said their **house or apartment is not large enough for their family;**

- 15% of respondents said they would like to move from their current housing but cannot afford to; and
- 11% said the HOA in their neighborhood would not let them make desired changes to their house or property.
- Some residents reported experiencing housing discrimination:
 - Respondents with disabilities said they had been told their **rent would cost more because of their service or emotional support animal** and/or told they could not have a service or emotional support animal.
 - 20% of residents who thought they had been **discriminated against in sales transactions** said a real estate agent required prequalification before they would show properties; 17% were refused a mortgage loan; 10% said a real estate agent would not make a disability accommodation.
 - The top reasons for being denied housing were:
 - Landlord not accepting the applicants' source of income such as social security or disability benefits (28% of those denied).
 - Lack of a stable housing record (28%).
 - Lack of a regular or consistent job or job history (28%).
 - Income too low (17%).
 - Health care or service needs (17%).
 - Foreclosure, children in the household, real or perceived sexual orientation or gender identity, COVID, and/or language spoken (each 11%).

CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN

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

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

The priorities for the Fair Housing Action Plan are:

1. Address disproportionate impacts by Increasing the supply of affordable housing and providing more housing choices throughout the City.
2. Protect tenants from displacement through an anti-displacement strategy.
3. Address housing discrimination through fair housing information and training and additional opportunities for supportive housing.

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

FAIR HOUSING ACTION PLAN

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

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Foster City's high housing costs limit housing choice and have a disproportionate impact on Black or African American and Hispanic households.	<p>Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments. These jobs often do not support the City's housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden.</p> <p>The lack of housing in Foster City to accommodate larger renter households can disproportionately impact households of color, which tend to be larger.</p>	<p>Increase the supply of affordable housing through a variety of programs:</p> <ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowner Rehabilitation Loans H-D-4-b: ADU/JADU Financial Incentive Program H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review H-D-4-d: Improved Public Information on ADUs H-D-4-e: Amnesty Program for Existing Unapproved ADUs H-D-4-f: Objective Design Standards for ADUs H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> Create program by 2024; 20 new loans by 2031 Create program by 2023; provide 10 units by 2031 2024 2023 for improved website and counter information 2025 2024 Ongoing: at least 10 new matches per year
Foster City's low production of affordable housing limits housing choices of Black or African American and Hispanic households who have lower incomes.	<p>Foster City has had limited production of affordable housing. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City's inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City's rental units rent for \$2,000 and less. San Mateo County has four times the proportion of rentals priced under \$2,000 than the City.</p>	<ul style="list-style-type: none"> Increase the supply of affordable housing through a variety of programs (described above). 	

3. AFFIRMATIVELY FURTHERING FAIR HOUSING

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Foster City's multi-family housing is aging and vulnerable to redevelopment and displacement of low- and moderate-income households.	<p>The high water table in Foster City creates maintenance needs, particularly for multi-family buildings.</p> <p>Aging, low-density apartment developments may have economic incentives to redevelop.</p>	<ul style="list-style-type: none"> H-C-2-c: Replacement Unit Requirements H-C-3-b: Anti-Displacement Strategy 	<ul style="list-style-type: none"> 2023 2024
Residents report experiencing fair housing discrimination in Foster City mostly based on disability and/or being a voucher holder/source of income. Few of those experiencing discrimination file complaints or take action.	<p>Tenants' and property owners' lack of knowledge about fair housing laws.</p> <p>Property owners violating fair housing laws.</p> <p>Tenants fear of retaliation, few options to relocate.</p>	<ul style="list-style-type: none"> H-E-1-a: Existing Unit Purchase Program- Opportunities for Supportive Housing H-D-4-d: Improved Public Information on ADUs H-F-1-a: Facilities and Services for Special Needs H-G-1-a: Non-Discrimination H-G-2-a: Anti-Discrimination Regulations H-G-2-b: Fair Housing Training for Landlords and Tenants H-G-2-c: Information Specific to Fair Housing H-G-2-d: Multilingual Tenant Resources H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> 2023 to adjust preferences 2023 for improved website and counter information 2023 to establish expedited review process 2023 to update website 2023 to update website At least one fair housing training per year beginning in 2024 2023 and ongoing 2024 and ongoing 2024 to research options and report to City Council
Black or African American, Hispanic, and Pacific Islander students are less likely than other students to meet college admission standards and have higher high school dropout rates.	The underlying factors for these differences are unknown and need to be examined as part of AFFH actions.	<ul style="list-style-type: none"> Increase the supply of affordable housing through a variety of programs (described above). 	

3. AFFIRMATIVELY FURTHERING FAIR HOUSING



CHAPTER 4 | CONSTRAINTS

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

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

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

GOVERNMENTAL CONSTRAINTS

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

Appendix C, Constraints, includes a detailed analysis of the potential constraints imposed by the City's policies and regulations, including General Plan Land Use designations, zoning regulations, development standards, parking requirements, inclusionary housing requirements, fees, permit processing procedures, and other factors. Several Housing Programs are proposed to examine and amend some of these to reduce potential constraints, such as the elimination of minimum floor area requirements for specific dwelling unit types (Housing Program H-D-6-b).

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

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are generally market factors over which individual local governments have little or no control and include land, labor and construction costs, and availability of financing. Appendix C, Constraints, includes a detailed analysis of development costs, availability of financing, availability of construction labor, neighborhood opposition, and constraints specific to Foster City, such as:

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

HOUSING CONSTRAINTS ACTION PLAN

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

TABLE 4-1: HOUSING CONSTRAINTS ACTION PLAN

Housing Constraints Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Zoning densities	Limited densities in areas with higher densities already adjacent and services nearby unnecessarily restrict additional housing.	<ul style="list-style-type: none"> H-D-1-b: General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Site Inventory 	<ul style="list-style-type: none"> Upon Housing Element Adoption
Development standards	Uncertainty of the City's expectations can result in additional processing time and cost.	<ul style="list-style-type: none"> H-D-6-e: Multi-Family Objective Design Standards H-D-6-f: SB 9 Objective Design Standards 	<ul style="list-style-type: none"> 2023 2023
Zoning constraints such as minimum unit sizes	Minimum unit sizes limit and/or preclude some types of housing	<ul style="list-style-type: none"> H-D-6-b: Minimize Zoning Constraints 	<ul style="list-style-type: none"> Amend or rescind minimum floor areas in Chapter 17.56 concurrent with Housing Element Adoption; evaluate other incentives by 2024
Parking requirements	Parking requirements in excess of needs add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-c: Reevaluate Parking Requirements 	<ul style="list-style-type: none"> 2024
Fees	Fees add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-d: Development Fee Waivers 	<ul style="list-style-type: none"> 2023 and ongoing
Processing procedures	Processing time can add to the cost of development.	<ul style="list-style-type: none"> H-D-3-a: Update Planned Development Process H-D-6-a: Minimize Governmental Constraints 	<ul style="list-style-type: none"> 2026 2024
Infrastructure	Water and sewer availability and roadway capacity can limit the ability to add housing.	<ul style="list-style-type: none"> H-A-3-b: Water and Sewer District Coordination Water Conservation Requirements H-B-5-h: Water Supply Assessment 	<ul style="list-style-type: none"> Provide Housing Element within one week of adoption; assist with update of next UWMP due in 2025 Report to EMID Board by 2023 Ongoing

4. CONSTRAINTS



CHAPTER 5 | HOUSING RESOURCES AND SITES

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

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

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

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

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

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

5. HOUSING RESOURCES AND SITES

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

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

RHNA CYCLES

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

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

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

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

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

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

- **Distance to major roadways.** The City's roadway system is classified into arterials, collectors, and local streets as indicated on Map G-5 in the Land Use and Circulation Element. Proximity to an arterial would minimize impacts on local streets.
- **Distance to an evacuation route.** Foster City is basically an island with limited ingress/egress points: East Hillsdale Blvd. to San Mateo, SR 92 on/off ramps at Edgewater Blvd. and Foster City Blvd., and

East Third Avenue to San Mateo. From the areas south of SR 92, access to East Hillsdale Boulevard was used to gauge distance to a major evacuation route.

- **Distance to a park.**
- **Distance to a grocery store.**
- **Distance to a bus stop (excluding the routes intended for school children).**
- **Distance to the public library or City Recreation Center.**
- **Adjacencies.** The percentage of border not adjoining single-family or townhouse development was used to identify sites with more ability to locate new units away from existing low-density development.
- **Affirmatively furthering fair housing** by expanding the geographic distribution and variety of housing types and sizes in the city.

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

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

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

PIPELINE PROJECTS

Units permitted or under construction but not yet completed as of June 30, 2022, will count toward the 2023-2031 RHNA. The only residential units permitted or under construction as of June 30, 2022 are in the Pilgrim Triton Phase C (Laguna Vista) development and four ADUs, as shown in Table 5-2. Of the 70 Laguna Vista condominiums, 24 were granted occupancy as of June 30, 2022, leaving 46 units under construction, all of which are above-moderate income. In addition, the 22-unit Workforce Apartments were not completed as of June 30, 2022 and will therefore count toward the 2023-2031 RHNA. In addition, there are four ADUs under construction, for a **total of 62 Pipeline Units**.

5. HOUSING RESOURCES AND SITES

TABLE 5-2: HOUSING SITE SELECTION CRITERIA

Site Name	Distance to Arterial St	Distance to E. Hillsdale Blvd (Evacuation)	Distance to Park	Distance to Grocery Store	Distance to Bus Stop	Distance to Rec Center or Library	% Border with SF or TH	AFFH-Expand Locations	Size
Pipeline Projects									
Laguna Vista Condos & Apts	0.0	0.0	0.0	0.7	0.1	0.5	0	N	
Project Applications									
Lantern Cove	0.3	1.4	0.2	0.8	0.8	2.0	13%	Y	16.8
Schooner Bay	0.0	1.7	0.1	1.0	1.1	2.2	0%	Y	24.8
Eaves Apartments MF ADUs	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11
Triton Apartments MF ADUs	0.1	0.1	0.0	0.9	0.1	0.6	0%	N	
RHNA 5 Sites									
Franciscan Apartments	0.0	0.4	0.0	0.5	0.0	0.6	30%	N	6.4
Sand Cove Apartments	0.0	0.3	0.0	0.1	0.0	0.0	0%	Y	8.77
The Lagoons Apartments	0.0	0.4	0.0	0.5	0.1	0.2	0%	Y	9.64
Beach Cove Apartments	0.0	0.7	0.1	0.1	0.1	0.8	14%	Y	18.7
Shadow Cove Apartments	0.0	0.8	0.2	0.1	0.0	0.9	15%	Y	7.9
Harbor Cove Apartments	0.0	0.0	0.0	0.2	0.0	0.6	0.0	Y	15.1
Other Residential Sites									
Eaves Apartments	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11.0
Foster's Landing Apartments	0.0	0.3	0.1	0.4	0.1	0.1	0%	N	46.35
Commercial Sites to Convert or Allow Mixed Use									
OSH	0.0	0.0	0.2	0.6	0.1	0.5	0%	N	6.345

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

 = 0.6 to 0.9 miles; 30% or more border with SF or TH

 = 1.0 miles or more

Y = would expand geographic area of BMR housing

N = would not expand geographic area of BMR housing

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

PROPOSED PROJECTS

Proposed projects are those that have submitted a project proposal but have not yet been approved. Affordability must be based on the projected sales prices, rent levels, or other mechanisms establishing affordability. These include two large apartment redevelopment projects at Lantern Cove (356 units) and Schooner Bay (646 units) to remove some buildings and replace them with larger buildings with more units, and multi-family ADU proposals at The Eaves Apartments for 22 units and The Triton Apartments for 10 units.

These projects equal 1,034 units.

ACCESSORY DWELLING UNITS

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

The significant growth in ADUs, including three permits issued in the first 3 months of 2022, indicates that the City can reasonably expect increased ADU production at the 2021 rate of three per year through the duration of the planning period, especially since the COVID-19 pandemic disrupted permitting and construction during much of 2020. **At a rate of 3 ADUs/year, a total of 24 ADUs would be constructed in Foster City during the 8-year planning period this cycle.** This number is conservative given additional changes in State law, the City's efforts to further facilitate ADU construction, actual ADU production over the last 2 years, and new programs to promote the production of ADUs.

SITES FROM THE PREVIOUS (5TH) CYCLE HOUSING ELEMENT

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

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

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

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

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

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

5. HOUSING RESOURCES AND SITES

Collectively, these RHNA 5 sites include a capacity for 847 additional units.

OTHER RESIDENTIAL SITES (NON-VACANT)

In addition to the previous Housing Element sites, the City has selected some other non-vacant residentially zoned sites with potential for additional residential development. Given the difficulties of aggregating and redeveloping ownership units, apartment developments as the most likely candidates in the “residentially zoned” category. The Eaves Apartments and Foster’s Landing sites were selected based on the criteria for housing sites and owner interest in developing additional units. **Collectively these two sites have capacity for 1,000 additional units.**

COMMERCIAL SITES TO CONVERT TO RESIDENTIAL OR ALLOW MIXED USE (NON-VACANT)

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

At 35 units per acre, a realistic capacity is 222 units.

SITES INVENTORY LIST

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

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

AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS OF SITES INVENTORY

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

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

TABLE 5-3: SITES INVENTORY

Site Name	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity
Pipeline Projects						
Laguna Vista Condominiums					46	46
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
<i>Subtotal</i>		7	13	6	46	72
Proposed Projects						
Lantern Cove	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs	7		7	7	1	22
Triton Apartments MF ADUs	3		3	3	1	10
<i>Subtotal</i>	90		80	10	854	1,034
Accessory Dwelling Units						
ADUs (Single-Family)	7		7	7	3	24
Previous Housing Element (RHNA₅) Sites						
Franciscan Apartments	28		17	17	42	104
Sand Cove Apartments	38		22	22	57	139
The Lagoons Apartments	43		26	26	66	161
Beach Cove Apartments	65		38	38	98	239
Shadow Cove Apartments	31		18	18	46	113
Harbor Cove Apartments	25		15	15	36	91
<i>Subtotal</i>	230		136	136	345	847
Other Residential Sites						
Eaves Apartments	27		16	16	41	100
Foster's Landing Apartments	243		144	144	369	900
<i>Subtotal</i>	270		160	160	410	1,000
Commercial Sites to Convert to Residential or Allow Mixed Use						
1010 Metro Center (OSH)	60		36	36	90	222
<i>Subtotal</i>	60		36	36	90	222
Total	664		432	355	1,748	3,199
RHNA	520		299	300	777	1,896
Surplus	144		133	55	971	1,303
Surplus (Buffer) Percentage	28%		44%	18%	125%	69%

Source: Foster City Community Development Department.

5. HOUSING RESOURCES AND SITES

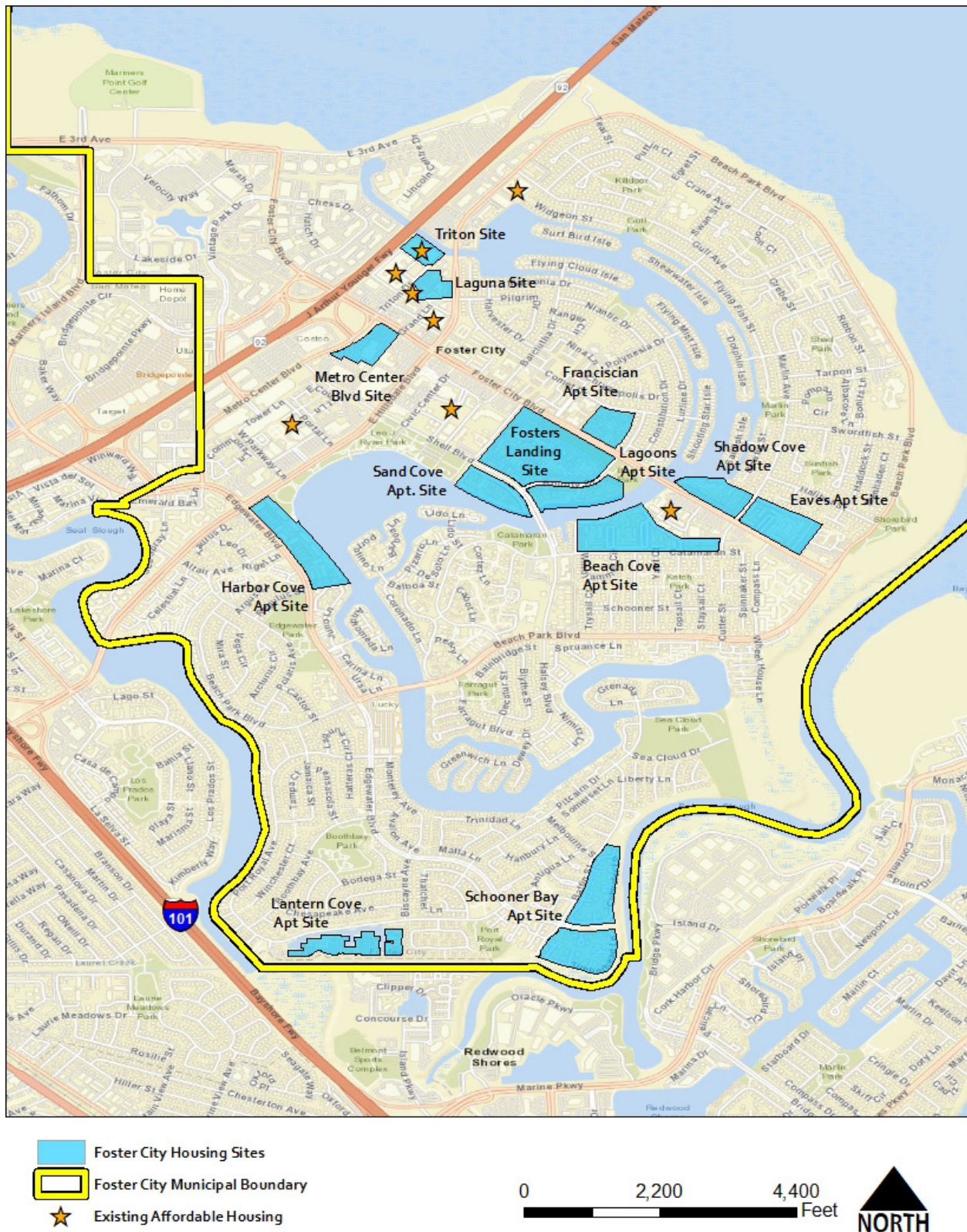


Figure 5-1: Map of Sites

Source: Foster City Community Development Department.

LOCATION OF EXISTING AFFORDABLE HOUSING

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

DISTRIBUTION OF SITES IN THE SITES INVENTORY

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

POTENTIAL EFFECT ON PATTERNS OF SEGREGATION

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

POTENTIAL EFFECT ON ACCESS TO OPPORTUNITY

The wide distribution of housing sites will provide additional housing options for lower income households to choose housing near amenities and services that are important to them, such as parks, schools, transit, or other features. The sites in the Sites Inventory were selected based on accessibility to a variety of services and amenities, such as parks, schools, shopping, transit, and transportation. From a broader regional perspective, providing increased lower income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disparate impacts for impacted racial and ethnic groups by providing more affordable housing choices near desirable resources such as employment and high-quality education. This will foster more inclusive communities free from barriers that restrict access to opportunity.

POTENTIAL EFFECT ON DISPROPORTIONATE HOUSING NEEDS

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this

5. HOUSING RESOURCES AND SITES

definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”¹

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

The increased quantity and distribution of affordable housing as proposed in the Sites Inventory will address disproportionate housing needs by providing more affordable housing in a wider variety of locations in the city. From a broader regional perspective, providing increased lower income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disproportional housing needs.

FINANCIAL AND ADMINISTRATIVE HOUSING RESOURCES

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

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

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

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



CHAPTER 6 | OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

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

REGIONAL HOUSING NEEDS

For the 2015-2023 planning period, the City was required to plan for a Regional Housing Needs Allocation (RHNA) of a minimum of 430 units in four income categories. For this planning period, the City issued permits for 883 dwelling units including 166 below market rate (BMR) units. (Units completed by June 30, 2022, will count toward the 2015-2023 RHNA; units under construction but not yet completed as of June 30, 2022, will count toward the 2023-2031 RHNA.) This addressed between 24% and 57% of the Below Market Rate (BMR) RHNA, as shown in Table 6-1.

Foster City was one of only 30 out of the 539 jurisdictions in California to be exempted from the streamlined ministerial approval process (per SB 35, Chapter 366, Statutes of 2017) based on the prorated progress toward meeting the lower (very low- and low-income) and above moderate-income RHNA for the RHNA 5 Cycle (2015-2023).

TABLE 6-1: RHNA PROGRESS FOR 2015-2023 PLANNING PERIOD PERMITS
ISSUED BY AFFORDABILITY

Income Level	RHNA	Total Units Permitted (As of 12/31/21)	Total Units Completed (As of 6/30/22)	% RHNA Met
Very Low	148	91	84	57%
Low	87	51	38	44%
Moderate	76	24	18	24%
Above Moderate	119	717	671	NA
Total	430	883	811	

Source: City of Foster City, 2022.

6. OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

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

TIER 1 HOUSING OPPORTUNITY SITES

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

HOUSING IMPACT FEE

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

MINIMIZE IMPACTS OF EXPIRATION OF AFFORDABILITY COVENANTS

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

AT-RISK TENANT PREFERENCE POLICY

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

COMMUNITY OUTREACH

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

6. OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS

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

6. OVERVIEW OF 2015-2023 HOUSING ELEMENT ACCOMPLISHMENTS



CHAPTER 7 | PUBLIC PARTICIPATION

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

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

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

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

7. PUBLIC PARTICIPATION

The Draft Housing Element was posted on the City’s website and notification sent to stakeholders on May 4, 2022 for a 30-day review period ending June 3, 2022. During this time, the draft Housing Element was advertised for public review and comment.

SUMMARY OF OUTREACH ACTIVITIES

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

COMMUNITY DIALOGUE SERIES

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

WHAT WE HEARD

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

21 ELEMENTS / LET’S TALK HOUSING

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

TOPICS REVIEWED

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

CITY-WIDE COMMUNITY WORKSHOPS

The City of Foster City held two community workshops on September 28, 2021 (virtual) and September 30, 2021 (in-person). A presentation about the contents and goals of the Housing Element update, including the findings to date about related trends and needs. Following the discussion, groups reconvened to share what each group discussed and receive any additional ideas. about 80 community members participated.

ONLINE SURVEY

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

ONLINE MAP-BASED FEEDBACK

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

STUDY SESSIONS AND PUBLIC HEARINGS

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

The Public Review Draft Housing Element was available for public review and comment for over 30 days between May 4, 2022, and June 3, 2022. The availability of the draft Housing Element was publicized online, in social media, and in the local newspaper. The

TOPICS REVIEWED

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

WHAT WE HEARD

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

TOPICS REVIEWED

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

7. PUBLIC PARTICIPATION

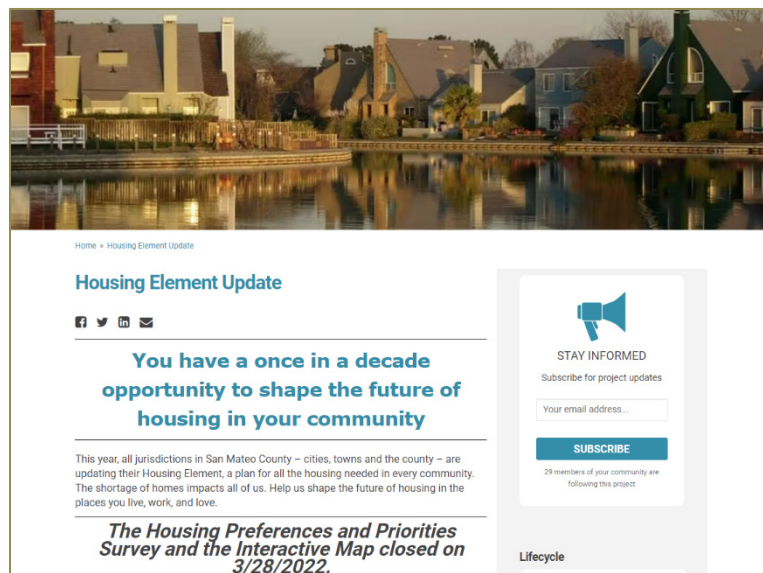
Planning Commission and City Council received a presentation on the Public Review Draft Housing Element on April 21, 2022, and also had the opportunity to provide comments. A second Joint Study Session was held on May 17, 2022.

The Housing Element will be considered for adoption by the Planning Commission and City Council at public hearings in Fall/Winter 2022.

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

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

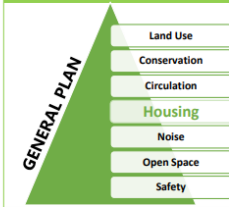
- Leveraged the efforts of 21 Elements to engage with historically under-represented communities, including low-income households and those with disabilities.
- Promoted survey conducted by Root Policy Research on AFFH issues.
- Public meetings scheduled outside of working hours and in a variety of formats.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



CITY OF FOSTER CITY

HOUSING ELEMENT

General Plan and its Seven Elements



What is RHNA?

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

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

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

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

What is a Housing Element?

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

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

Why is Housing so important to the State?

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

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

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

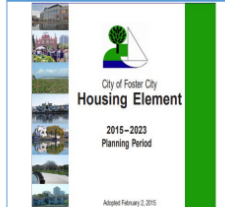
Join the Conversation!

Stay tuned for upcoming meeting related to Housing.

CITY OF FOSTER CITY

CURRENT HOUSING ELEMENT
RHNA 5

Housing Element 2015-2023



When was Housing Element adopted and what does it include?

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

Our current Housing Element includes the following goals:

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

Where are we in meeting our RHNA?

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

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

What is pending from Housing Element?

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

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

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

What if the City does not implement?

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

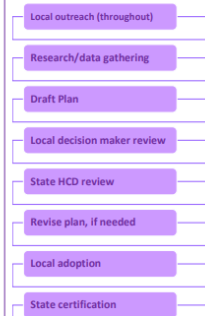
Join the Conversation!

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

CITY OF FOSTER CITY

HOUSING ELEMENT UPDATE
2023-2031 (RHNA 6)

Process for updating Housing Element



Does the State require cities to produce housing units?

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

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

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

Requirement for updating Housing Element

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

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

Importance of updating Housing Element

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

What is included in a Housing Element?

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

Join the Conversation!

Stay tuned for upcoming meetings on Housing Element update.

7. PUBLIC PARTICIPATION



CHAPTER 8 | HOUSING GOALS, POLICIES, AND PROGRAMS

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

H-A Reinforce the City's Commitment to Meeting Housing Needs

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

H-A-1 City Leadership. Provide an active leadership role in helping to attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner and monitoring progress annually to review housing goals and target achievements.

H-A-1-a Annual Tracking of Housing Activity. *The City will provide a statistical summary of residential building activity tied to various types of housing, household need, income and Housing Element program targets. Target: Annually by April 1 as part of General Plan Annual Progress Report
Responsible Agency: Community Development Department*

H-A-1-b No Net Loss. *Evaluate residential development proposals for consistency with the 2023-2031 Housing Element Sites Inventory. If a development approval will cause the Sites Inventory to be unable to accommodate all income levels of the RHNA, then additional site(s) shall be added pursuant to Government Code Section 65863(b)(1). Target: Upon each residential or mixed-use project approval
Responsible Agency: City Council; Planning Commission; Community Development Department*

8. HOUSING GOALS, POLICIES, AND PROGRAMS

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

Target: Next update by January 2031

Responsible Agency: Community Development Department

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

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

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

Target: Update website and print materials by 2023; then social media and local newspaper articles at least once per year

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

*H-A-2-b **Outreach to Community Service Clubs and Organizations.** The City will connect homeowners and renters with volunteer-based organizations such as community service clubs and organizations such as Rebuilding Together Peninsula if they need assistance with home improvement projects and repairs for homeowners physically or financially unable to maintain their properties.*

Target: Provide referrals for at least two properties per year to service clubs or organizations beginning in 2024

Responsible Agency: Community Development Department, Police Department, Fire Department

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

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

will facilitate provision of affordable housing by providing technical assistance in a liaison role with non-profit housing groups and managers of affordable housing units in the City.

Target: Update City's BMR Administrative Guidelines and post on the City's website by 2024

Responsible Agency: Community Development Department and City Attorney

H-A-3-b **Water and Sewer District Coordination.** *Within one week of adoption, deliver the Housing Element to the Estero Municipal Improvement District (EMID) Board of Directors. Work with EMID on updates to the Urban Water Management Plan (UWMP) and other policies and procedures to ensure implementation of the required priority for water and sewer service for developments with units affordable to lower-income households, as required by California Government Code 65589.7.*

Target: Provide Housing Element within one week of adoption; Assist with update of next UWMP due in 2025

Responsible Agency: Community Development Department and Public Works Department

H-A-3-c **Water Conservation Requirements.** *Work with EMID to develop water conservation requirements that will ensure sufficient water capacity to accommodate the RHNA, such as the potential use of water demand offset policies and/or require new and renovated developments to be "net neutral", i.e., use both on-site and off-site conservation measures to not increase net water demand.*

Target: Report to EMID Board by 2023

Responsible Agency: Community Development Department and EMID

H-A-4 **Secure Funding for Housing Programs.** *Identify and/or develop sources of funding for affordable housing programs.*

H-A-4-a **Commercial Linkage Fee.** *Continue to implement the City's commercial linkage fee on new commercial development as a way to provide funding for affordable housing programs, including periodic review and update of the fee every five to seven years following the update in 2022.*

Target: Review and update by 2028

Responsible Agency: Community Development Department, City Council

H-A-4-b **Local, State and Federal Funding for Affordable Housing.** *Monitor the availability of local, state or federal funding sources that could be used to provide funding for affordable housing programs.*

Target: Report on efforts annually to the City Council

Responsible Agency: Community Development Department

H-A-4-c **Expand Sources of Funds for the City Affordable Housing Fund.** *Provide the necessary legal framework to be able to accept grants and donations to the City Affordable Housing Fund from County, State, or Federal programs; employers; organizations; and individual donors. Evaluate potential sources of reliable funding for affordable housing programs.*

Target: Recommendations to City Council for legal framework and reliable

8. HOUSING GOALS, POLICIES, AND PROGRAMS

sources of funds by December 2023

Responsible Agency: Community Development Department, City Attorney, City Council

- H-A-4-d *Budgeting for Housing Programs.*** *As part of the annual budget, allocate funds from the City Affordable Housing Fund or other sources to fund programs to address housing needs identified in the Housing Element, that may include but are not limited to:*
- (1) Staffing and other resources to administer housing programs.*
 - (2) H-B-2-a: Lower Income Homeowner Rehabilitation.*
 - (3) H-B-2-b: Facilitate Non-Profit Rehabilitation and Maintenance Assistance.*
 - (4) H-D-4-b: ADU Financial Incentive Program.*
 - (5) H-F-2-a: Emergency Housing Assistance.*
 - (6) H-G-2-a: Fair Housing Training for Landlords and Tenants.*
- Target: Annual as part of budget*
Responsible Agency: City Council, Community Development Department

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

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

- H-B-1 Encourage Maintenance of Existing Housing.** Encourage maintenance of the existing housing stock by continuing to enforce zoning and property maintenance regulations, housing and other codes for all types of residential units.
- H-B-1-a *Continue Code Enforcement.*** *Continue the existing Zoning and Building Code Enforcement and Property Maintenance programs. In addition, continue the mandatory fire code inspection program.*
Target: Ongoing
Responsible Agency: Community Development Department; Fire Department
- H-B-2 Encourage Rehabilitation of Existing Housing.** Encourage rehabilitation to the extent feasible and when necessary for lower- and moderate-income homeowners.
- H-B-2-a *Lower-Income Homeowner Rehabilitation Loans.*** *The City will provide or partner with a regional program to provide rehabilitation loan, energy improvement such as weatherization or solar, and disaster assistance programs to lower-income homeowners.*
Target: Create program by 2024; 20 new loans by 2031
Responsible Agency: Community Development Department
- H-B-2-b *Facilitate Non-Profit Rehabilitation/Maintenance Assistance.*** *The City will initiate a rebate program to provide up to \$5,000 in funding to very low-income homeowners who cannot otherwise afford the repairs. Eligible repairs include weatherization of doors and windows, broken windows and doors, installation of smoke detectors, water-heater replacement, electrical/mechanical work, plumbing repairs, solar photovoltaic, and accessibility improvements. The City will identify possible non-profit organizations (such as Rebuilding Together Peninsula, churches, service clubs,*

or Girl or Boy Scouts) that can provide assistance and will provide information on the City's website and handouts at City Hall.

Target: Develop program by 2024 and ongoing thereafter

Responsible Agency: Community Development Department

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

*H-B-3-a **Encourage Energy Conservation.** The City will continue to encourage Energy Conservation measures by enforcing CALGreen Energy requirements and continue to waive building permit fees for solar permits (photovoltaic panels).*

Target: 20 electric vehicle charging and 100 photovoltaic permits per year

Responsible Agency: Community Development Department

*H-B-3-b **Expedited Energy Conservation Permits.** Continue to provide expedited processing for solar permits and Electric Vehicle charging stations permits.*

Target: Review 80% of expedited permits in five business days

Responsible Agency: Community Development Department

*H-B-3-c **Increase Awareness Regarding Energy Conservation.** The City will continue to partner with regional agencies, such as Peninsula Clean Energy, RICAPS, and BAYREN, to provide information about energy conservation resources, programs, and rebates on the City's website.*

Target: 2024 to update website; then ongoing

Responsible Agency: City Manager Department, Community Development Department

*H-B-3-d **Climate Action Plan.** Implement recommended energy conservation measures for housing upon completion of the 2023 Climate Action Plan update.*

Target: 2024 to adopt CAP implementation programs; then ongoing

Responsible Agency: City Manager Department, Community Development Department

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

*H-B-4-a **Update Architectural and Solar Guidelines for Single Family Homes.***

Update the Architectural and Solar Guidelines to implement the City's Architectural Review requirements contained in Chapter 17.58 of the Foster City Municipal Code to ensure that development preserves the architectural character and scale of the neighborhoods and community and is well designed.

Target: 2024-2025

Responsible Agency: Community Development Department

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- H-B-5 Review Potential Environmental Impacts of New Housing.** When a new housing development is proposed that meets threshold requirements for review under the California Environmental Quality Act (CEQA), perform a review of potential environmental impacts to ensure that the impacts on existing and prospective residents are considered.
- H-B-5-a **Air Quality Impacts.** When site-specific development is proposed and/or a Rezoning application is processed, potential air quality impacts from project traffic and other significant sources shall be studied, and mitigation measures to ensure compliance with the Bay Area Air Quality Management District standards in effect at the time shall be recommended if necessary.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-b **Geotechnical Studies.** Prior to any residential construction on the project sites, geotechnical studies would be required by the City unless a site-specific geotechnical study is already on file with the City.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-c **Seismic Hazards.** Buildings shall conform to the requirements of the latest adopted edition of the California Building Standards Code to reduce potential seismic-related hazards.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-d **Environmental Site Assessment.** When a site-specific development is proposed for housing on a site that was previously used for commercial or industrial uses, a Phase I and II Site Assessment shall be conducted to identify the extent of contamination and the clean-up measures necessary to meet the requirements of the Department of Toxic Substances Control and the Regional Water Quality Control Board.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-e **NPDES Requirements.** All National Pollutant Discharge Elimination System (NPDES) requirements will be met or required as mitigation measures for applicable housing projects.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-f **Noise Studies.** Noise studies shall be undertaken for each site when a site-specific housing development is proposed. These studies will identify needed mitigation measures to reduce noise levels to an acceptable level for residential uses of the sites as identified in the Noise Element of the Foster City General Plan.
Target: Ongoing
Responsible Agency: Community Development Department*
- H-B-5-g **Traffic Impacts.** Traffic impacts shall be evaluated for housing development pursuant to the threshold requirements for CEQA analysis of traffic impacts.*

Each site-specific evaluation will consider Vehicle Miles Traveled (VMT), intersection and freeway impacts, TDM measures incorporated into the project, parking, transit, pedestrian/bicycle safety, and potential impacts on neighborhood streets and evacuation.

Target: Ongoing

Responsible Agency: Community Development Department

H-B-5-h **Water Supply Assessment.** *A Water Supply Assessment (WSA) shall be performed for housing development proposals pursuant to the threshold requirements for WSAs contained in California Water Code Section 10910 et seq. and California Government Code Section 66473.7.*

Target: Ongoing

Responsible Agency: Community Development Department

H-C Protect the Supply and Affordability of Rental Housing

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

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

Target: Ongoing

Responsible Agency: Community Development Department

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

Target: 2024

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

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

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

Target: 2024 to adopt efficiency improvements and update the BMR Administrative Guidelines, then ongoing

Responsible Agency: Community Development Department

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H-C-2-b **Continue to Monitor Expiration of Affordability Covenants.** Monitor affordable housing developments that are at risk of conversion to market rate (there are none in this 2023-2031 planning period). Work with landlords, tenants and other agencies at least five years prior to the expiration date of affordability covenants to minimize the impacts of the expiration of affordability covenants through extension of affordability covenants, use of rental vouchers, preference at other affordable housing sites or other means. Target: At least five years prior to expiration date of affordability covenants
Responsible Agency: Community Development Department

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

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

H-C-3-a **Phased Redevelopment of Existing Multifamily Developments.** If an existing multifamily apartment development is redeveloped including the removal of 25 or more units, the project construction shall be phased such that displacement of residents is minimized to the greatest extent feasible. A Planning application submitted for redevelopment including removal of any units shall include a plan that demonstrates how impacts to existing tenants that are being displaced are minimized. Such plan shall also include a robust outreach plan to affected tenants.
Target: 2023 to amend submittal requirements; then ongoing
Responsible Agency: Community Development Department

H-C-3-b **Anti-Displacement Strategy.** Develop an Anti-Displacement Strategy, including assessment of a variety of tenant protection measures to determine if appropriate for Foster City, including but not limited to: a) expansion of relocation benefits beyond those required by California law for landlords to pay to lower-income tenants to also apply to moderate-income tenants; b) expansion of the amount of relocation benefits beyond those required by California law for lower-income tenants; c) minimum lease terms; d) required notifications to tenants and landlords of legal requirements; and e) expansion of any other relocation/anti-displacement provisions.
Target: 2024
Responsible Agency: Community Development Department

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

property owners.

Target: 2023 to update website; then ongoing

Responsible Agency: City Council, Community Development Department

- H-C-3-d **Facilitate Tenant Protection Act of 2019 (AB 1482).** In coordination with programs promoting fair housing under H-G, provide information on laws regarding maximum annual rent increases, just cause evictions, and financial compensation requirements.
- Target: 2023 to update website; then ongoing
- Responsible Agency: City Council, Community Development Department

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

- H-C-4-a **Rental Housing Assistance Information.** Encourage the use of federal, State and Local rental housing programs by providing information on the City's website. Continue to publicize and promote programs offered by the San Mateo County Housing Authority including, but not limited to the Section 8 Rental Assistance Program, landlord incentive programs (such as Landlord Continuity Bonus, New Landlord Bonus, and Landlord "No Loss" Bonus) programs for landlords to rent to holders of Housing Choice or HUD-VASH (Veteran) Vouchers.
- Target: 2023 to update website; then ongoing
- Responsible Agencies: Community Development Department

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

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

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

- H-D-1-a **Selection of Housing Opportunity Areas.** The City will use the following criteria in selecting Housing Opportunity sites or areas for the Housing Sites Inventory:
- (1) Housing on the site will help affirmatively further fair housing by expanding the distribution and variety of housing types and sizes in the City.
 - (2) Potential for adequate and safe internal and external vehicular and pedestrian circulation, including emergency evacuation.
 - (3) Convenient access to existing public transportation or the potential for such access as public transportation systems are expanded.
 - (4) Convenient access to typical neighborhood services and amenities typically required by residents.
 - (5) Convenient access to typical neighborhood recreation amenities or designed to provide adequate recreation amenities on-site.

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- (6) *Cost effective mitigation of physical site constraints (including geologic hazards, flooding, drainage, soils constraints, wetland limitations, etc.)*
- (7) *Cost effective provision by the City/EMID of typical residential services and adequate utilities to the site.*
- (8) *Ability to meet internal residential noise standards.*
- (9) *Adequate size to provide required parking; parking requirements should be flexible based on the expected needs of the project's prospective residents.*
- (10) *The development of a specific project on the site will not result in significant adverse individual or cumulative environmental impacts on other properties in the neighborhood or area, unless the City/District adopts a Statement of Overriding Considerations as defined by the California Environmental Quality Act.*

Target: As opportunities arise

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

H-D-1-b General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory. *Concurrent with adoption of the Housing Element, adopt the following General Plan and zoning amendments:*

- (1) **Rezone R-3 RHNA 5 sites to R-4.** *These sites include Harbor Cove, Franciscan, Sand Cove, and The Lagoons.*
- (2) **Rezone R-4 RHNA 5 sites to allow by right development for projects with 20% or more lower-income units.** *These sites include Beach Cove and Shadow Cove.*
- (3) **Amend R-3 (Chapter 17.18) and R-4 (Chapter 17.20) for consistency with General Plan minimum and maximum densities.**
- (4) **Rezone Commercial Housing Opportunity Site to Allow Mixed-Use.** *Concurrent with or prior to adoption of this Housing Element, rezone the Housing Opportunity Site currently developed with commercial uses to allow mixed-use. This includes the 1010 Metro Center Boulevard site.*
- (5) **Mixed-Use Densities.** *The City will amend the Zoning regulations for the C-2 District, CO District, and others as necessary, and General Plan Land Use Designations for Town Center Commercial, Civic Center Mixed Use, and other land use designations as appropriate, to establish allowed densities in mixed use zoning districts. These amendments will include a housing overlay to allow mixed use on specific sites within the zoning district, including but not limited to 1291-1295 East Hillsdale Boulevard.*

Target: Upon Housing Element Adoption

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

H-D-2 Encourage Housing as Part of New Development Projects. *As opportunities for the development or redevelopment of property occur, whether financed with public funds or not, evaluate whether the subject site and project could and/or should include multifamily housing units as a part of the overall project, including apartments, condominiums, townhouses, or a mix of housing types.*

- H-D-2-a Potential Re-Use of Commercial Sites.** *The City will reevaluate the land use designations for the City's neighborhood shopping centers or other commercial sites if, at a future date, the owner initiates redevelopment of the site or any of these commercial activities become not viable. If residential or mixed-use developments are considered, criteria for determining the appropriate housing types include:*
- (1) The type of street (major, collector, etc.) which would provide access to the site and levels of service on the street in the morning and afternoon peak hours.*
 - (2) Availability of public services and facilities such as infrastructure (water, sewer, etc.), school capacity, parks and open space.*
 - (3) The ability of the project to provide landscaping for parking areas, facade modulation and orientation of buildings which would ensure privacy for, and minimize impacts on, any adjacent single-family homes, and reduce the perception of density in a multi-family project.*
 - (4) Potential to provide housing for employees.*
 - (5) The ability of the project to provide neighborhood serving commercial uses.*
 - (6) Potential to provide waterfront amenities and/or waterfront commercial uses.*
- Target: As appropriate*
Responsible Agency: Community Development Department, Planning Commission, City Council

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

- H-D-3-a Update Planned Development Process.** *Amend the zoning regulations for the Planned Development Combining District, Chapter 17.36, to align with requirements for objective standards and retain the ability to provide flexibility and incentives including but not limited to address special housing needs and a diversity of housing choices.*
- Target: 2026*
Responsible Agency: Community Development Department, Planning Commission, City Council

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

- H-D-4-a ADUs.** *Continue implementation of Chapter 17.78, Accessory Dwelling Units. Periodically update the City's ADU ordinance to comply with State laws.*
- Target: Update Chapter 17.78 to comply with 2021 laws and zones for multi-family ADUs by 2023 and ongoing 24 units by 2031*
Responsible Agency: Community Development Department

- H-D-4-b ADU/JADU Financial Incentive Program.** *Provide or partner with another organization to provide a financial incentive program for homeowners to construct an ADU/JADU that is restricted for lower-income households for 10-*

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15 years, with an additional incentive amount for units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities.

Target: create program by 2023; provide 10 units by 2031

Responsible Agency: Community Development Department

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

Target: 2024

Responsible Agency: Community Development Department

*H-D-4-d **Improved Public Information on ADUs.** Promote information and tools available to facilitate ADU construction and encourage desirable features such as energy conservation and universal design for accessibility. Provide easily accessible information on the City's website and at the public counter.*

Target: 2023 for improved website and counter information; then ongoing

Responsible Agency: Community Development Department

*H-D-4-e **Amnesty Program for Existing Unapproved ADUs.** Develop a program to provide property owners with the opportunity to formally legalize existing unpermitted ADUs of any size.*

Target: 2025

Responsible Agency: Community Development Department

*H-D-4-f **Objective Design Standards for ADUs.** Develop and adopt objective design standards for ADUs.*

Target: 2024

Responsible Agency: Community Development Department

*H-D-4-g **Multi-family ADUs.** The City will work with property owners, the Building Division, and Fire Marshal to facilitate multi-family ADUs in accordance with Chapter 17.78 of the Municipal Code and applicable State laws.*

Target: 2023 to provide information on website; then ongoing

Responsible Agency: Community Development Department

*H-D-4-h **ADU Monitoring.** The City shall track new ADUs and collect information on the use and affordability of these units. Halfway through the projection period (2026), if determined that at least 50% units are not meeting a lower-income housing need, the City shall explore additional incentives to facilitate ADUs.*

Target: Annual monitoring by April 1 as part of Annual Progress Report; determination in 2026

Responsible Agency: Community Development Department

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

*H-D-5-a **School Sites.** Pursue opportunities with the public school district and private schools to incorporate on-site residential uses for faculty and staff along with educational facilities in order to increase the supply of affordable or workforce housing.*

Target: Meet with San Mateo-Foster City School District and at least one private school by 2024

Responsible Agency: Community Development Department

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

Target: Meet with at least one owner by 2024

Responsible Agency: Community Development Department

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

*H-D-6-a **Minimize Governmental Constraints.** The City will review the entire development process and remove any governmental and regulatory constraints to the production of affordable housing, including streamlining the preliminary review process and to allow more types of projects to be approved at the staff level.*

Target: Report with recommendations to Planning Commission and City Council by December 2024

Responsible Agency: Community Development Department and Public Works Department, Planning Commission, City Council (this would be zoning requirements, fees, and review procedures for example)

*H-D-6-b **Minimize Zoning Constraints.** Evaluate zoning regulations that discourage the development of diverse housing types, including smaller, more affordable units and two- and three-bedroom units suitable for families and children. Amend City codes, including rescinding minimum floor areas in Chapter 17.56, provide that manufactured homes are permitted in single-family districts, and others, if necessary.*

Target: Amend or rescind minimum floor areas in Chapter 17.56 concurrent with Housing Element adoption; evaluate other incentives by 2024

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

*H-D-6-c **Reevaluate Parking Requirements.** Conduct a study of whether, how, and where to modify parking requirements to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements and to reduce parking requirements for elderly, developmentally disabled, or other special needs populations. Amend City codes if necessary.*

Target: Report with recommendations to Planning Commission and City Council by December 2024

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

- H-D-6-d **Development Impact Fee Waivers.** Provide a 75% reduction in development impact fees for very low and low income units, provided that at least 20% of the units in the project are designated as affordable, and a 100% fee reduction for very low and low income units if at least 25% of the units in the project are designated as affordable pursuant to Resolution No. 2022-75 adopted on June 20, 2022.*

Target: Ongoing

Responsible Agency: Community Development Department, City Council

- H-D-6-e **Multi-Family Objective Design Standards.** Amend the Zoning regulations to include objective design standards for new and redeveloped multi-family or mixed-use developments to address building design as well as provision of open space and recreational amenities in compliance with the Housing Accountability Act.*

Target: 2023

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

- H-D-6-f **SB9 Objective Design Standards.** Amend the Zoning and Subdivision regulations to include objective design standards in compliance with SB9 to allow additional housing units on single-family parcels.*

Target: 2023

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

- H-D-6-g **Farmworker Housing and Employee Housing Act.** Amend the Zoning regulations for consistency with the State Farmworker Housing requirements and Employee Housing Act.*

Target: 2023

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

H-E Address Affordable Housing Needs

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

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

- H-E-1-a **Existing Unit Purchase Program-Opportunities for Supportive Housing.** Adjust the preferences for the Existing Unit Purchase Program (City-owned units) so that when vacancies occur, housing providers have an opportunity to propose renting the unit to provide supportive housing for people with disabilities and if no acceptable proposals are received, then continue to maintain the existing units owned by the City as rentals for large very low-*

and low-income families.

Target: 2023 to adjust preferences; then ongoing upon any vacancy

Responsible Agency: Community Development Department, City Council

*H-E-1-b **New Units for Existing Unit Purchase Program.** If funds are available, purchase existing older single-family or duplex units to provide affordable rental housing for larger families dispersed throughout the community, targeting units that need rehabilitation and thereby improving the neighborhood(s) in which they are located.*

Target: 2023 to adjust preferences

Responsible Agency: Community Development Department

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

Target: Ongoing

Responsible Agency: Community Development Department

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

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

Target: Ongoing

Responsible Agency: Community Development Department

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

Target: 35 units by 2027

Responsible Agency: Community Development Department

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

- Density bonuses, as allowed by State law and Chapter 17.86.
- Reduced or waived fees for lower income units per Program H-D-6-d.
- Assistance and support in securing public financing, such as bonds or tax credits.

*H-E-3-a **Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law.** The City will offer density bonuses consistent with the*

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State Density Bonus Law and Chapter 17.86.

Target: Ongoing

Responsible Agency: Community Development Department

*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. The City will also lobby Federal and State elected officials for housing legislation that includes appropriations for low- and moderate-income housing programs.*

Target: Annual and ongoing and when a unique development opportunity arises

Responsible Agency: Community Development Department

*H-E-3-c **Cooperative Ventures.** Encourage cooperative and joint ventures between owners, developers, non-profit groups, and/or the City in the provision of BMR housing.*

Target: Ongoing

Responsible Agency: Community Development Department

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

*H-E-4-a **Maintain Existing Owner-Occupied BMR Units.** Monitor the agreements for the ownership BMR units to ensure the continued affordability of these units for the terms of their agreements.*

Target: Ongoing

Responsible Agency: Community Development Department

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

*H-E-5-a **New Agreements for Affordability of Existing Rental Units.** If a source of funding can be identified, work with owners of existing market rate rental units to include affordability agreements.*

Target: Ongoing

Responsible Agency: Community Development Department

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

H-E-6-a **Home Sharing Program.** Continue to fund the HIP Housing Home Sharing Program. Work with similar non-profits to expand the existing outreach for the Homeshare Program for both rental and ownership housing, including outreach to extremely low- and very low-income persons.
Target: Ongoing, at least 10 new matches per year
Responsible Agency: Community Development Department, HIP Housing

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

H-E-7-a **Housing Provisions in Development Agreements.** Include provisions to add to the housing supply in new or extended development agreements whenever legally possible for commercial development.
Target: Ongoing
Responsible Agency: Community Development Department, Planning Commission, City Council

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

H-E-8-a **BMR Eligibility Guidelines.** Implement BMR selection guidelines based on the BMR Eligibility Priorities in Policy H-E-8, including City Resolution 2000-123 and as amended that give priority to people who are at risk of displacement due to expiring covenants, who live and work in the community, teachers and local government and public safety employees.
Target: Ongoing
Responsible Agency: Community Development Department and City Attorney

H-F Address Housing for Special Needs Populations

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

H-F-1-a **Facilities and Services for Special Needs.** Support housing that incorporates facilities and services to meet the health care, transit or social service needs of households with special needs, including seniors, extremely low-income households and persons, farmworkers, and persons with disabilities through an expedited permit review process.
Target: 2023 to establish expedited permit review process
Responsible Agency: Community Development Department

H-F-1-b **Assistance to Victims of Domestic Violence.** Assist victims of domestic violence by coordinating with and providing referrals to existing service agencies providing legal assistance, hotline, and emergency housing and prevention services to victims of domestic violence. Continue to coordinate

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with existing service providers, determine any other actions the City can take to assist persons in Foster City.

Target: Ongoing

Responsible Agency: Community Development Department and Police Department

*H-F-1-c **Adaptable/Accessible Units for the Disabled.** The City will ensure that new multi-family housing includes units are accessible and adaptable for use by disabled persons in conformance with the California Building Code and that developers are required to implement an affirmative marketing plan for physically accessible units that provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.*

Target: 2024 to implement requirements for affirmative marketing

Responsible Agency: Community Development Department

*H-F-1-d **Reasonable Accommodation.** Utilize the adopted Chapter 17.84, containing a review process to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.*

Target: Ongoing (implement when requests are made)

Responsible Agency: Community Development Department

*H-F-1-e **Home Sharing for Special Needs Population.** Support the HIP Housing Home Sharing Program as part of a collection of policies programs and practices for addressing special housing needs, including seniors, those living with disabilities, those at risk of homelessness and female householders.*

Target: Ongoing

Responsible Agency: Community Development Department, City Council

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

Target: Host a roundtable meeting with service providers by 2024

Responsible Agency: Community Development Department

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

Target: 2024 to implement requirements for developers to submit an

Affirmatively Furthering Fair Housing marketing plan for their affordable units
Responsible Agency: Community Development Department

H-F-1-h **Age Friendly Initiative.** Continue the work begun in 2020 with the Center for Age Friendly Excellence (CAFÉ) and the Foster City Age-Friendly Community (AFC) Task Force to develop an action plan including programs to address needs of seniors.
Target: 2023
Responsible Agency: City Manager Department

H-F-1-i **Community Care Facilities.** Amend the City's zoning regulations to expand the zoning districts that allow community care facilities in accordance with State law.
Target: 2024
Responsible Agency: Community Development Department, Planning Commission, City Council

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

H-F-2-a **Emergency Housing Assistance.** To the extent funds are available, participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.
Target: Annual participation, if feasible
Responsible Agency: City Council

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

H-F-2-c **Multi-Jurisdictional Emergency Shelter.** Pursuant to State law requirements, and as the opportunity arises, the City will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.
Target: Based on the opportunity and feasibility of a multi-jurisdictional emergency shelter
Responsible Agency: Community Development Department, City Council

H-F-2-d **Emergency Shelter Zoning.** The City will allow emergency shelters as provided in Chapter 17.82 that allows a year-round emergency shelter as a permitted use in Neighborhood Business (C-1), General Business (C-2), and at churches/synagogues in the Public Facilities (PF) Zoning District.
Target: Ongoing
Responsible Agency: Community Development Department

8. HOUSING GOALS, POLICIES, AND PROGRAMS

- H-F-2-e* **Low Barrier Navigation Centers.** Amend the Zoning regulations to allow low-barrier navigation centers (low-barrier, service-enriched shelters focused on moving people into permanent housing that provide temporary living facilities) by right in specific zoning district(s), consistent with AB 101 (2019).
Target: 2023
Responsible Agency: Community Development Department

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

- H-F-3-a* **Transitional and Supportive Housing Zoning.** Enforce the existing zoning regulations that allow transitional and supportive Housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.
Target: Ongoing
Responsible Agency: Community Development Department

- H-F-3-b* **Supportive Housing.** Review the Zoning regulations for consistency with AB 2162, effective January 1, 2019, requiring supportive housing by-right in certain zoning districts.
Target: 2024
Responsible Agency: Community Development Department

H-G Affirmatively Further Fair Housing

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

- H-G-1-a* **Non-Discrimination.** To ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, marital status, disability, or other factors, Foster City will ensure that state and federal laws are adhered to regarding fair housing. The City, through its Community Development Department, will refer discrimination complaints to the appropriate legal service, county, or state agency. The City will assist local non-profit organizations, as appropriate, to provide public information and education services in a variety of locations, including but not limited to the City's website, City Hall, public library, Recreation Center and Senior Center.
Target: 2023 to update website; then ongoing
Responsible Agency: Community Development Department

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

- H-G-2-a* **Anti-Discrimination Regulations.** Provide information to tenants and landlords advising them of the State and City regulations that prohibit landlords from refusing to rent to someone, or otherwise discriminate against

them, because they have a housing subsidy, such as a Section 8 Housing Choice Voucher, that helps them to afford their rent.

Target: 2023 and ongoing

Responsible Agency: Community Development Department

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

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

Responsible Agency: Community Development Department

*H-G-2-c **Information Specific to Fair Housing.** Provide information on the City's housing webpage and in ways that reach tenants without internet access to include resources for residents who believe they have been discriminated against, including how to file a fair housing complaint.*

Target: 2023 and ongoing

Responsible Agency: Community Development Department

*H-G-2-d **Multi-Lingual Tenant Resources.** Collaborate and cooperate with local and regional agencies to provide multilingual fair housing education services.*

Target: 2024 and ongoing

Responsible Agency: Community Development Department

*H-G-2-e **Rental Registry.** Unless a requirement for a State rental registry is adopted, explore a rental registry that tracks information such as rents, utilities, accessibility for disabled persons, tenant occupancy dates, and landlord contact information in order to improve the information available to landlords, tenants, and decision makers.*

Target: 2024 to research options and report to City Council

Responsible Agency: Community Development Department

FOSTER CITY HOUSING ELEMENT QUANTIFIED OBJECTIVES

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

8. HOUSING GOALS, POLICIES, AND PROGRAMS

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

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

Source: ABAG, Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-20331, December 2021.

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

- The construction objective provides the target for the number of new units that potentially may be constructed over the course of the Housing Element planning period.
- The rehabilitation objective refers to the number of units expected to be rehabilitated during the Housing Element planning period.
- The preservation objective refers to the number of existing deed restricted below market rate rental housing units to be preserved throughout the Housing Element planning period.

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

Income Category	New Construction	Rehabilitation	Preservation ^a
Very Low (Extremely Low ^b)	520	20	247
Low	299		103
Moderate	300		68
Above Moderate	777		8
Total	1,896	20	426

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

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

Source: Foster City Community Development Department

NEW CONSTRUCTION OBJECTIVES/SITES INVENTORY

The New Construction Objectives are the RHNA targets, including the targets for each income category. The Sites Inventory identifies sufficient sites to meet the new construction objectives/RHNA targets for the 2023-2031 planning period. A buffer of excess capacity is required, especially at the lower and moderate-income levels, so that the Sites Inventory can demonstrate sufficient capacity throughout the

entire planning period, even if individual housing projects are approved at lower densities than projected (see Table 8-3).

TABLE 8-3: SITES INVENTORY (2023-2031)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Pipeline Projects						
Laguna Vista Condominiums					41	41
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
Proposed Projects						
Lantern Cove ^a	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs	7		7	7	1	22
Triton Apartments MF ADUs	3		3	3	1	10
Accessory Dwelling Units						
ADUs	7		7	7	3	24
RHNA₅ Sites						
Franciscan Apartments	28		17	17	42	104
Sand Cove Apartments	38		22	22	57	139
The Lagoons Apartments	43		26	26	66	161
Beach Cove Apartments	65		38	38	98	239
Shadow Cove Apartments	31		18	18	46	113
Harbor Cove Apartments	25		15	15	36	91
Other Residential Sites						
Eaves Apartments	27		16	16	41	100
Foster's Landing Apartments	243		144	144	369	900
Commercial Sites to be Rezoned						
OSH	60		36	36	90	222
Total	664		432	355	1,748	3,199
RHNA	520		299	300	777	1,896
Remaining Need (Surplus)	144		133	55	971	1,303
Percent of Surplus	28%		44%	18%	125%	69%

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

Source: Foster City Community Development Department.

Table 8-4 summarizes the Identified Fair Housing Issues, contributing factors and actions included in the Housing Element.

8. HOUSING GOALS, POLICIES, AND PROGRAMS

TABLE 8-4: POLICY/PROGRAM MATRIX

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-A	Reinforce the City's Commitment to Meeting Housing Needs							
H-A-1	City Leadership							
H-A-1-a	Annual Tracking of Housing Activity						Annual	
H-A-1-b	No Net Loss						Each project approval	
H-A-1-c	Future Housing Element Update						January 2031	
H-A-2	Public Participation							
H-A-2-a	Community Outreach		2023					
H-A-2-b	Outreach to Community Services Clubs and Organizations			2024			Ongoing	
H-A-3	Cooperation with Other Agencies							
H-A-3-a	Technical Assistance to Nonprofits			2024				
H-A-3-b	Water and Sewer Agency Coordination	Within 1 week of adoption			2025			
H-A-3-c	Water Conservation Requirements		2023					
H-A-4	Secure Funding for Housing Programs							
H-A-4-a	Commercial Linkage Fee						2028	
H-A-4-b	Local, State and Federal Funding for Affordable Housing						Annual and ongoing	
H-A-4-c	Expand Sources of Funds for City Affordable Housing Fund		2023					
H-A-4-d	Budgeting for Housing Programs						Annual	
H-B	Protect Existing Housing, Waterfront Character and Resources							
H-B-1	Encourage Maintenance of Existing Housing							
H-B-1-a	Continue Code Enforcement						Ongoing	
H-B-2	Encourage Rehabilitation of Existing Housing							
H-B-2-a	Lower and Moderate-Income Homeowner Rehabilitation Loans			2024				\$
H-B-2-b	Facilitate Non-Profit Rehabilitation and Maintenance Assistance			2024				\$
H-B-3	Encourage Energy Conservation in Housing							
H-B-3-a	Encourage Energy Conservation						20 EVC; 100 PV permits per year	

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-B-3-b	Expedited Energy Conservation Permits						80% of expedited permits in 5 bus. days	
H-B-3-c	Increase Awareness Regarding Energy Conservation			2024				
H-B-3-d	Climate Action Plan			2024				
H-B-4	Housing Design							
H-B-4-a	Update Architectural and Solar Guidelines for Single Family Homes			2024-25				
H-B-5	Review Potential Environmental Impacts of New Housing (formerly H-A-4)							
H-B-5-a	Air Quality Impacts						Ongoing	
H-B-5-b	Geotechnical Studies						Ongoing	
H-B-5-c	Seismic Hazards						Ongoing	
H-B-5-d	Environmental Site Assessment						Ongoing	
H-B-5-e	NPDES Requirements						Ongoing	
H-B-5-f	Noise Studies						Ongoing	
H-B-5-g	Traffic Impacts						Ongoing	
H-B-5-h	Water Supply Assessment						Ongoing	
H-C	Protect the Supply and Affordability of Rental Housing							
H-C-1	Regulation of Conversions							
H-C-1-a	Condominium Conversion Regulation						Ongoing	
H-C-1-b	Amend Percentage of BMR Units in Conversions			2024				
H-C-2	Protection of the Rental Housing Stock							
H-C-2-a	Monitor Affordable Housing Regulatory Agreements			2024				
H-C-2-b	Continue to Monitor Expiration of Affordability Covenants						At least 5 years prior to expiration	
H-C-2-c	Replacement Unit Requirements		2023					
H-C-3	Tenant Protections							
H-C-3-a	Phased Redevelopment of Existing Apartments		2023				Ongoing	
H-C-3-b	Anti-Displacement Strategy			2024				

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-C-3-c	Facilitate Resolution of Rental Disputes		2023					
H-C-3-d	Facilitate Tenant Protection Act of 2019 (AB 1482)		2023					
H-C-4	Rental Assistance Programs							
H-C-4-a	Rental Housing Assistance Information		2023					
H-D	Consider Public and Private Redevelopment Opportunities to Increase the Supply of Housing							
H-D-1	Housing Opportunity Areas							
H-D-1-a	Selection of Housing Opportunity Areas						As opportunities arise	
H-D-1-b	General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Sites Inventory	Upon Adoption						
H-D-2	Encourage Housing as Part of New Development Projects							
H-D-2-a	Potential Re-use of Commercial Sites						As appropriate	
H-D-3	Planned Development Process							
H-D-3-a	Update Planned Development Process					2026		
H-D-4	Accessory Dwelling Units							
H-D-4-a	ADUs		2023				24 units by 2031	
H-D-4-b	ADU Financial Incentive Program		2023				10 units by 2031	\$
H-D-4-c	Preapproved ADU Designs and Expedited Review			2024				\$
H-D-4-d	Improved Public Information on ADUs		2023					
H-D-4-e	Amnesty Program for Existing Unapproved ADUs				2025			
H-D-4-f	Objective Design Standards for ADUs			2024				
H-D-4-g	Multi-family ADUs		2023				Ongoing	
H-D-4-h	ADU Monitoring					Progress Report in 2026	Annual	
H-D-5	Institution-Owned sites							
H-D-5-a	School Sites			2024			Ongoing	
H-D-5-b	Religious and Nonprofit-Owned Sites			2024			Ongoing	
H-D-6	Reduce Regulatory Constraints							

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-D-6-a	Government Constraints			2024			Ongoing	
H-D-6-b	Zoning incentives	Rescind 17.65 upon adoption		Evaluate others by 2024				
H-D-6-c	Re-evaluate parking requirements			2024				
H-D-6-d	Development Fee Waivers		2022				Ongoing	
H-D-6-e	Multi-Family Objective Design Standards		2023					
H-D-6-f	SB9 Objective Design Standards		2023					
H-D-6-g	Farmworker Housing and Employee Housing Act		2023					
H-E	Address Affordable Housing Needs							
H-E-1	Create More and Retain Existing Affordable Housing							
H-E-1-a	Existing Unit Purchase Program-Opportunities for Supportive Housing		2023				Ongoing	
H-E-1-b	New Units for Existing Unit Purchase Program.		2023					\$
H-E-1-c	First-time Homebuyer Program						Ongoing	
H-E-2	Private Development of Affordable Housing – Inclusionary Requirement							
H-E-2-a	Inclusionary 20% Requirement						Ongoing	
H-E-2-b	Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income						Ongoing	
H-E-3	Incentives for Affordable Housing							
H-E-3-a	Density Bonus for Affordable Housing Projects Consistent with State Density Bonus Law						Ongoing	
H-E-3-b	Financing and Subsidy Programs						Annual & Ongoing	
H-E-3-c	Cooperative Ventures						Ongoing	
H-E-4	Resale Controls on Owner Occupied BMR units							
H-E-4-a	Maintain Existing Owner-Occupied BMR Units						Ongoing	
H-E-5	Rent and Income Restrictions on Rental BMR Units							
H-E-5-a	New Agreements for Affordability of Existing Rental Units						Ongoing	\$

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-E-6	House Sharing							
H-E-6-a	Home Sharing Program						Ongoing; at least 10 new matches per year	\$
H-E-7	Workforce Housing							
H-E-7-a	Housing in Commercial Development Agreements						Ongoing	
H-E-8	BMR Eligibility Priorities							
H-E-8-a	BMR Eligibility Guidelines						Ongoing	
H-F	Address Housing for Special Needs Populations							
H-F-1	Special Needs							
H-F-1-a	Facilities and Services for Special Needs		2023					
H-F-1-b	Assistance to Victims of Domestic Abuse						Ongoing	
H-F-1-c	Adaptable/Accessible Units for the Disabled			2024			Ongoing	
H-F-1-d	Reasonable Accommodation						Ongoing	
H-F-1-e	Home Sharing for Special Needs Population						Ongoing	
H-F-1-f	Support Services for Special Needs Population			2024			Ongoing	
H-F-1-g	Extremely Low-Income Units for Special Needs.			2024			Ongoing	
H-F-1-h	Age Friendly Initiative		2023					
H-F-1-i	Community Care Facilities			2024				
H-F-2	Housing for the Homeless							
H-F-2-a	Emergency Housing Assistance						Annual	
H-F-2-b	Emergency Shelter Uses						Ongoing	
H-F-2-c	Multi-Jurisdictional Emergency Shelter						Based on opportunity	
H-F-2-d	Emergency Shelter Zoning						Ongoing	
H-F-2-e	Low Barrier Navigation Centers		2023					
H-F-3	Transitional and Supportive Housing							
H-F-3-a	Transitional and Supportive Housing Zoning						Ongoing	
H-F-3-b	Supportive Housing			2024				

8. HOUSING GOALS, POLICIES, AND PROGRAMS

No.	Title	Upon Adoption	2023	2024	2025	2026	Other	\$ Needed
H-G	Affirmatively Further Fair Housing							
H-G-1	Equal Housing Opportunity							
H-G-1-a	Non-Discrimination		2023				Ongoing	
H-G-2	Improved Access to Fair Housing Information							
H-G-2-a	Anti-Discrimination Regulations		2023				Ongoing	
H-G-2-b	Fair Housing Training for Landlords and Tenants			2024				
H-G-2-c	Information Specific to Fair Housing		2023					
H-G-2-d	Multi-Lingual Tenant Resources			2024				
H-G-2-e	Rental Registry			2024				\$

8. HOUSING GOALS, POLICIES, AND PROGRAMS

APPENDIX A | HOUSING NEEDS ASSESSMENT

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1 INTRODUCTION

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

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

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

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

2 SUMMARY OF KEY FACTS

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

proportion at 63% compared to the overall proportion of 61% in the Bay Area as a whole, although the Asian population in Foster City is significantly larger at 47.7% compared to 26.6% for the Bay Area as a whole.¹

- **Income** – Although Foster City has a higher percentage of households with income greater than 100% of Area Median Income (AMI) at 64% than San Mateo County at 49%, there are a significant number of households in the lower income ranges, including 14.6% of owner-occupied households and 17.3% of renter-occupied households in the very low-income category (up to 50% of Area Median Income [AMI]), including 6.6% of owners and 9.6% of renters in the extremely low-income category. In Foster City, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty at 26.5%, followed by Black or African American (Hispanic and Non-Hispanic) residents at 8.3%.
- **Employment and Jobs/Housing Ratio** – Foster City residents most commonly work in the *Financial & Professional Services* industry. From January 2010 to January 2021, the unemployment rate in Foster City decreased by 4.3 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 2,420 (12.7%). Additionally, the jobs-household ratio in Foster City has increased from 1.37 in 2002 to 1.76 jobs per household in 2018.
- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Foster City increased 5.7% from 2010 to 2020, which is *above* the growth rate for San Mateo County of 3.6% and *above* the 5.0% growth rate of the region's housing stock during this time period.
- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Foster City residents to live and thrive in the community.
 - **Ownership** The largest proportion of homes had a value in the range of \$1M-\$1.5M in 2019. Home prices increased by 111.9% from 2010 to 2020.
 - **Rental Prices** – The typical contract rent for an apartment in Foster City was \$3,060 in 2019. Rental prices increased by 76.2% from 2009 to 2019. 54% of Foster City renter-occupied units had rents of \$3000 or more, compared to 22% in San Mateo County and 13% in the Bay Area. To rent a typical apartment without cost burden, a household would need to make \$122,640 per year.²
- **Housing Type/Tenure** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 35.4% of homes in Foster City were single family detached, 20.0% were single family attached, 7.0% were small multi-family (2-4 units), and 37.5% were medium or large multi-family (5+ units). Between 2010 and 2020, the number of multi-family units increased more than single-family units. Generally, in Foster City, the share of the housing stock

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

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

that is detached single family homes is below that of other jurisdictions in the region. 57% of housing units are owner occupied and 43% of housing units are renter occupied.

- **Vacancy Rates** - Vacant units make up 5.7% of the overall housing stock in Foster City. The rental vacancy stands at 5.9%, while the ownership vacancy rate is 0.7%.
- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Foster City, 18.0% of households spend 30%-50% of their income on housing, while 13.3% of households are severely cost burdened and use the majority of their income for housing. The percentages of renters and owners who are cost burdened are very similar: for renters, 18% spend 30-50% of income on housing and 15% spend more than 50% of income on housing; for owners, 20% spend 30-50% of income on housing and 13% spend more than 50% on housing. Cost burden is also an issue for senior households. Of the 525 senior households with incomes less than 30% of AMI, 16% spend between 30-50% on housing and 74% spend more than 50% on housing. Of the 570 senior households with incomes between 31%-50% of AMI, 25% spend 30%-50% on housing and 31% spend more than 50% on housing.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Foster City live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 100.0% of households in Foster City live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs (except for the limited number of units in affordable housing programs). Risk of displacement may increase as older housing stock is redeveloped or replaced.
- **Neighborhood Resources**– 100.0% of residents in Foster City live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Foster City, 7.1% of residents have a disability of any kind and may require accessible housing. Additionally, 6.2% of Foster City households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 7.9% of households are female-headed families, which are often at greater risk of housing insecurity.

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

Note on Data

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

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

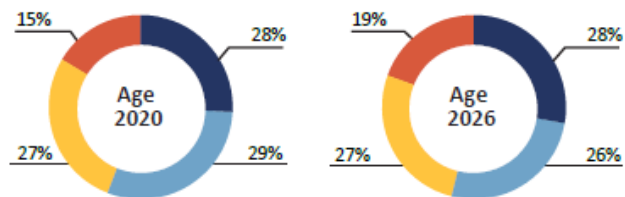
2.1 SAN MATEO COUNTY

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

PEOPLE

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

■ Under 25 ■ 25-44 ■ 45-64 ■ 65+



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

People are also living longer, with those 65 and over expected to make up nearly 20% of the population by 2026. Equally important is the fact that Millennials recently surpassed the Baby Boomers as our largest generation. As Millennials enter their 40s, they will continue to shape countywide housing needs. By 2026, people 25-44 and 45-64 will make up more than 50% of the population.⁵

⁴ U.S. Census, American Community Survey.

⁵ Claritas Population Facts 2021.

What does this mean for housing needs?

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

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

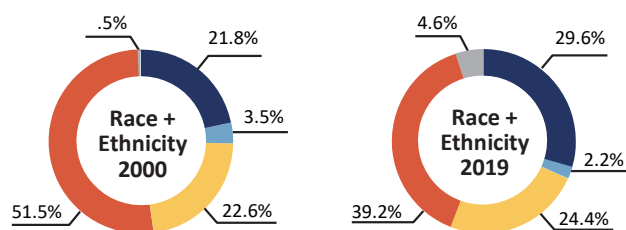
We must address how to support our seniors as they get older so they can stay in their homes and communities, and make sure young people, new families, and our workers can find housing they can afford that meets their needs.



Our population is becoming more diverse

■ Asian
 ■ Black
 ■ White
 ■ Other*

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



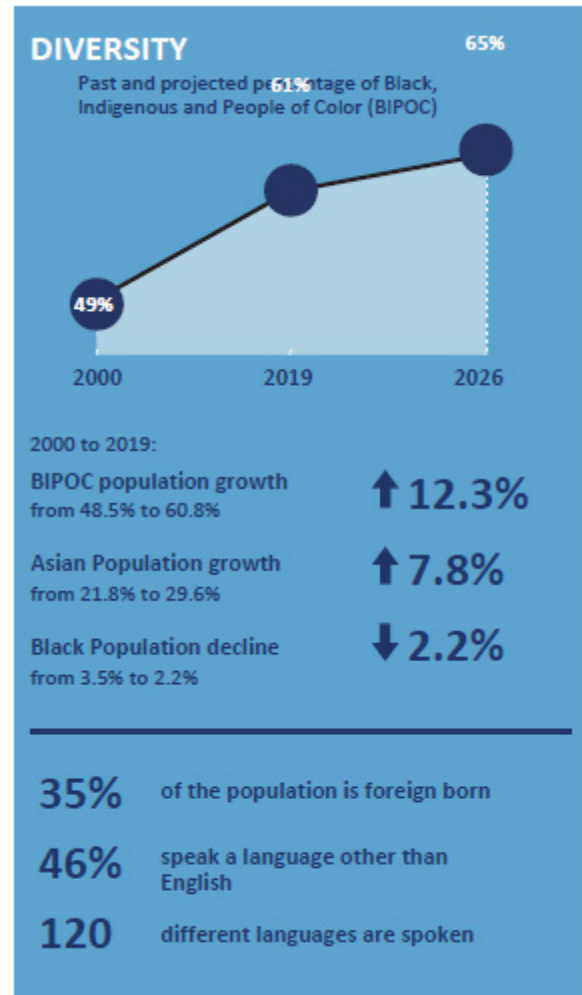
San Mateo County is a very diverse place to live, even when compared to the State of California. Countywide, more than one-third of the population is foreign-born and almost half speaks a language other than English at home. By contrast, a quarter of all Californians are foreign-born and less than a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

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

What does this mean for housing needs?

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

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



⁶ U.S. Census, American Community Survey.

HOUSEHOLDS + HOUSING

The number
of households
will continue to
grow

265K
Households in 2020

394K
Households in 2050

That's a
48%
increase

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

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

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

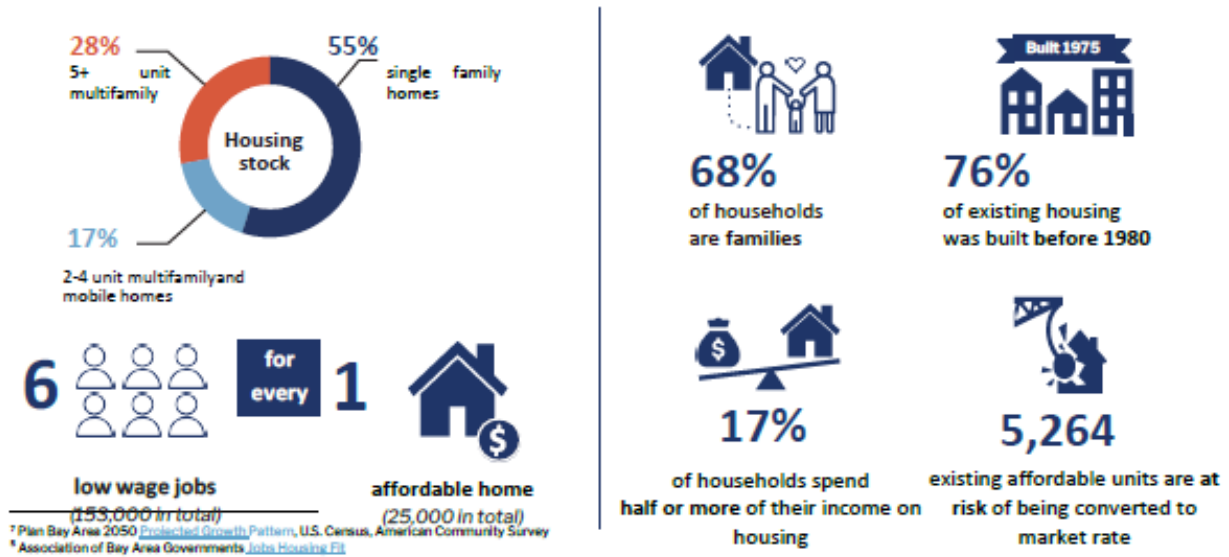
What does this mean for housing needs?

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

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

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

⁸ Association of Bay Area Governments Jobs Housing Fit.



Housing rent and prices continue to increase

2009 to 2020

\$1.56K

\$2.2K
per month

Median rent increased 41%

\$675K

\$1.4M

Home values more than doubled

The Bay Area is a great place to live, but throughout the region and county there just isn't enough housing for all income levels, which has caused costs to go up. Home prices and rents have been steadily increasing the past two decades, but in recent years the jump has been dramatic. **Since 2009, median rent increased 41% to \$2,200, and median home values have more than doubled to \$1,445,000.⁹**

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

RENTER SNAPSHOT

54% are under 44 years old

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

1 in 4 renters...

spend 50% of income on rent

live in overcrowded households –

89% of these renters are BIPOC

Latinx are the most cost burdened

31% spend more than half and

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

⁹ San Mateo County Association of Realtors, Zillow.

JOBS

The number of jobs
will continue to grow



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

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

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

What does this mean for housing needs?

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

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

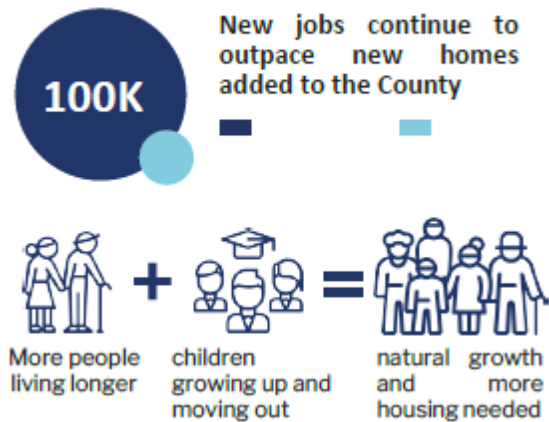
¹⁰ U.S. Census, American Community Survey.

APPENDIX A: HOUSING NEEDS ASSESSMENT

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



NEW JOBS TO NEW HOUSING 2010 - 2020

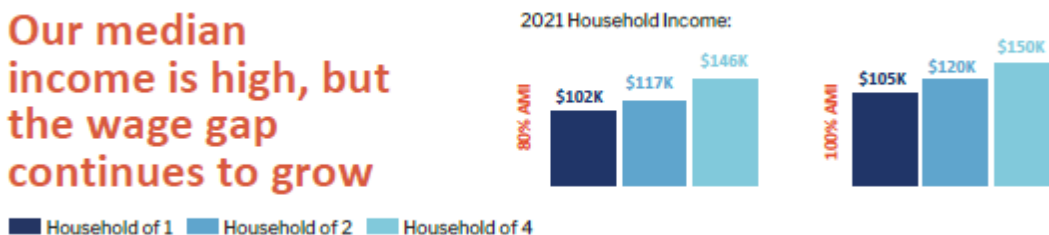


In 2020, there were 416,700 jobs, and by 2050 we expect that to increase 22% to 507,000.¹² While some jobs pay very well, wages for many others haven't kept up with how costly it is to live here.

What does this mean for housing needs?

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

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



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

¹² Plan Bay Area 2050 Projected Growth Pattern,

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

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

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

What does this mean for housing needs?

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

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

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

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

3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 REGIONAL HOUSING NEEDS DETERMINATION

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

3.2 REGIONAL HOUSING NEEDS ALLOCATION

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

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

¹⁴ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

¹⁵ HCD divides the RHND into the following four income categories:

Very Low-income: 0-50% of Area Median Income

Low-income: 50-80% of Area Median Income

Moderate-income: 80-120% of Area Median Income

Above Moderate-income: 120% or more of Area Median Income

¹⁶ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf)

Table 1: Regional Housing Needs Allocation for Foster City

Income Group	Foster City Units	San Mateo County Units	Bay Area Units	Foster City %	San Mateo County %	Bay Area %
Very Low-Income (<50% of AMI)	520	12,196	114,442	27.4%	25.6%	25.9%
Low-Income (50%-80% of AMI)	299	7,023	65,892	15.8%	14.7%	14.9%
Moderate-Income (80%-120% of AMI)	300	7,937	72,712	15.8%	16.6%	16.5%
Above Moderate-Income (>120% of AMI)	777	20,531	188,130	41.0%	43.1%	42.6%
Total	1,896	47,687	441,176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology

4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

4.1 POPULATION

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. As Figure 1 highlights, the population of Foster City has by 17.2% from 1990 to 2020, which is slightly below the growth rate of 19% for San Mateo County and well below the growth rate of 29% for the region as a whole.

In 2020, the population of Foster City was estimated to be 33,033 (see Table 2). From 1990 to 2000, the population increased by 2.2%, while it increased by 6.1% during the first decade of the 2000s. In the most recent decade, the population increased by 8.1%. The population of Foster City makes up 4.3% of San Mateo County.¹⁷

Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Foster City	28,176	29,086	28,803	29,770	30,567	32,518	33,033
San Mateo County	649,623	685,354	707,163	719,844	718,451	761,748	773,244
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Universe: Total population

Source: California Department of Finance, E-5 series

For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

¹⁷ To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

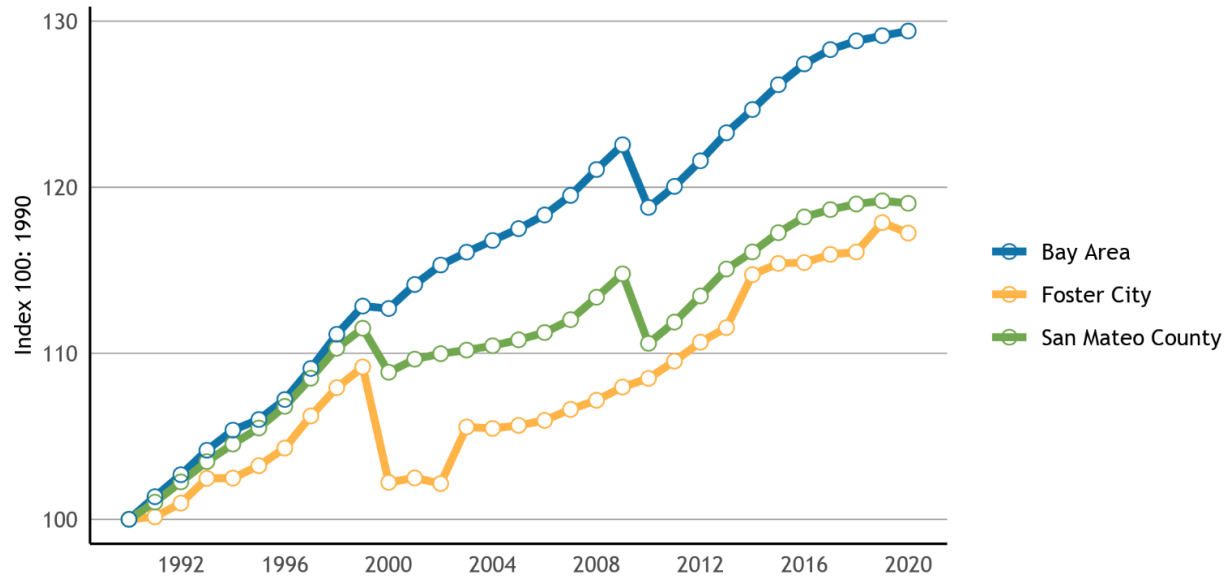


Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.

For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multi-family and accessible units are also needed.

In Foster City, the median age in 2000 was 38; by 2019, this figure had increased slightly, landing at around 39 years. More specifically, the population for the various age brackets has increased with the exception of decreases for ages 15-24 and 45-54 (see Figure 2). The senior population 65 and older had the largest increase between 2000 and 2019 of 97% compared to an 18% increase in the total population.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color¹⁸ make up 41.9% of seniors and 63.9% of youth under 18 (see Figure 3).

¹⁸ Here, we count all non-White racial groups

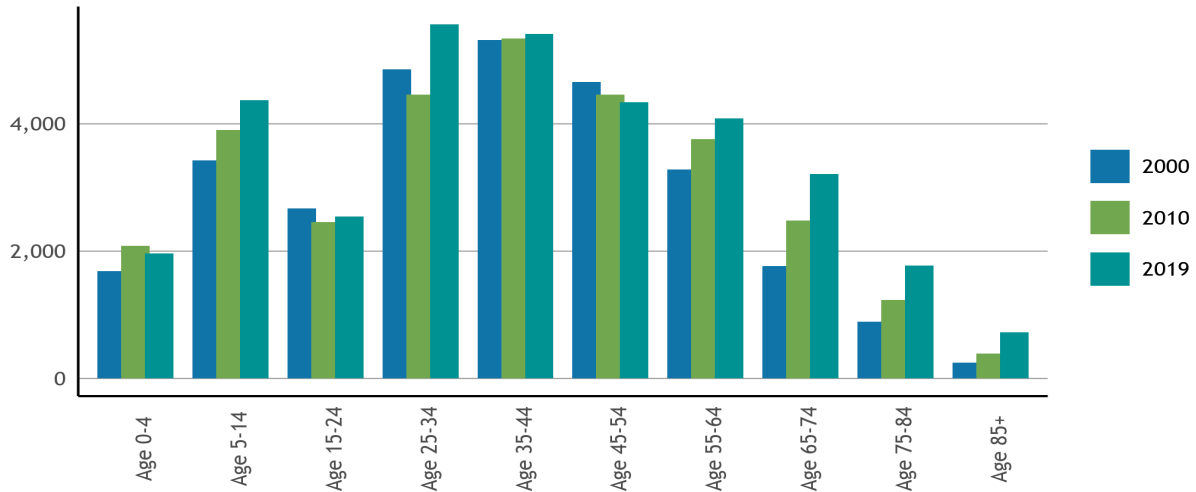


Figure 2: Population by Age, 2000-2019

Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

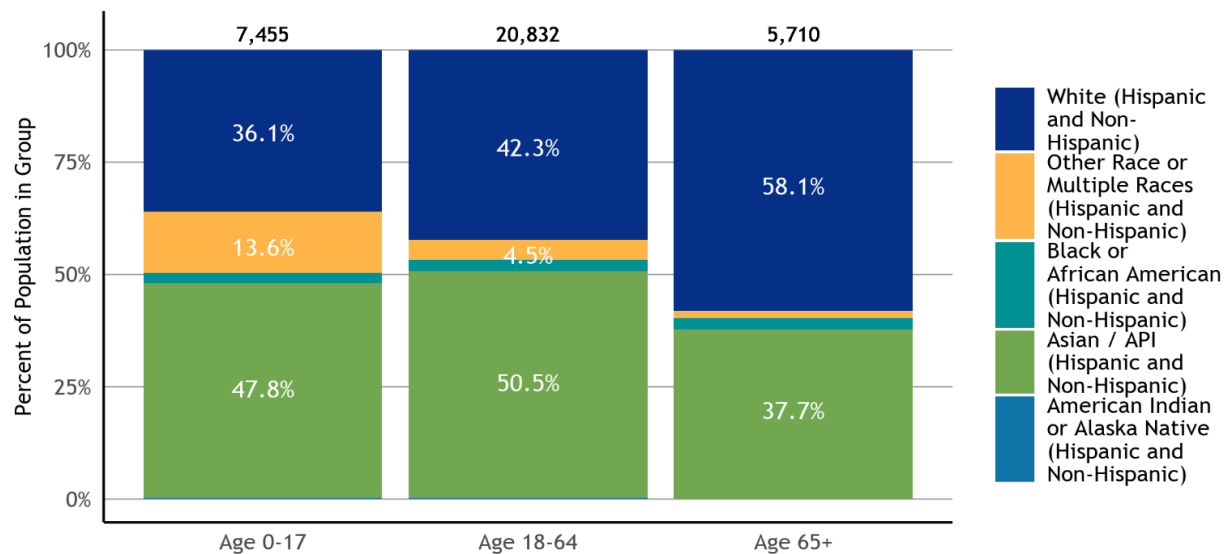


Figure 3: Senior and Youth Population by Race

Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 RACE AND ETHNICITY

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today¹⁹. However, since 2000, the percentage of residents in Foster City identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 21.0 percentage points, with the 2019 White population standing at 12,542 (see Figure 4). In absolute terms, the *Asian / API, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most.

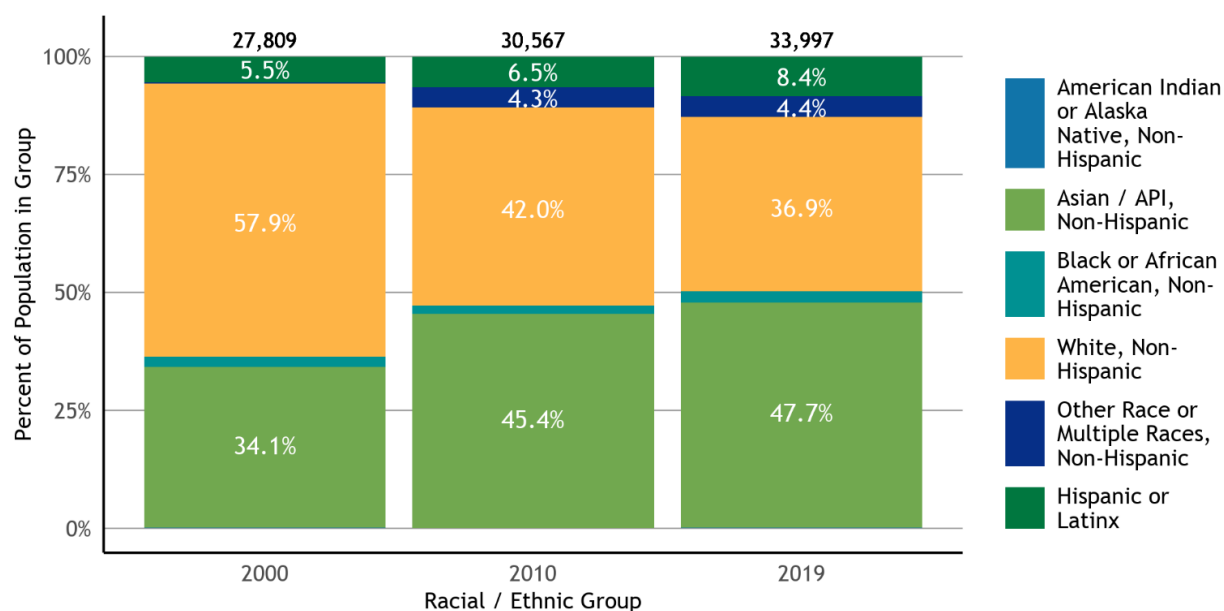


Figure 4: Population by Race, 2000-2019

Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

Asian/API, Non-Hispanic residents make up the largest percentage (48%), which is larger than the Asian/API, Non-Hispanic population of both San Mateo County and the larger Bay Area (30% and 27% respectively). White residents (37% of Foster City’s population) and Black or African American residents make up a similar proportion compared to the County and region, while Hispanic or Latinx residents in Foster City (8%) make up a significantly smaller proportion (24% in both the County and region) (see Figure 5).

¹⁹ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

The two largest subgroups of the Asian population in Foster City include Asian Indian (15% of the total population in 2019) and Chinese (24% of the total population in 2019). The Asian Indian population had the largest growth from 11% in 2010 to 15% in 2019, compared to the growth in the Chinese population over the same time period from 21% to 24%.

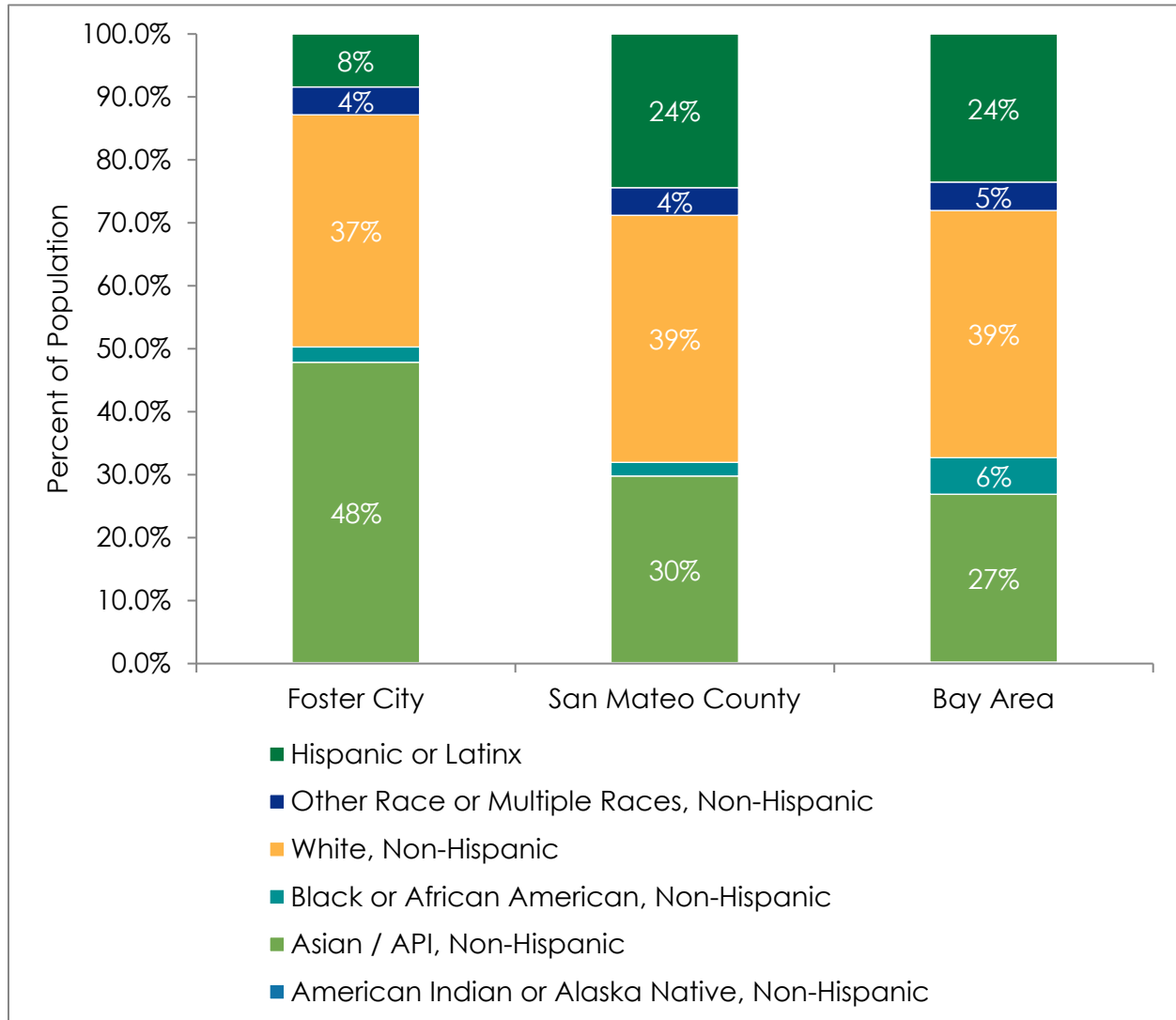


Figure 5: Population by Race,

Universe: Total population

Notes:

Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

4.4 EMPLOYMENT TRENDS

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Foster City increased by 34.9% (see Figure 5).

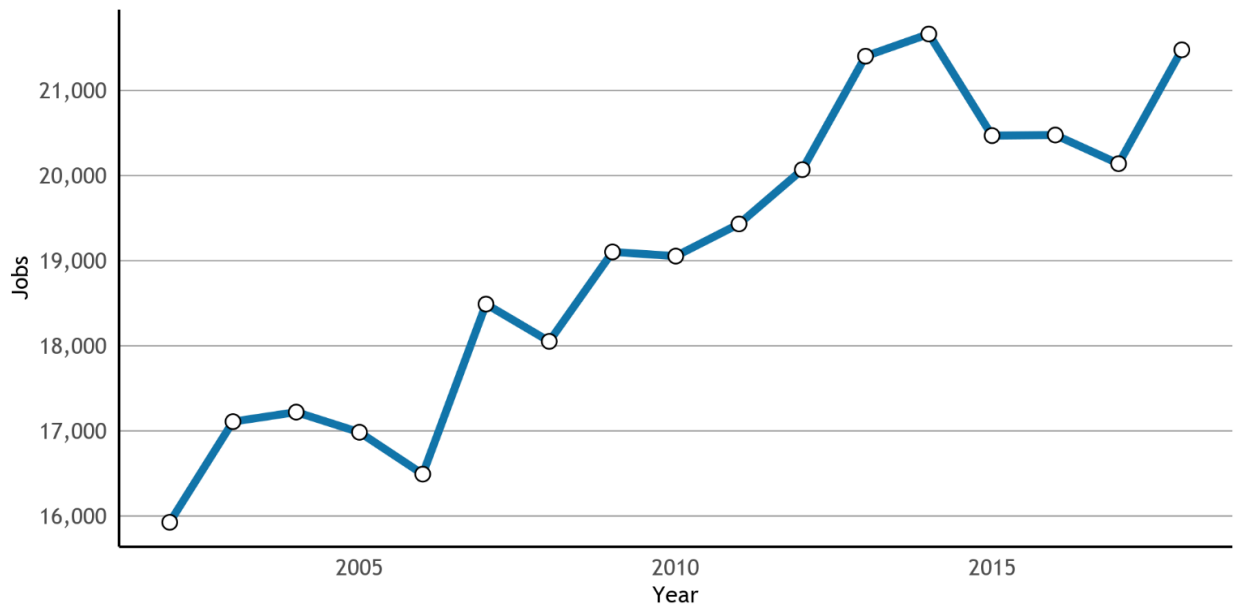


Figure 5: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are cross-walked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 17,347 employed residents, and 20,090 jobs²⁰ in Foster City - the ratio of jobs to resident workers is 1.16; Foster City is a *net importer of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Foster City has more low-wage *jobs* than low-wage *residents* (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the City has more high-wage *jobs* than high-wage *residents* (where high-wage refers to jobs paying more than \$75,000) (see Figure 6).²¹

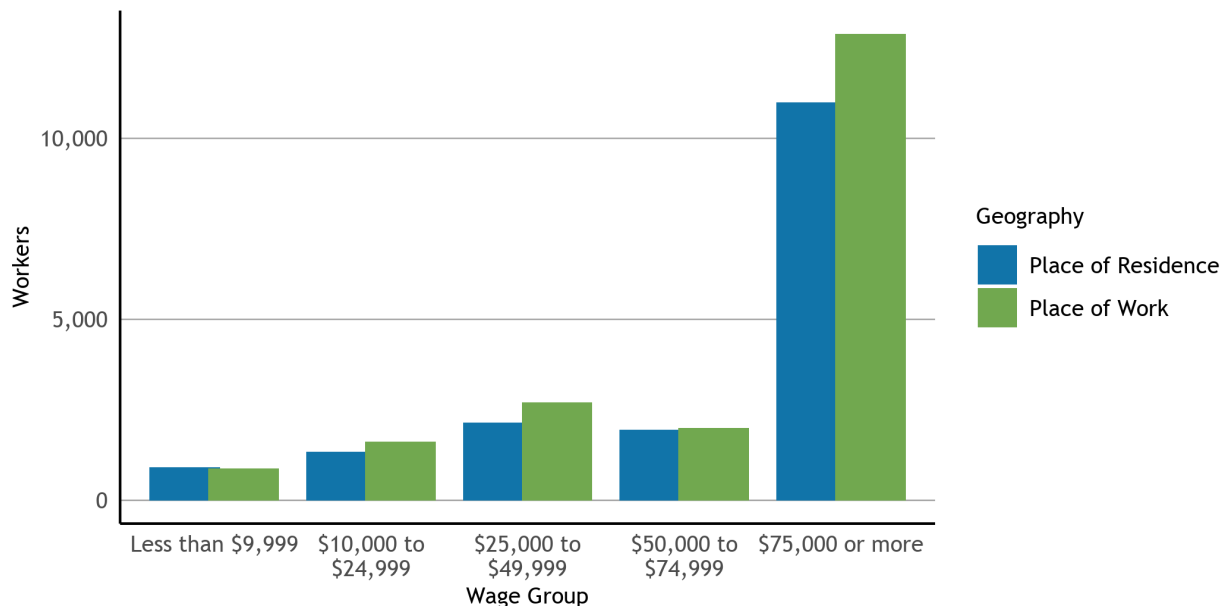


Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

According to Census data, the vast majority (76%) of jobs within Foster City pay over \$3,333 per month. 14% pay between \$1,251 and \$3,333, and 10% pay less than \$1,251. Figure 7 shows the balance of a

²⁰ Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

²¹ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

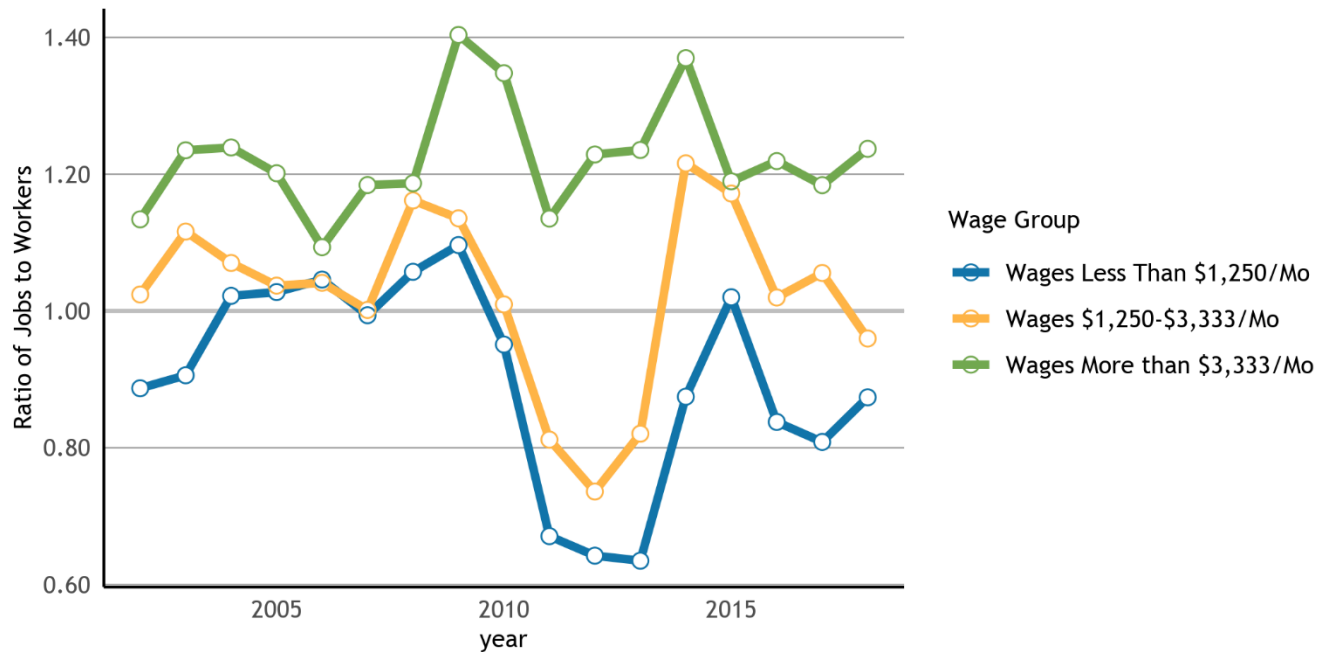


Figure 7: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs-to-household ratio. Thus, bringing housing into the measure, the *jobs-household ratio* in Foster City has increased from 1.37 in 2002, to 1.76 jobs per household in 2018 (see Figure 8).

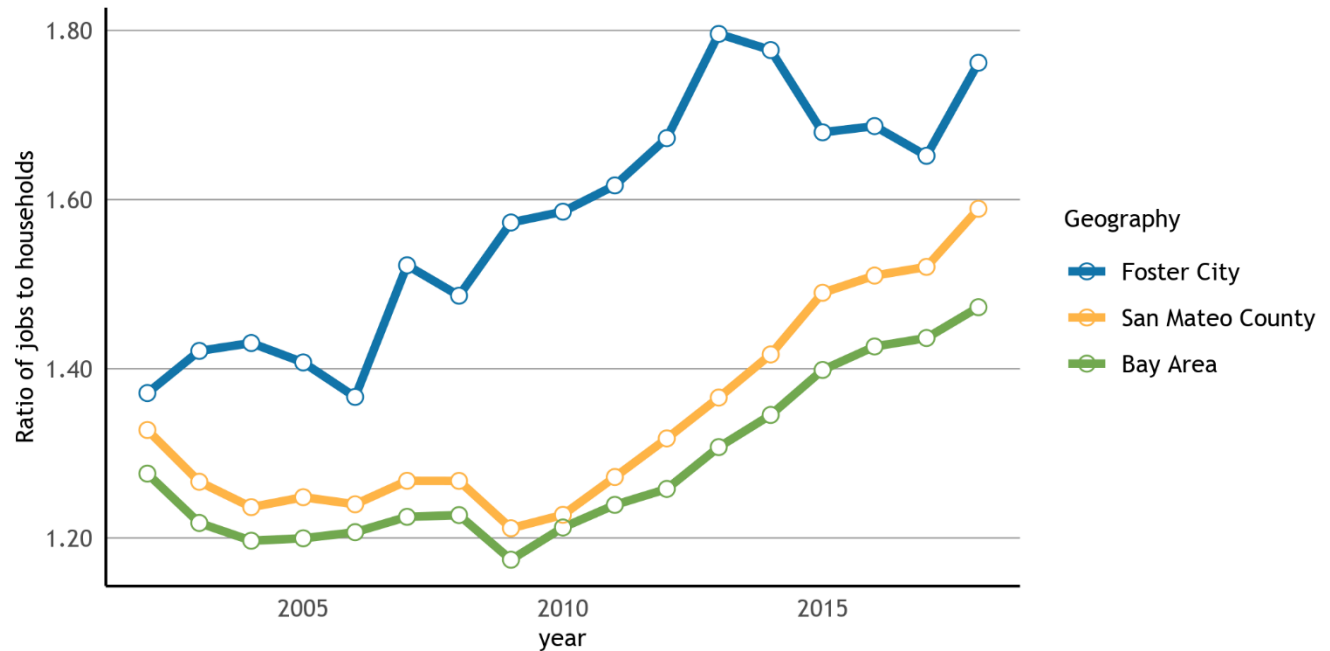


Figure 8: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, State and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Foster City residents work is *Financial & Professional Services*, and the largest sector in which San Mateo residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

APPENDIX A: HOUSING NEEDS ASSESSMENT

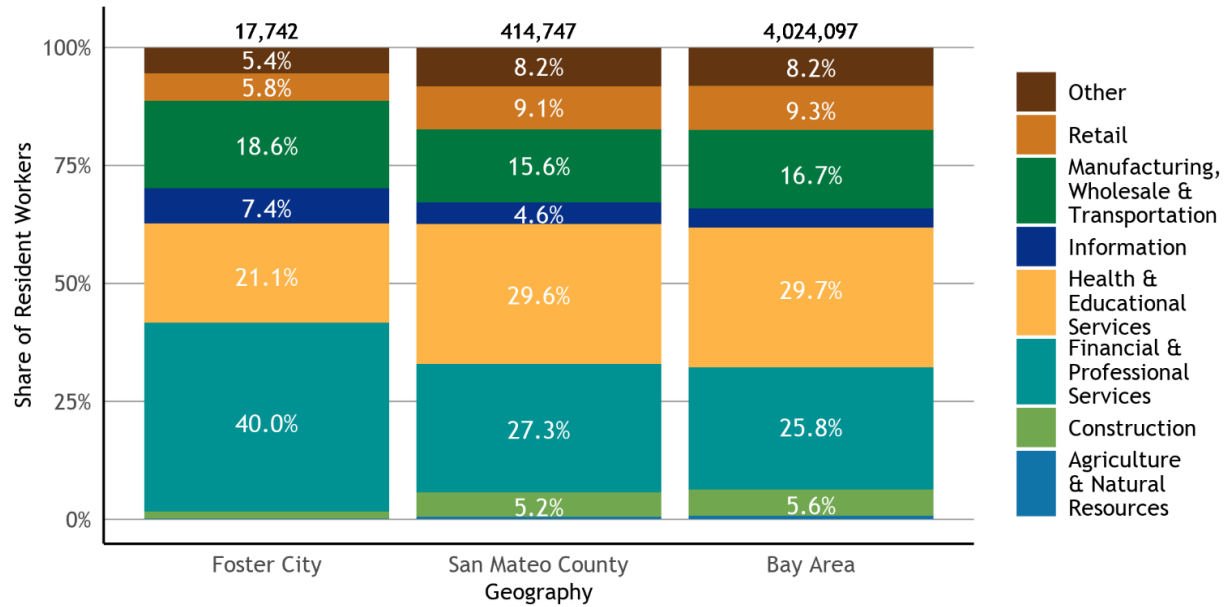


Figure 9: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over

Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.4.3 Unemployment

In Foster City, there was a 4.3 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

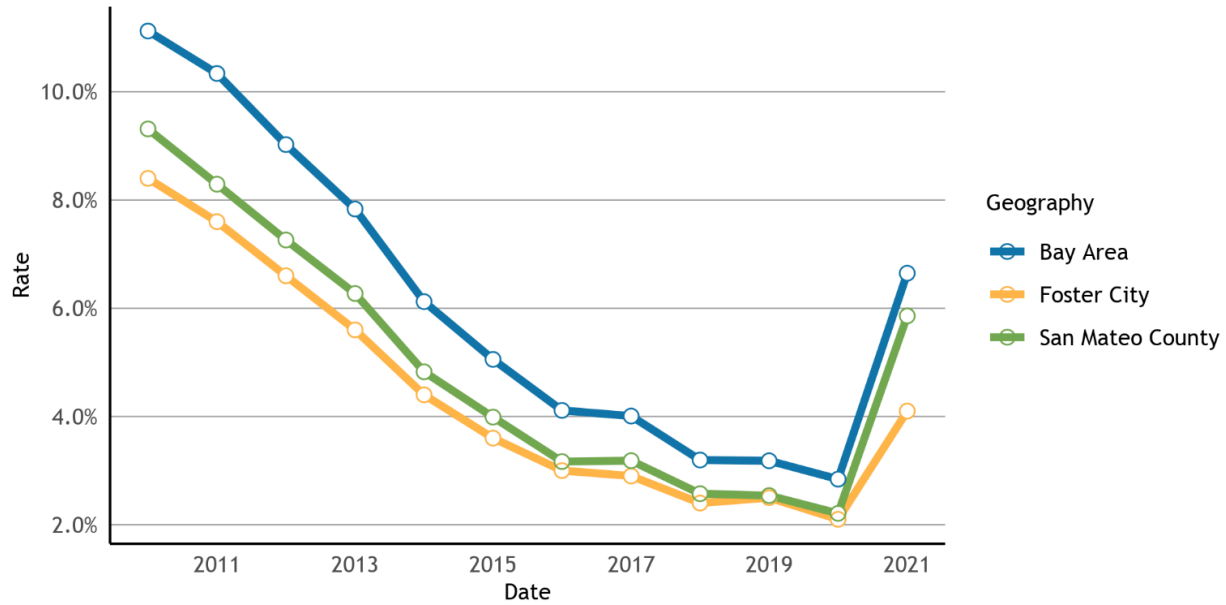


Figure 10: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 EXTREMELY LOW-INCOME HOUSEHOLDS

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state²².

In Foster City, 63.9% of households make more than 100% of the Area Median Income (AMI)²³, compared to 7.9% making less than 30% of AMI (1008 households), which is considered extremely low-income (see Figure 11).

²² Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

²³ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

APPENDIX A: HOUSING NEEDS ASSESSMENT

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In San Mateo County, 30% AMI is the equivalent to the annual income of \$44,000 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

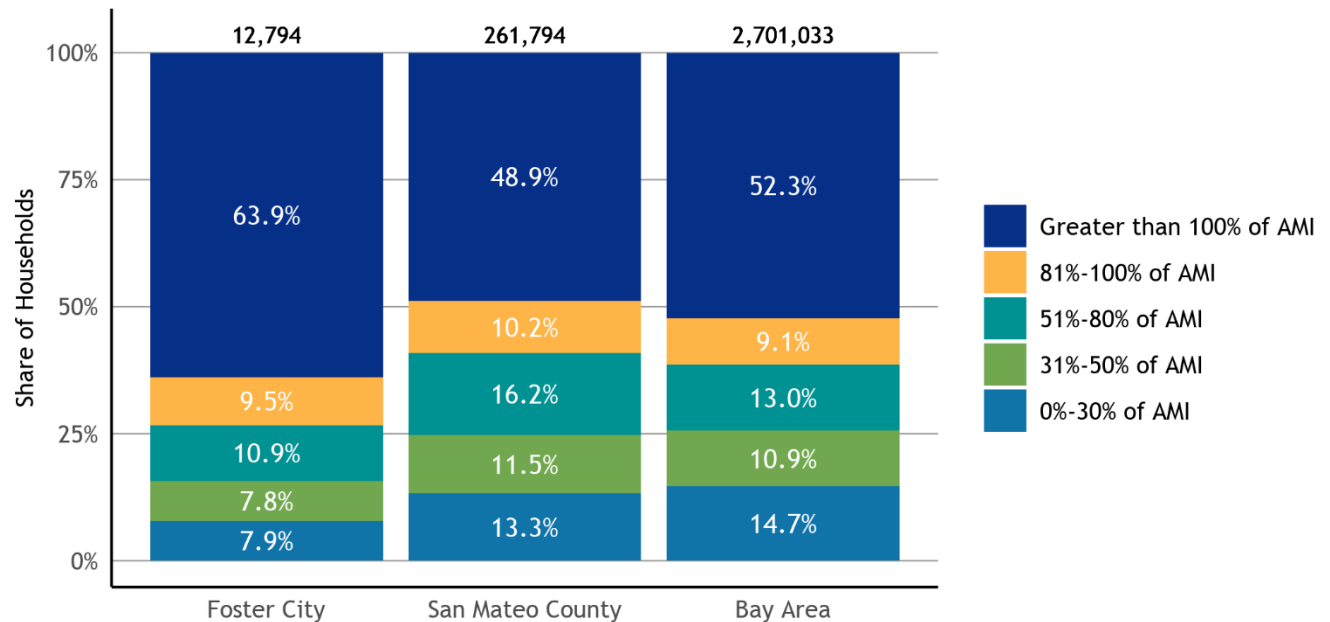


Figure 11: Households by Household Income Level

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

HCD's guidance notes that instead of using U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households. The City assumes that 50% of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 260 extremely low-income housing units, or half of 520.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Foster City, although the largest proportion of both renters and owners falls in the *Greater than 100% of AMI* income group, 9.6% of renters earn less than 30% of AMI compared to 6.6% of owners and 28.0% of renters earn less than 80% AMI compared to 25.7% of owners (see Figure 12).

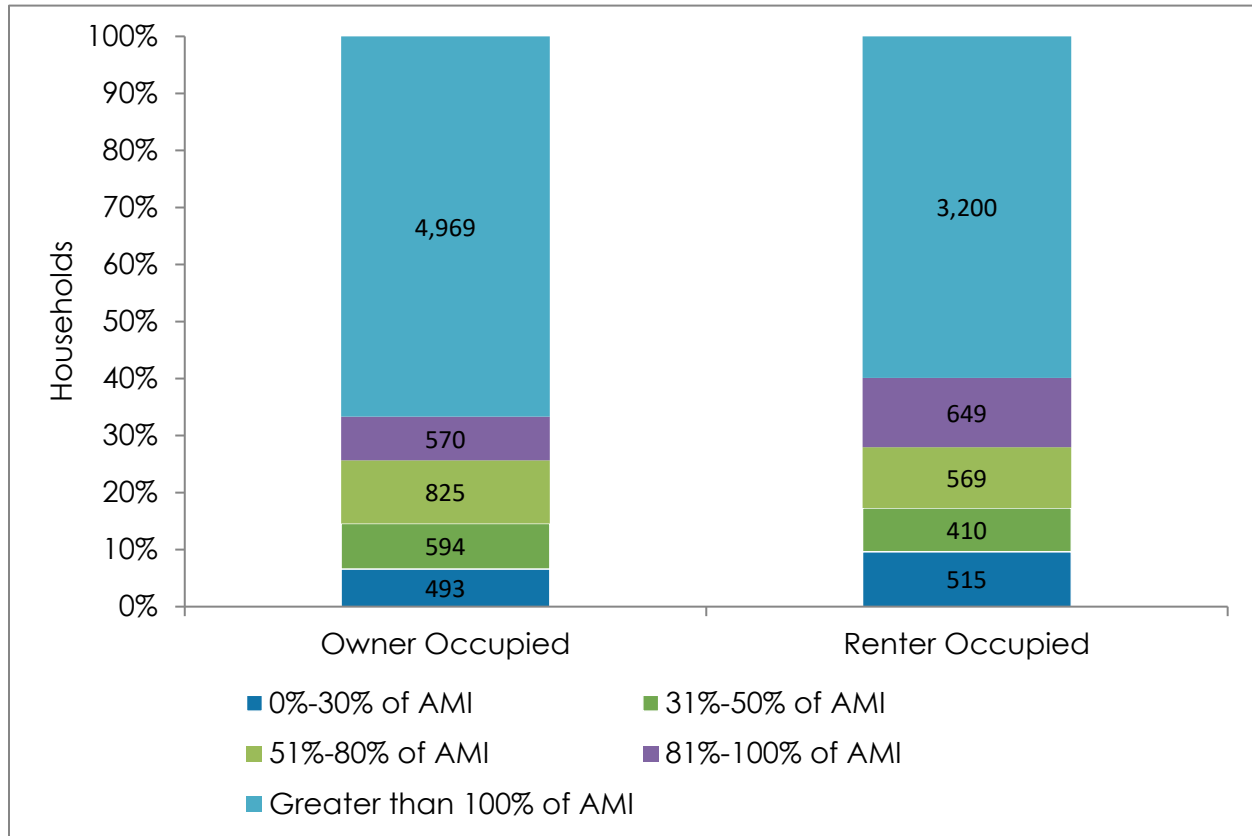


Figure 12: Household Income Level by Tenure

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.²⁴ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Foster City, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty at 26.5%, followed by Black or African American (Hispanic and Non-Hispanic) residents at 8.3% (see Figure 13).

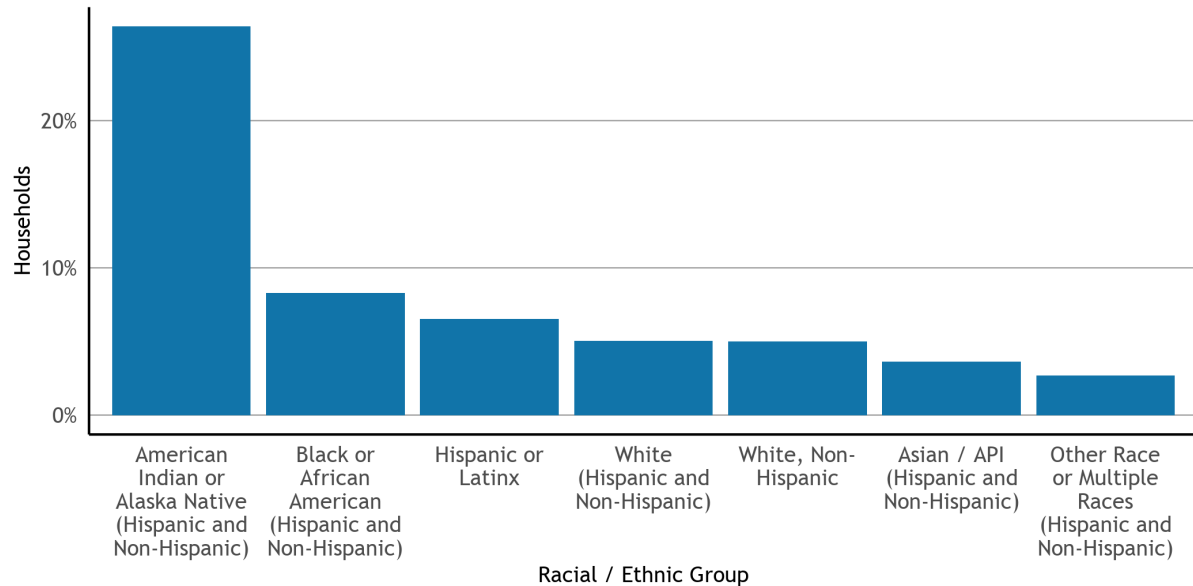


Figure 13: Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

4.6 TENURE

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Foster City there are a total of 12,690 housing units, and fewer residents rent than own their homes: 42.9% versus 57.1% (see Figure 14).

²⁴ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

By comparison, 39.8% of households in San Mateo County are renters, while 44% of Bay Area households rent their homes.

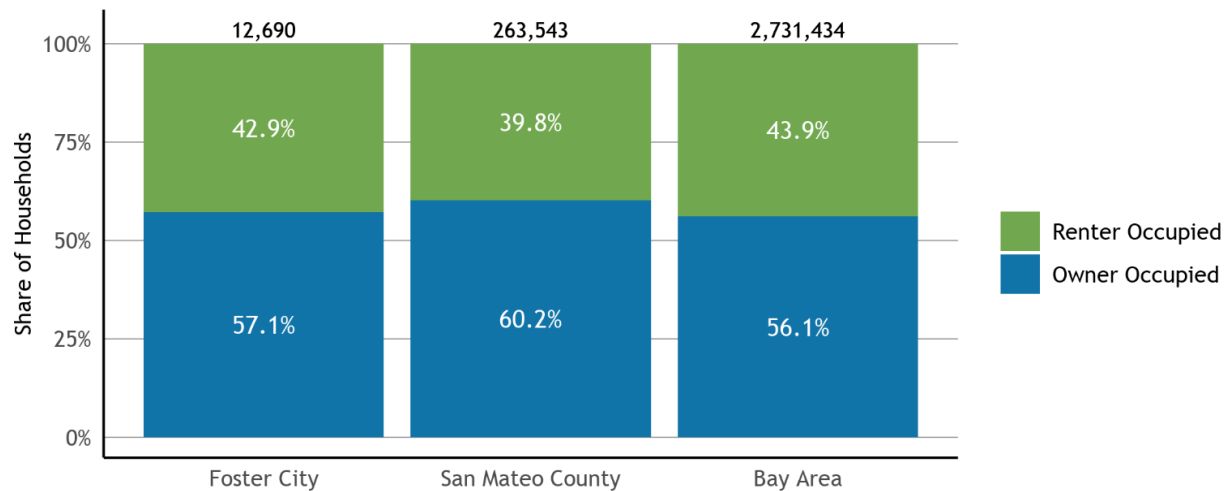


Figure 14: Housing Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.²⁵ In Foster City, 46.6% of Black households owned their homes, while homeownership rates were 62.9% for Asian households, 34.3% for Latinx households, and 54.3% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

²⁵ See, for example, Rothstein, R. (2017). *The color of law: a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

APPENDIX A: HOUSING NEEDS ASSESSMENT

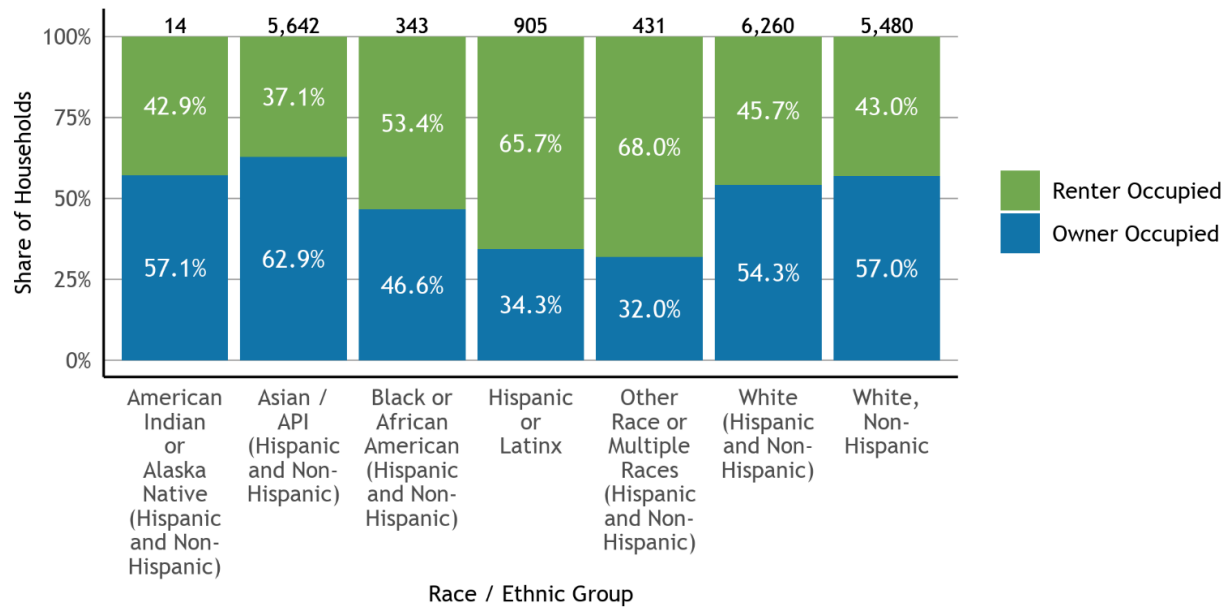


Figure 15: Housing Tenure by Race of Householder

Universe: Occupied housing units

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Foster City, 67.7% of householders between the ages of 25 and 44 are renters, while 18.6% of householders over 65 are (see Figure 16).

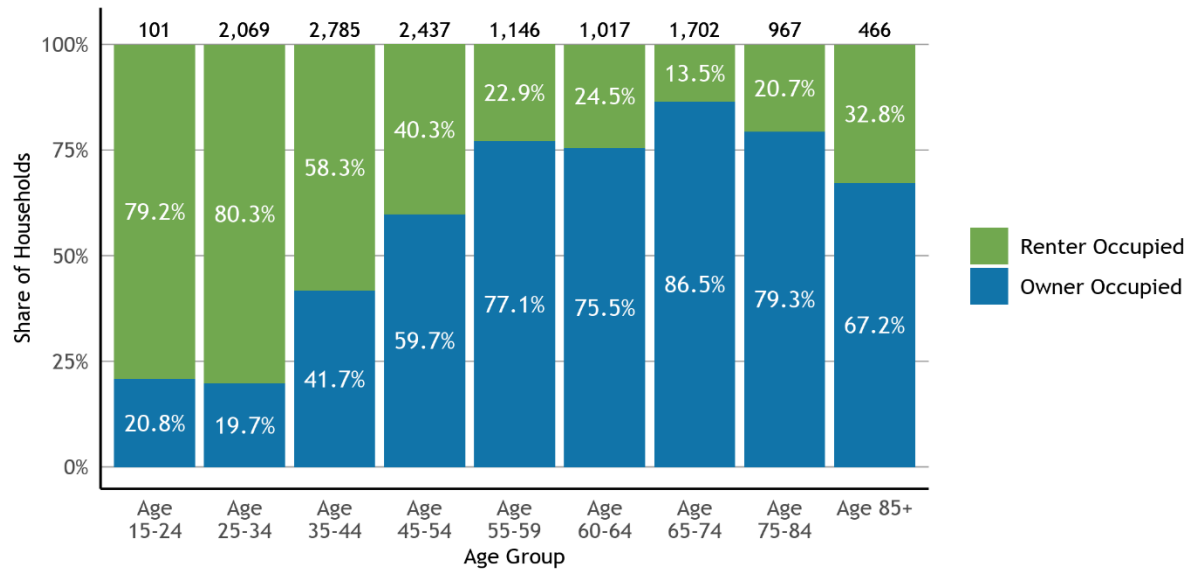


Figure 16: Housing Tenure by Age

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Foster City, 88.5% of households in detached single-family homes are homeowners, while 21.5% of households in multi-family housing are homeowners (see Figure 17). (Note: The 2010 Census reported ten mobile homes. The City believes this to be an error as there are no mobile homes or mobile home parks in Foster City.)

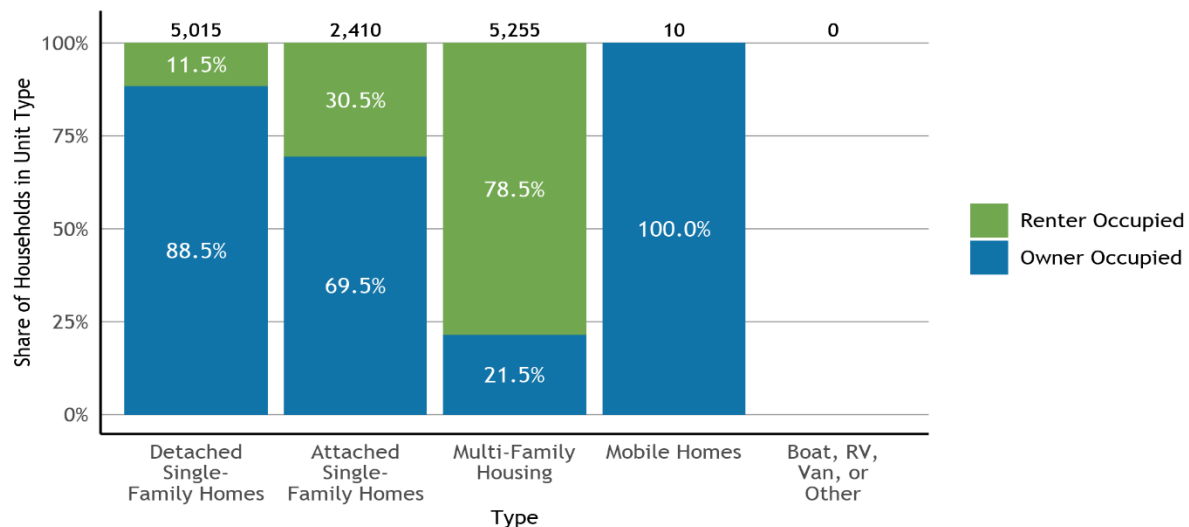


Figure 17: Housing Tenure by Housing Type

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

4.7 DISPLACEMENT

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Foster City, no households (0.0%) live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 100.0% of households in Foster City live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.²⁶

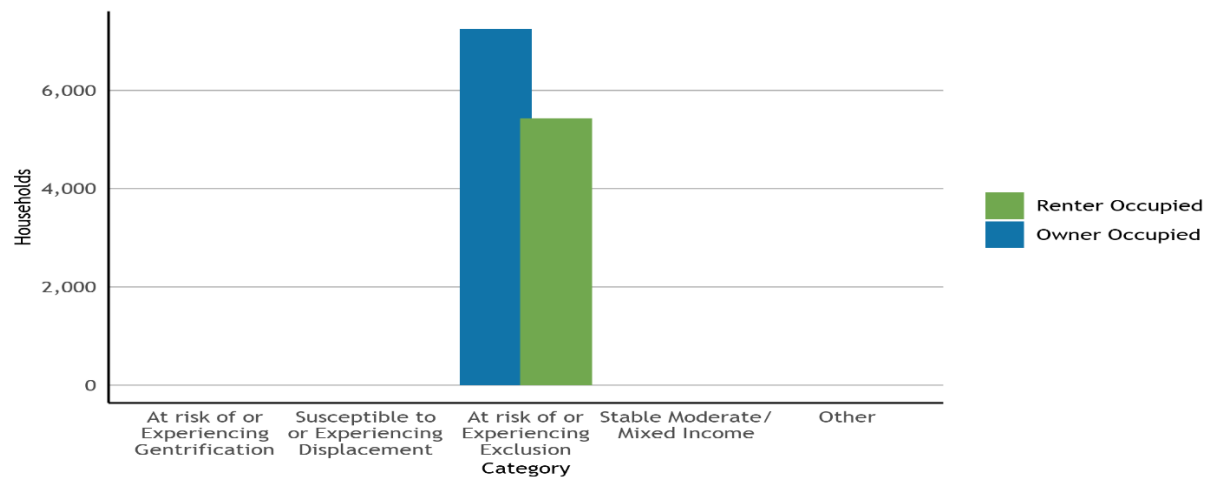


Figure 18: Households by Displacement Risk and Tenure

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data

Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

²⁶ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_o.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

5 HOUSING STOCK CHARACTERISTICS

5.1 HOUSING TYPES, YEAR BUILT, VACANCY, AND PERMITS

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Foster City in 2020 was made up of 35.4% single family detached homes, 20.0% single family attached homes, 7.0% multi-family homes with 2 to 4 units, and 37.5% multi-family homes with 5 or more units (see Figure 19). In Foster City, the housing type that experienced the most growth between 2010 and 2020 was *Multi-family Housing: Five-plus Units*.

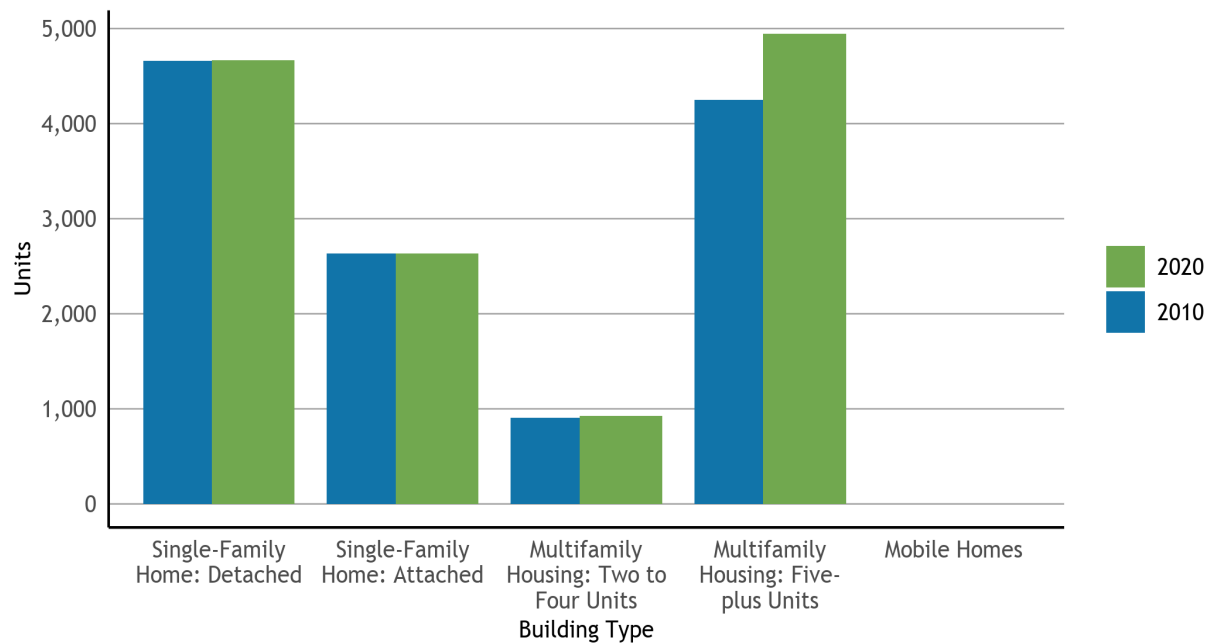


Figure 19: Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Foster City, the largest proportion of the housing stock was built 1960 to 1979, with 8,910 units constructed during this period (see Figure 20). Since 2010, 4.9% of the current housing stock was built, which is 655 units. (Note: Although the U.S. Census Bureau data indicates housing units built prior to 1960, the first housing units were built in Foster City in 1964.)

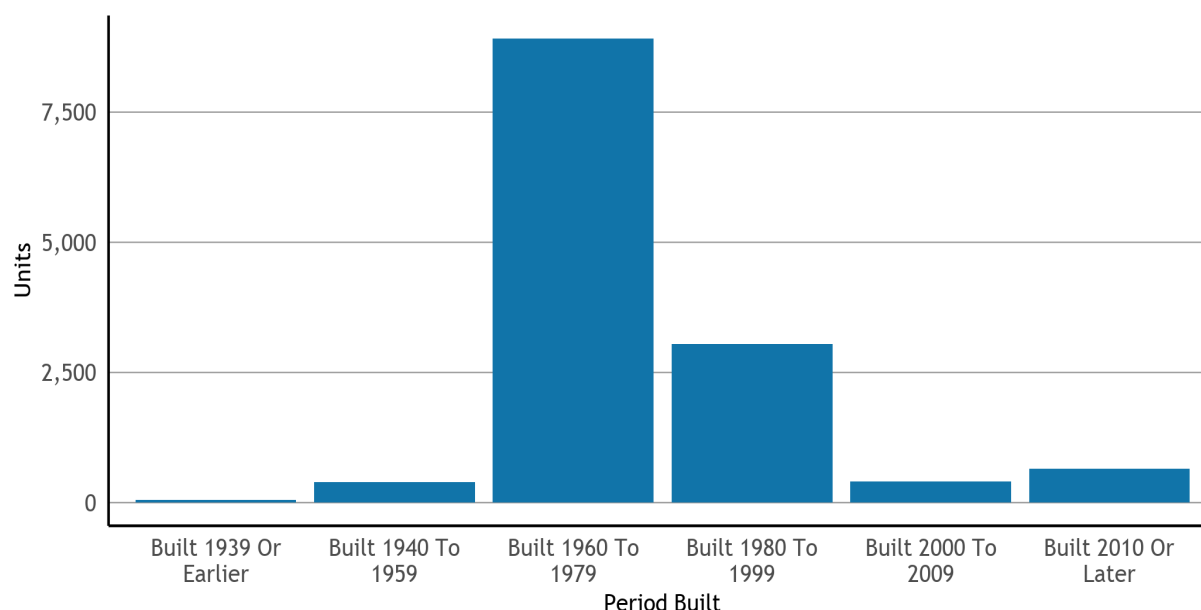


Figure 20: Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 5.7% of the overall housing stock in Foster City. The rental vacancy stands at 5.9%, while the ownership vacancy rate is 0.7%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see definition below and Figure 21).²⁷

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.²⁸ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other

²⁷ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (5.7%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

²⁸ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.²⁹

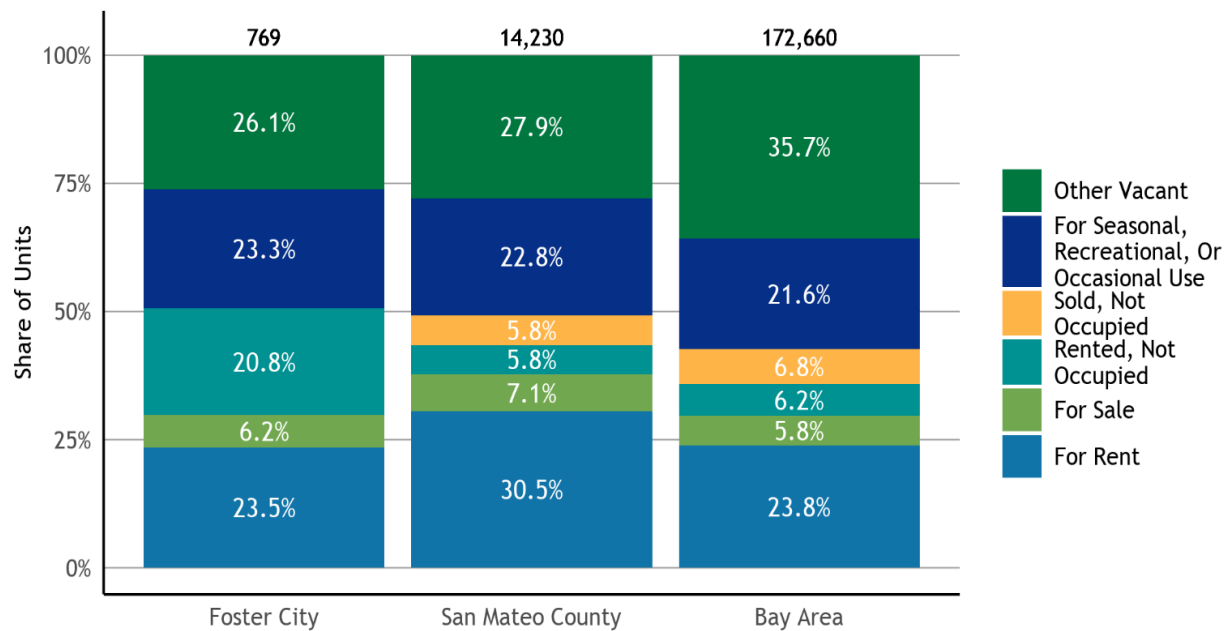


Figure 21: Vacant Units by Type

Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, 806 housing units were issued permits in Foster City. 81.5% of permits issued in Foster City were for above moderate-income housing, 1.7% were for moderate-income housing, and 16.7% were for low- or very low-income housing (see Table 3). This compares to the figures for San Mateo County of 77.6% of permits issued for above moderate-income housing, 5.7% for moderate-income housing and 16.7% for low- or very low-income housing.

²⁹ See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

Table 3: Housing Permitting

Income Group	Value
Above Moderate-Income Permits	657
Very Low-Income Permits	86
Low-Income Permits	49
Moderate-Income Permits	14

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low-Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low-Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate-Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate-Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

This table is included in the Data Packet Workbook as Table HSG-11.

5.3 SUBSTANDARD HOUSING

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Foster City. For example, 1.1% of renters in Foster City reported lacking a kitchen and 0.2% of renters lack plumbing, compared to 0.0% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

In addition, the City's Code Enforcement staff estimates that approximately 10 ownership units, comprising 0.08% of the housing stock, need rehabilitation. The City works with non-profit organizations, such as Rebuilding Together, to assist low-income homeowners with repairs.

The age of a community's housing stock can provide another indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. In Foster City, the largest proportion of the housing stock was built 1960 to 1979, with 8,910 units constructed during this period. With the majority of the city's housing stock built prior to the 30-year benchmark, it is a priority of the City to ensure that housing units are maintained and in compliance with health and safety codes. The City has a Code Enforcement program that works with property owners to ensure the units are maintained in accordance with City standards.

5.4 HOME AND RENT VALUES

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value

in Foster City was estimated at \$1,642,750 by December of 2020, per data from Zillow.³⁰ The largest proportion of homes were valued between \$1M-\$1.5M (see Figure 22). By comparison, the typical home value is \$1,418,330 in San Mateo County and \$1,077,230 the Bay Area, with the largest share of units valued \$1m-\$1.5m (County) and \$500k-\$750k (region).

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 161.5% in Foster City from \$628,240 to \$1,642,750. This change is above the change in San Mateo County, and above the change for the region (see Figure 23).

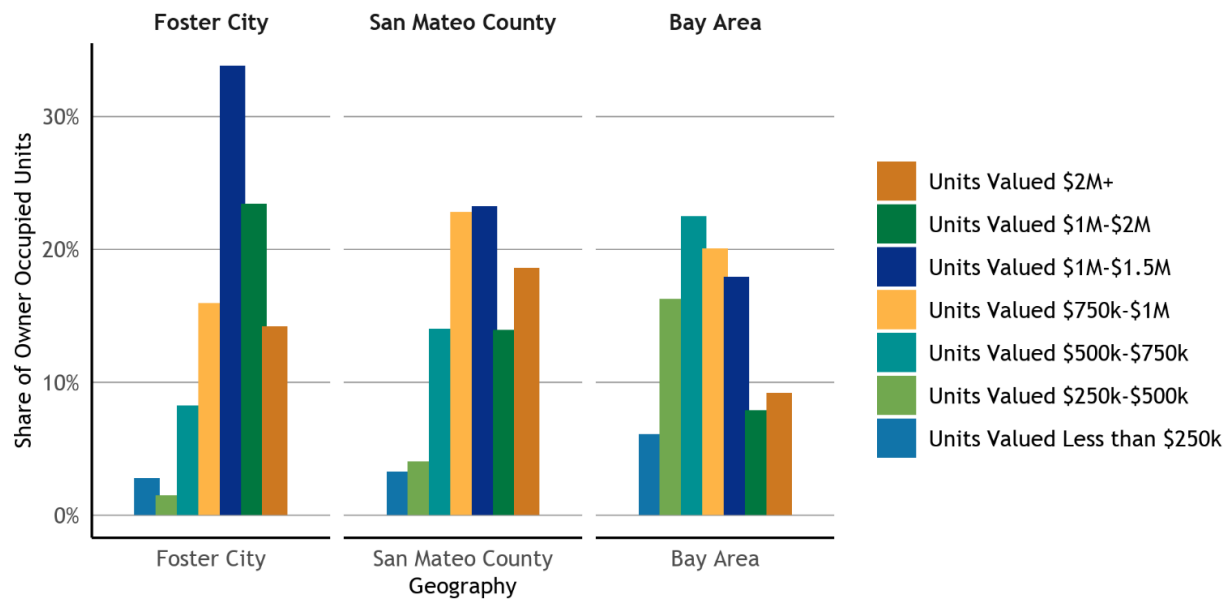


Figure 22: Home Values of Owner-Occupied Units

Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

³⁰ Zillow describes the Zillow Home Value Index (ZHVI) as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series.

Source: Zillow, Zillow Home Value Index (ZHVI), <https://www.zillow.com/research/data/>

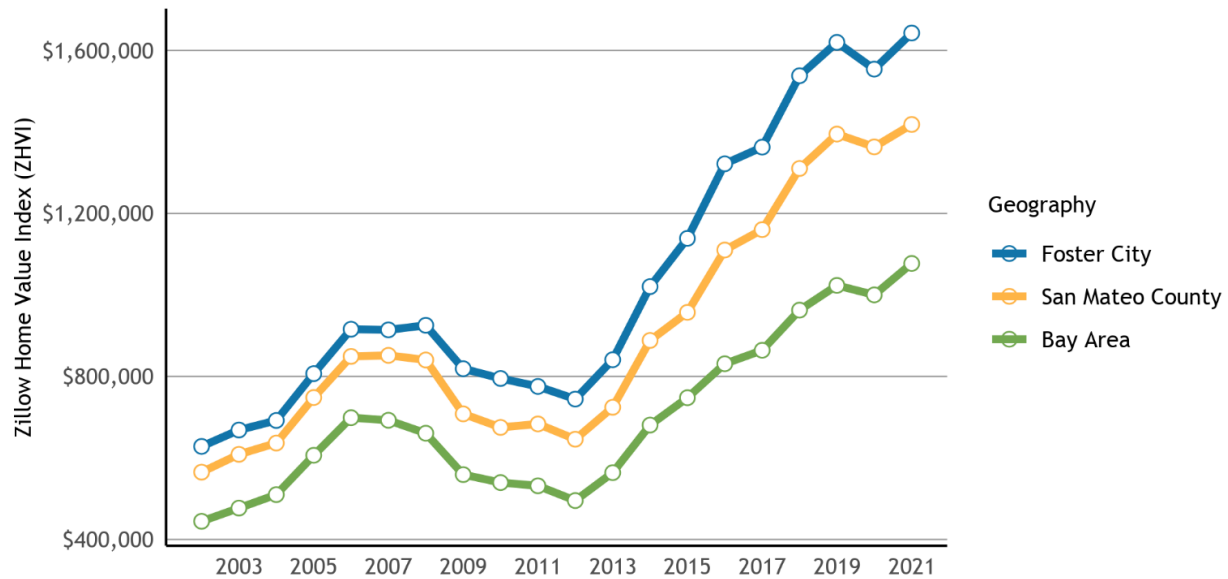


Figure 23: Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: Zillow, Zillow Home Value Index (ZHVI)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Foster City, the largest proportion of rental units rented in the *Rent \$3000 or more* category, totaling 53.8%, followed by 26.0% of units renting in the *Rent \$2500-\$3000* category (see Figure 24). Looking beyond the City, the largest share of units is in the *\$3000 or more* category (County) compared to the *\$1500-\$2000* category for the region as a whole.

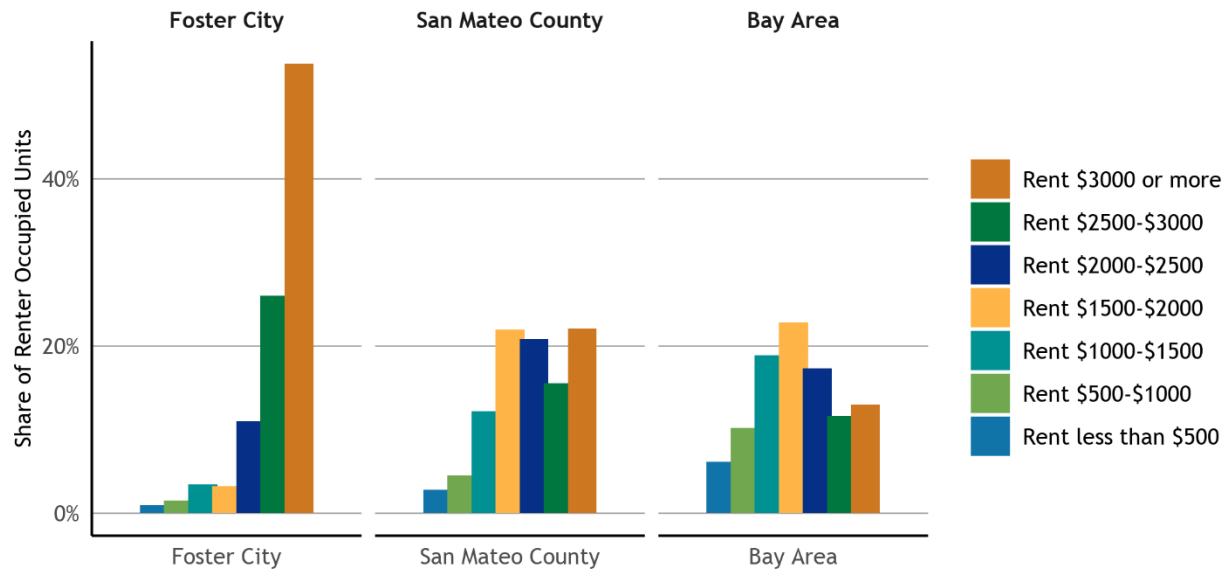


Figure 24: Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 76.2% in Foster City, from \$2,000 to \$3,060 per month (see Figure 25). In San Mateo County, the median rent has increased 41.1%, from \$1,560 to \$2,200. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.³¹

³¹ While the data on home values shown in Figure 23 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

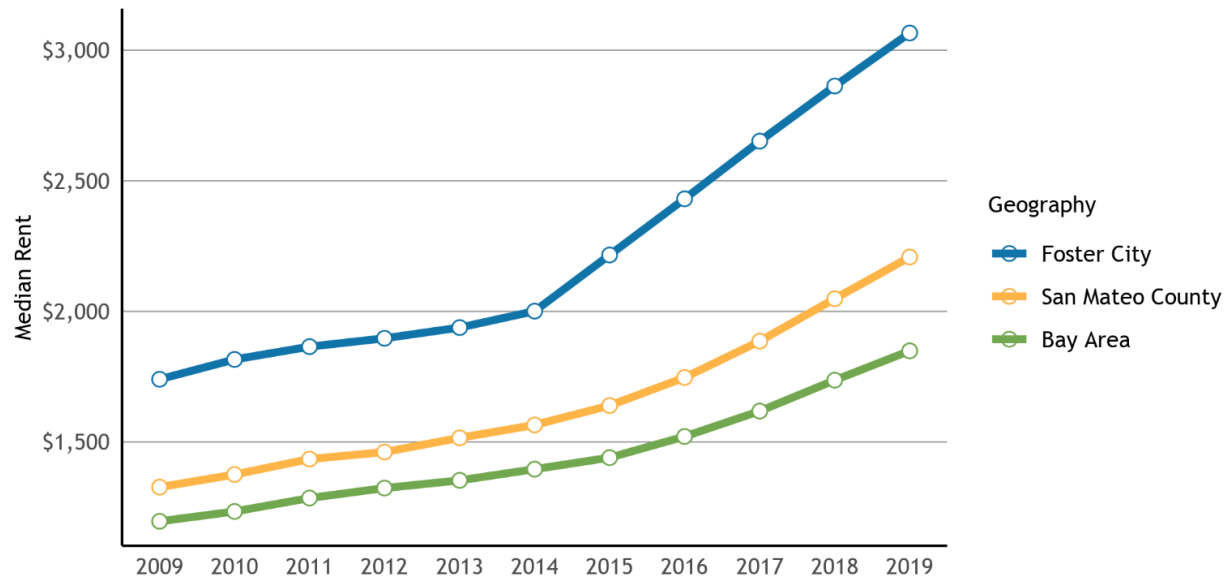


Figure 25: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent

Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

5.5 OVERPAYMENT AND OVERCROWDING

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

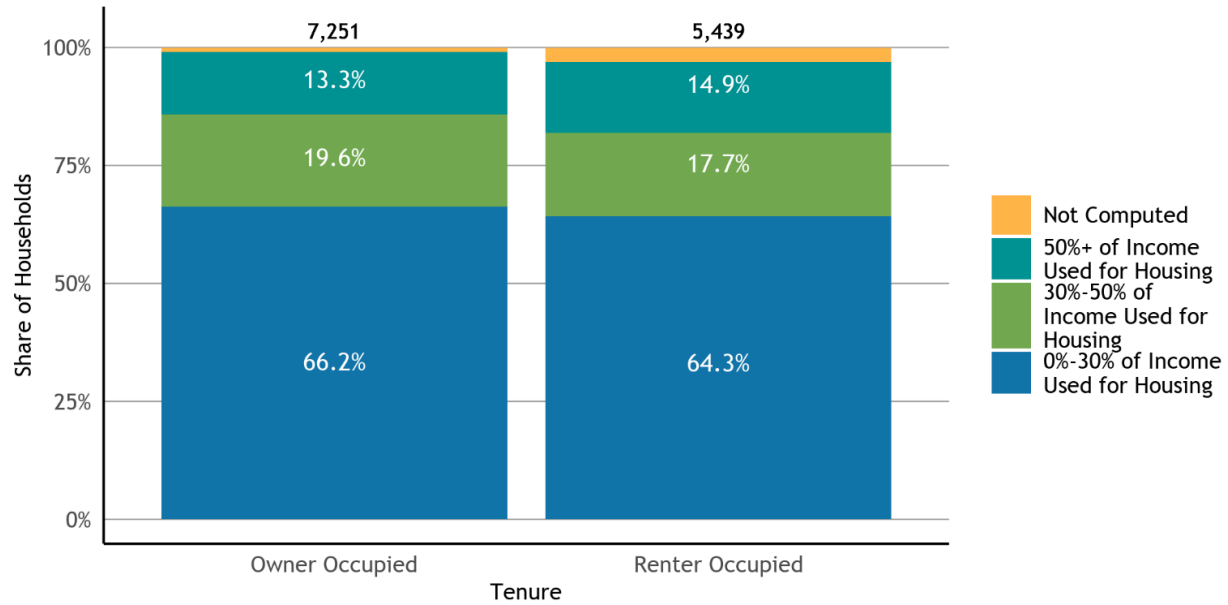


Figure 26: Cost Burden by Tenure

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are slightly more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Foster City, 17.7% of renters spend 30% to 50% of their income on housing compared to 19.6% of those that own (see Figure 26). Additionally, 14.9% of renters spend 50% or more of their income on housing, while 13.3% of owners are severely cost-burdened.

In Foster City, 13.3% of households spend 50% or more of their income on housing, while 18.0% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 27). For example, 80.9% of Foster City households making less than 30% of AMI spend the majority of their income on housing. For Foster City residents making more than 100% of AMI, just 0.6% are severely cost-burdened, and 87.7% of those making more than 100% of AMI spend less than 30% of their income on housing.

APPENDIX A: HOUSING NEEDS ASSESSMENT

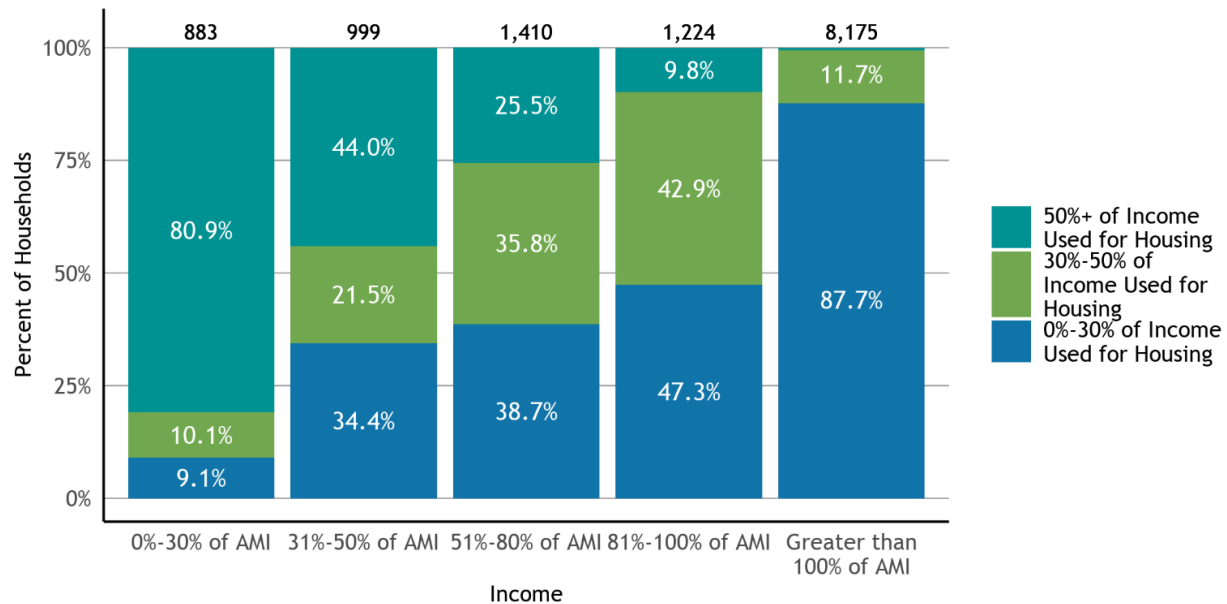


Figure 27: Cost Burden by Income Level

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Black or African American, Non-Hispanic residents are the most cost burdened with 32.7% spending 30% to 50% of their income on housing, and *Black or African American, Non-Hispanic* residents are the most severely cost burdened with 25.5% spending more than 50% of their income on housing (see Figure 28).

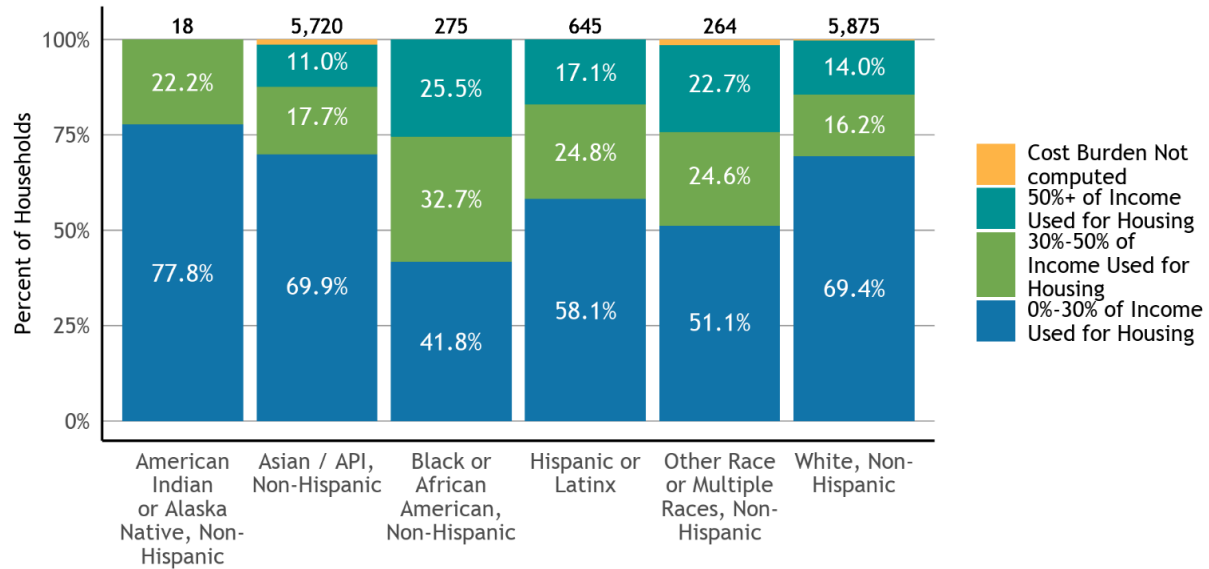


Figure 28: Cost Burden by Race

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Foster City, 12.2% of large family households experience a cost burden of 30%-50%, while 9.0% of households spend more than half of their income on housing. Some 18.4% of all other households have a cost burden of 30%-50%, with 13.5% of households spending more than 50% of their income on housing (see Figure 29).

APPENDIX A: HOUSING NEEDS ASSESSMENT

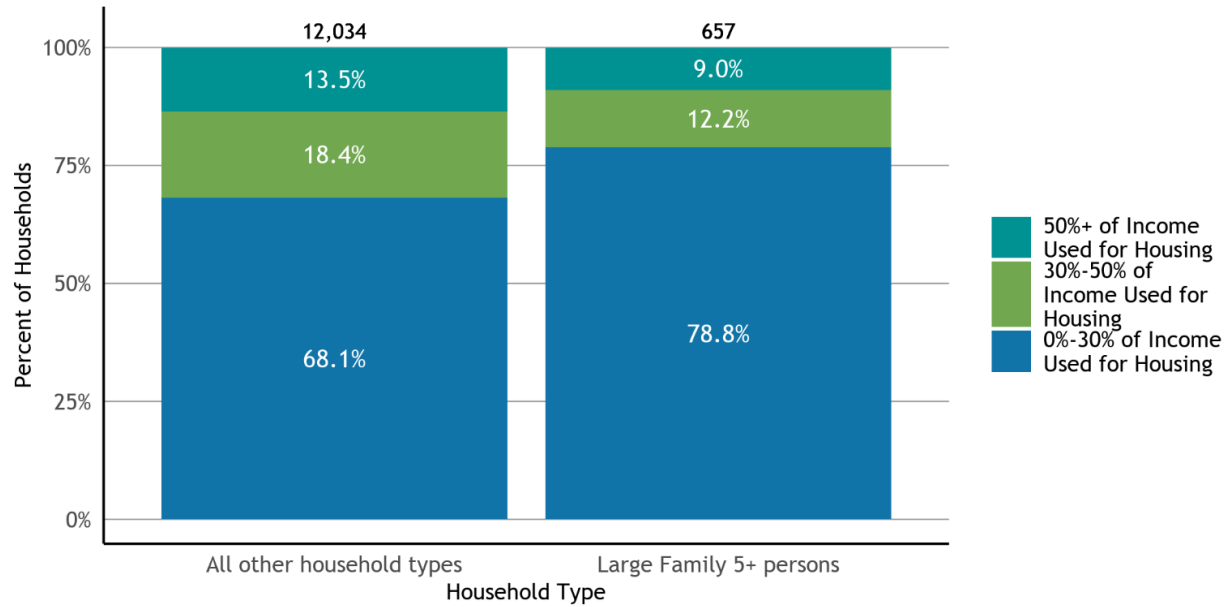


Figure 29: Cost Burden by Household Size

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 74.3% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 85.6% are not cost-burdened and spend less than 30% of their income on housing (see Figure 30).

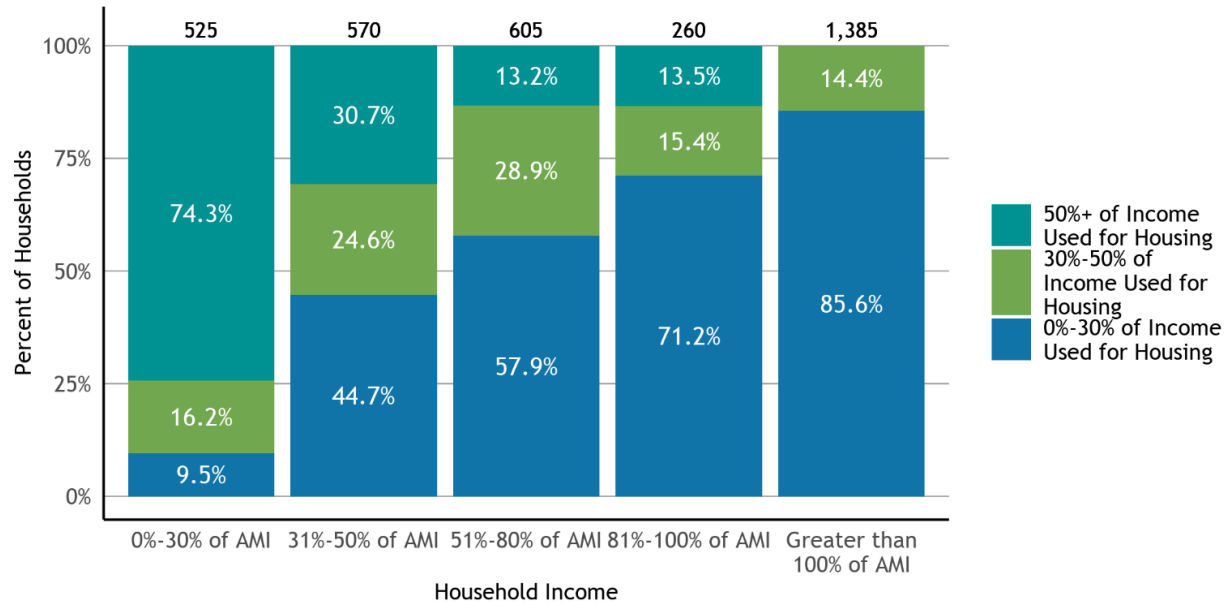


Figure 30: Cost-Burdened Senior Households by Income Level

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Foster City, 3.7% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.1% of households that own (see Figure 31). In Foster City, 5.9% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 1.4% for those own.



Figure 31: Overcrowding by Tenure and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 3.5% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.9% of households above 100% experience this level of overcrowding (see Figure 32).

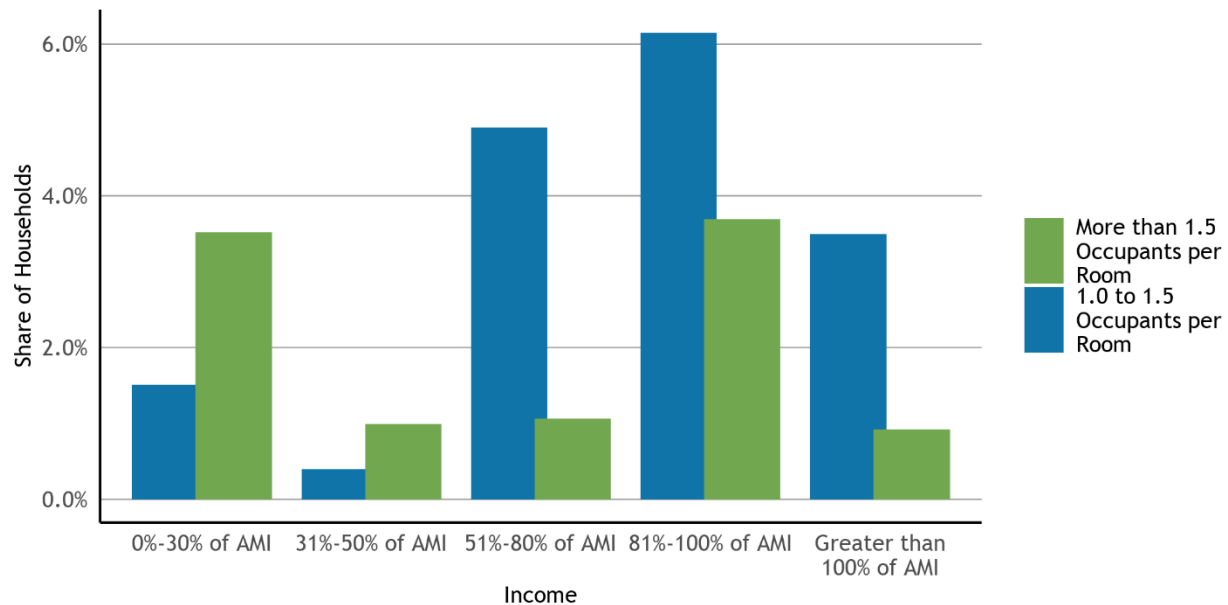


Figure 32: Overcrowding by Income Level and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Foster City, the racial group with the largest overcrowding rate is *Asian / API (Hispanic and Non-Hispanic)* (see Figure 33)

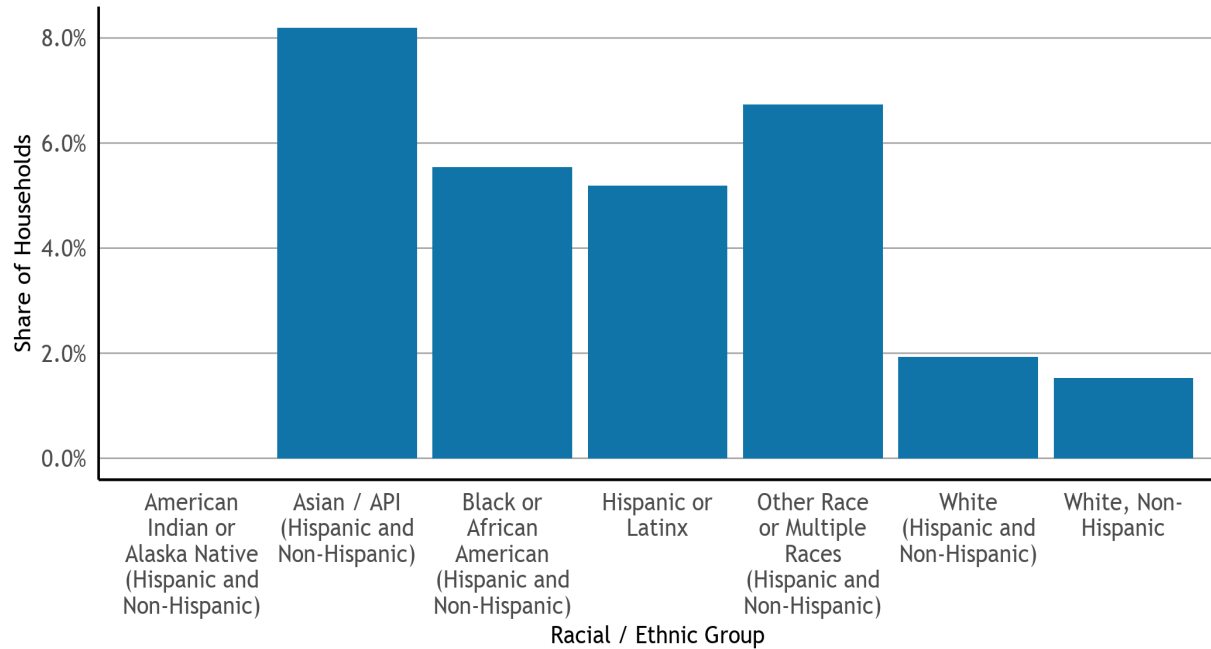


Figure 33: Overcrowding by Race

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

6 SPECIAL HOUSING NEEDS

6.1 LARGE HOUSEHOLDS

Large households often have different housing needs than smaller households. If a city’s rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Foster City, for large households with 5 or more persons, most units (58.3%) are owner occupied (see Figure 34). In 2017, 1.2% of large households were very low-income, earning less than 50% of the area median income (AMI).

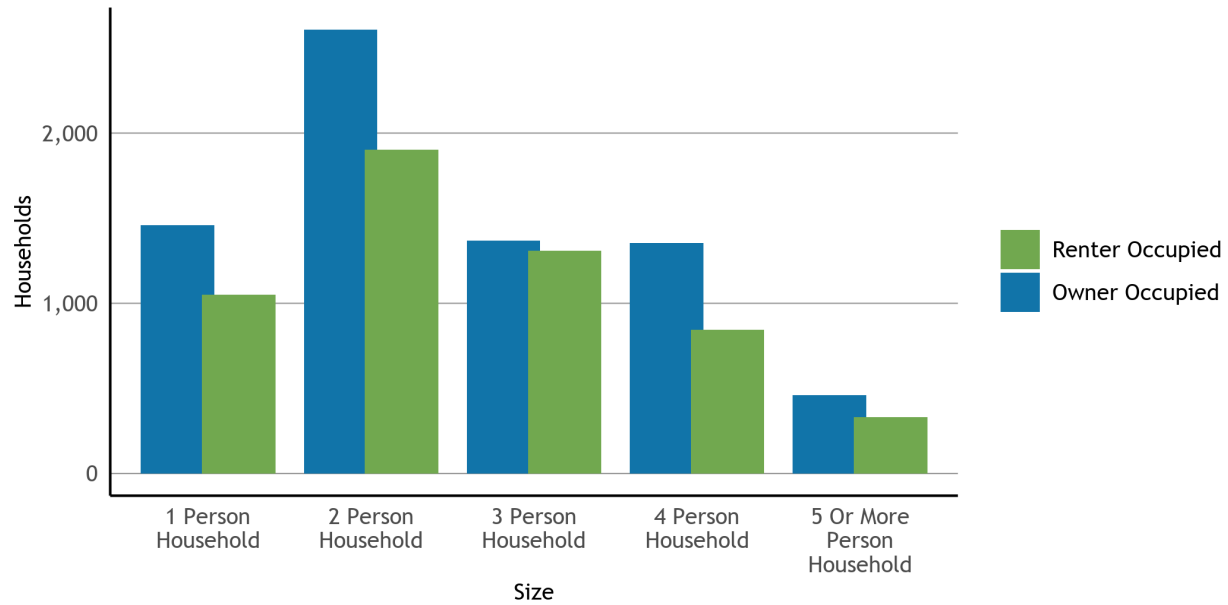


Figure 34: Household Size by Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 6,778 units in Foster City. Among these large units with 3 or more bedrooms, 17.6% are renter-occupied and 82.4% are owner-occupied (see Figure 35).

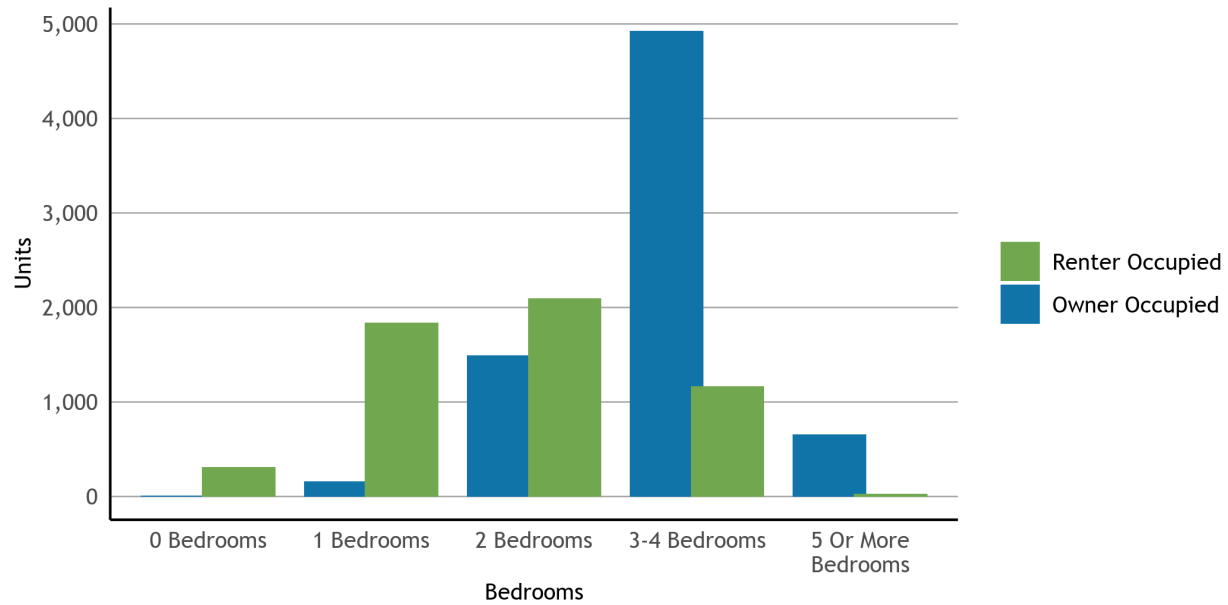


Figure 35: Housing Units by Number of Bedrooms

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

6.2 FEMALE-HEADED HOUSEHOLDS

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Foster City, the largest proportion of households is *Married-couple Family Households* at 62.2% of total, while *Female-Headed Households* make up 7.9% of all households.

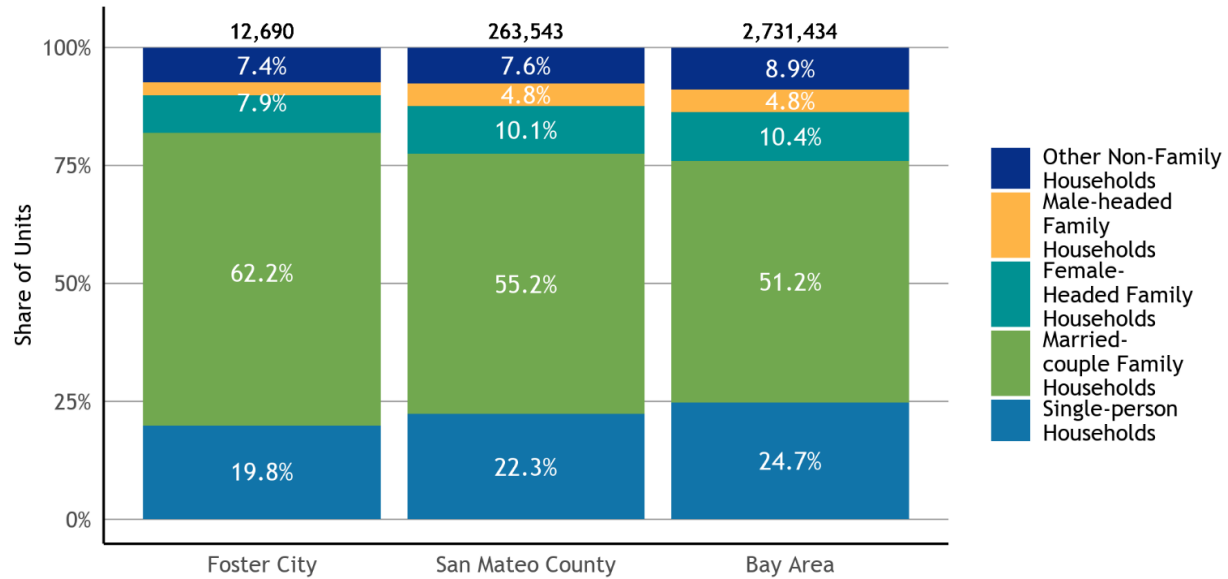


Figure 36: Household Type

Universe: Households

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Foster City, 7.8% of female-headed households with children fall below the Federal Poverty Line, while 8.2% of female-headed households *without* children live in poverty (see Figure 37).

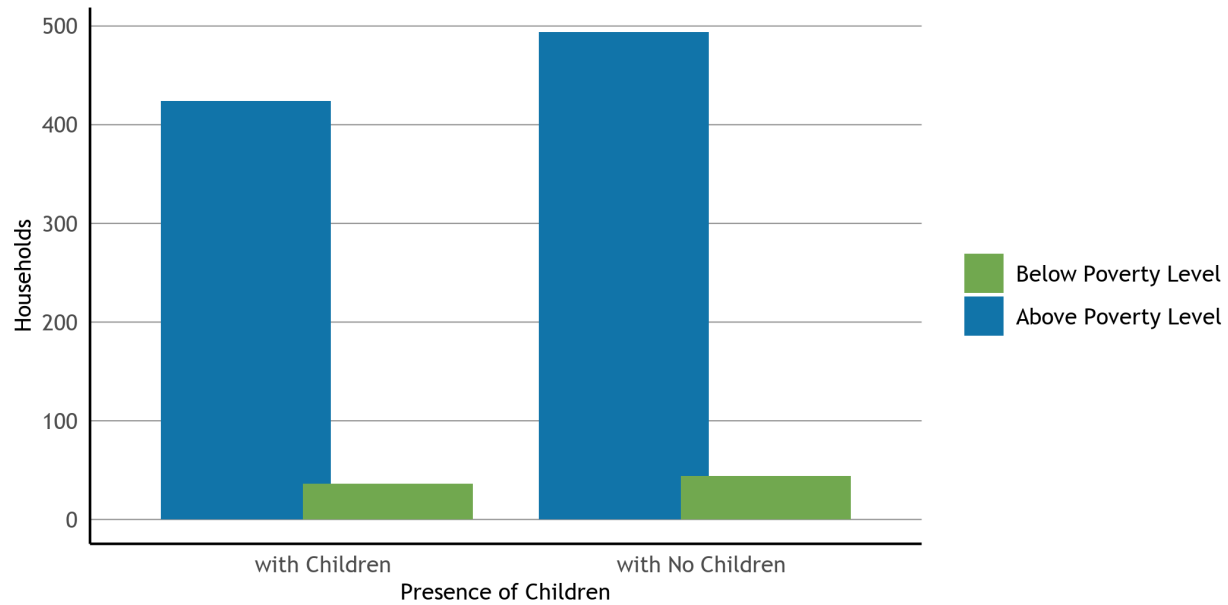


Figure 37: Female-Headed Households by Poverty Status

Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

6.3 SENIORS

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI (see Figure 38).

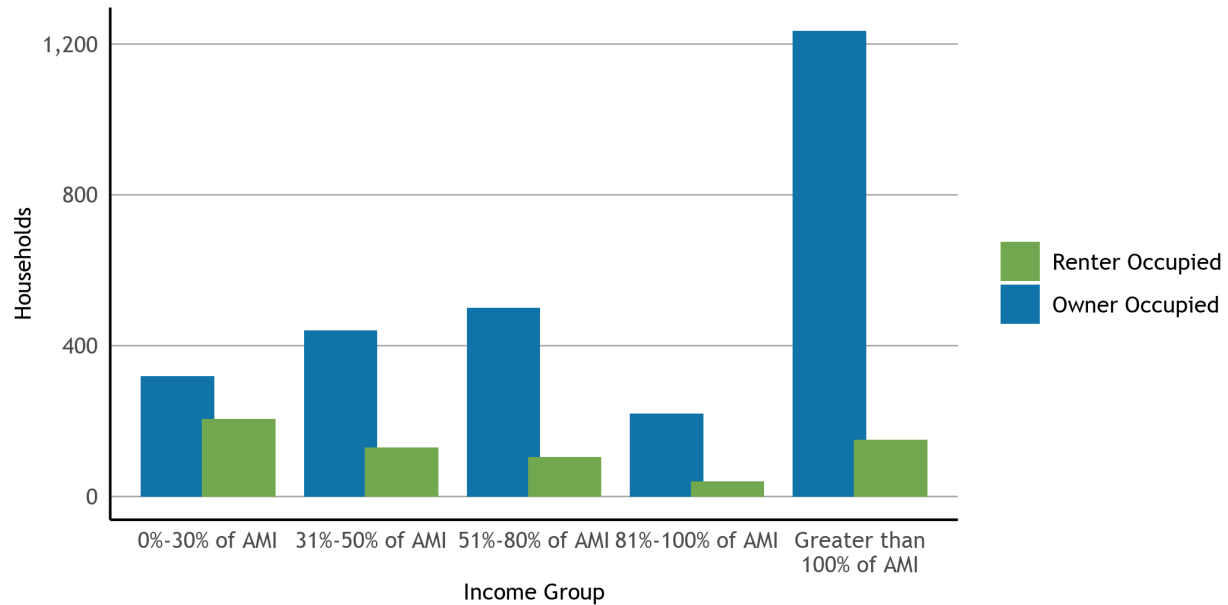


Figure 38: Senior Households by Income and Tenure

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

6.4 PEOPLE WITH DISABILITIES

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 39 shows the rates at which different disabilities are present among residents of Foster City. Overall, 7.1% of people in Foster City have a disability of any kind.³²

³² These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

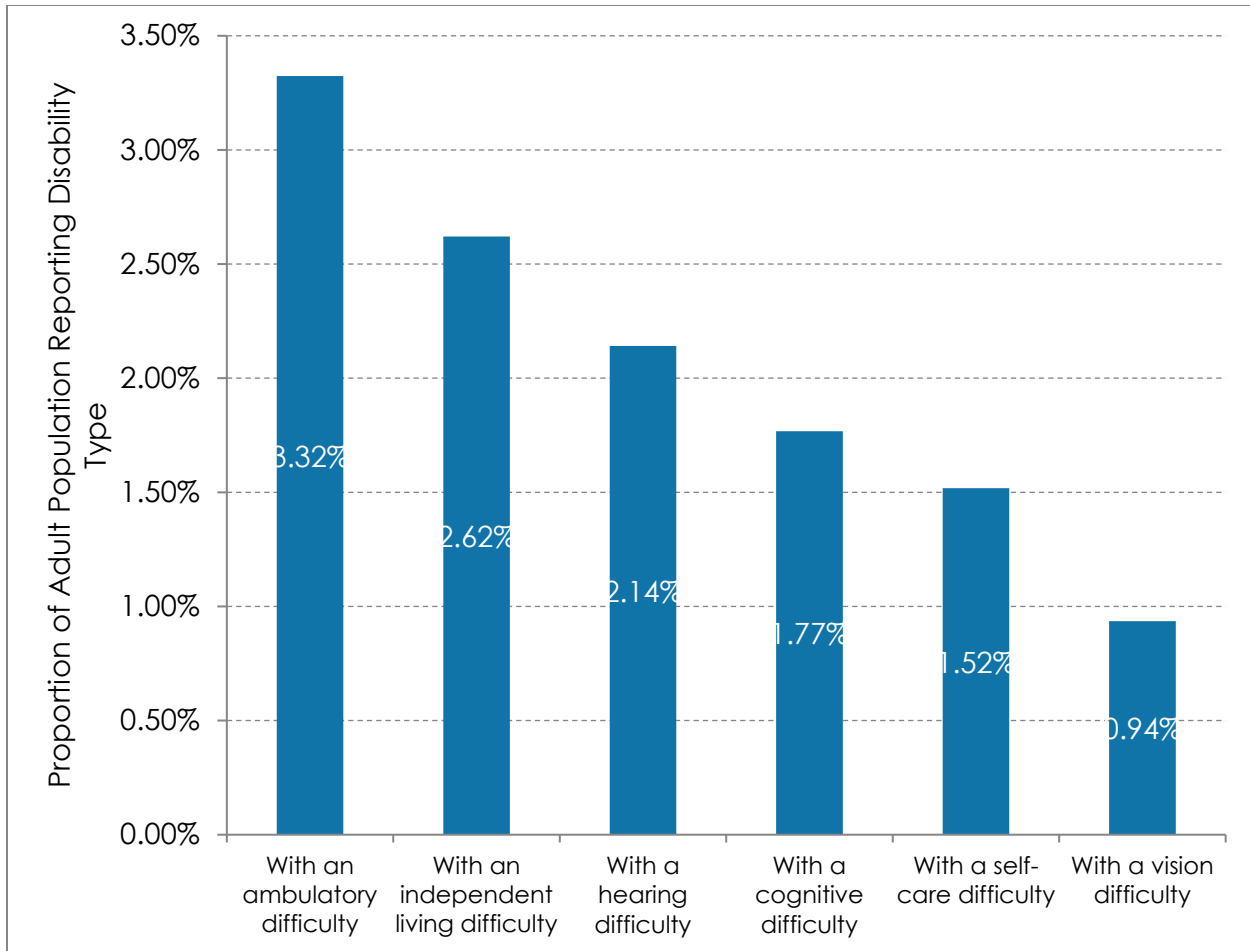


Figure 39: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In

addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.³³

Under California’s Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Faster Growth than the General Population. Foster City is home to 169 people with developmental disabilities of whom 94 are adults and 75 are under age 18. This represents a 13% increase over the 149 people with developmental disabilities living in Foster City reported in the 2015-2023 Housing Element and shows faster growth as compared to a 10% increase in the general population of Foster City during that same time period. Growth in the population of adults with developmental disabilities has significant implications for the Housing Element because many of the adults will need housing outside the family home in the coming years.

Table 4: Population with Developmental Disabilities by Age

Age	2014	2021	% Change
Under age 18	70	75	7%
18 and older	79	94	19%
Total	149	169	13%

Universe: Population with developmental disabilities

Note: The 2014 data were submitted by Golden Gate Regional Center for inclusion in the Foster City Housing Element 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Living Arrangement of Foster City Adults. The family home is the most prevalent living arrangement for Foster City’s adults with developmental disabilities, with 64% of adults continuing to live in the family home in 2021, an increase of 12% since last reported in the 2015-2023 Housing Element, when only 52% of Foster City adults with developmental disabilities lived in the family home. Only 2.1% of Foster City adults with developmental disabilities have successfully transitioned to living in their own apartment

³³ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

compared to 11% in San Mateo County. And although the number of adults with developmental disabilities has increased 19% since the 2015-2031 Housing Element, the number living in licensed care facilities has declined. Only 32% of Foster City adults with developmental disabilities were living in licensed care facilities in 2021 as compared to 43% in 2014. As discussed below, opportunities for adults to live in a licensed facility are declining in San Mateo County, fueling the need for Foster City to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table 5: Population with Developmental Disabilities by Residence

Living Arrangements	2014 Number	2014 Percent of Total	2021 Number	2021 Percent of Total	Change in Percent of Total
In the family home	41	52%	60	64%	12%
Own apartment with supportive services	2	2.5%	2	2.1%	-0.4%
Licensed Facilities	34	43%	30	32%	-11%
Other (including homeless)	2	2.5%	2	2.1%	-0.4%
Total	79		94		

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were cross-walked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

This table is included in the Data Packet Workbook as Table DISAB-05.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that Foster City adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their family home.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Foster City adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among Foster City adults during the period of the 2023 to 2031 Housing Element.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table 6). This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life

span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in Foster City. Longer life spans also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Table 6: Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1,023	1,189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total Adults	2,514	2,764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021 (Table 6). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Foster City.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low-Income affordable housing units in Foster City. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Foster City.

Transit-Dependent. Further, most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.5% are unsheltered. Of homeless households with children, most are sheltered in transitional housing (see Figure 40).

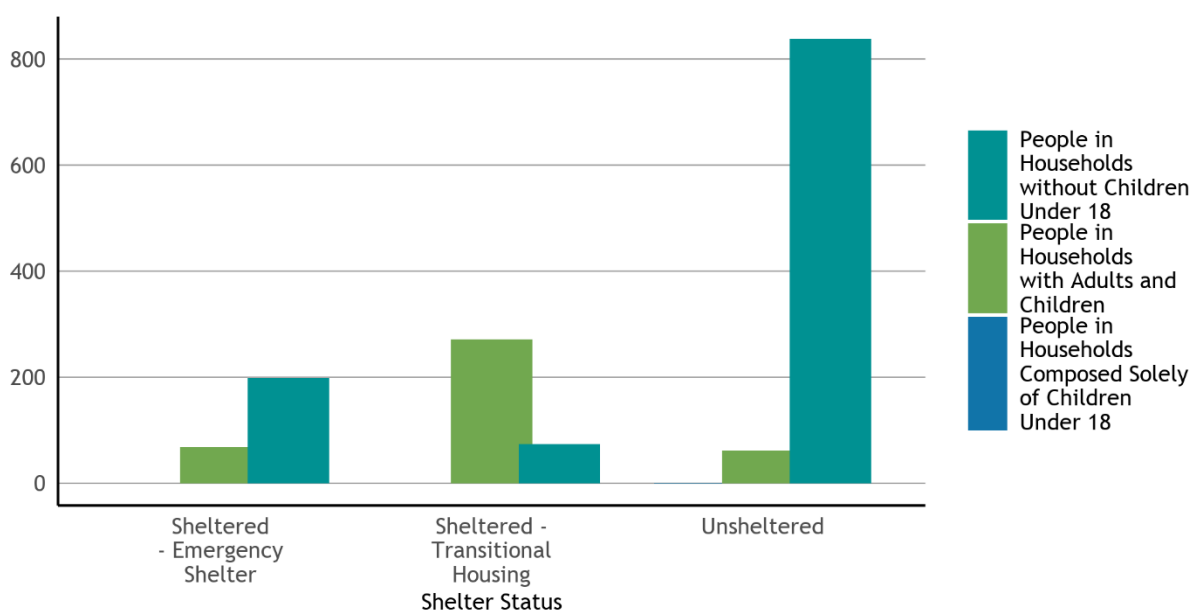


Figure 40: Homelessness by Household Type and Shelter Status, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In San Mateo County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 66.6% of the homeless population, while making up 50.6% of the overall population (see Figure 41).

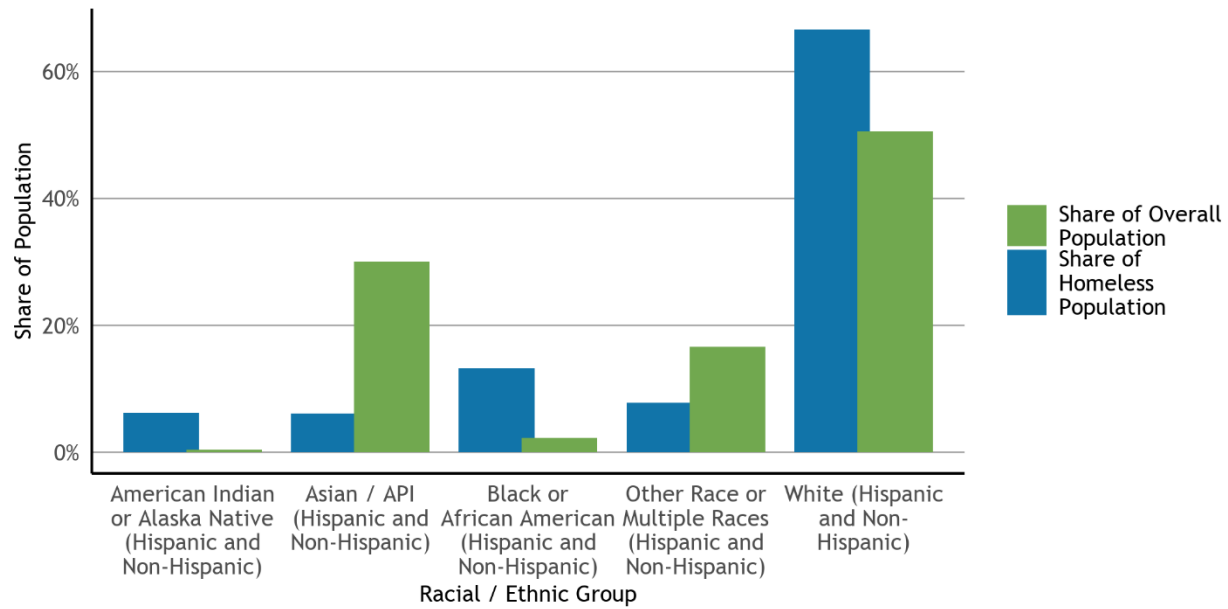


Figure 41: Racial Group Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In San Mateo, Latinx residents represent 38.1% of the population experiencing homelessness, while Latinx residents comprise 24.7% of the general population (see Figure 42).

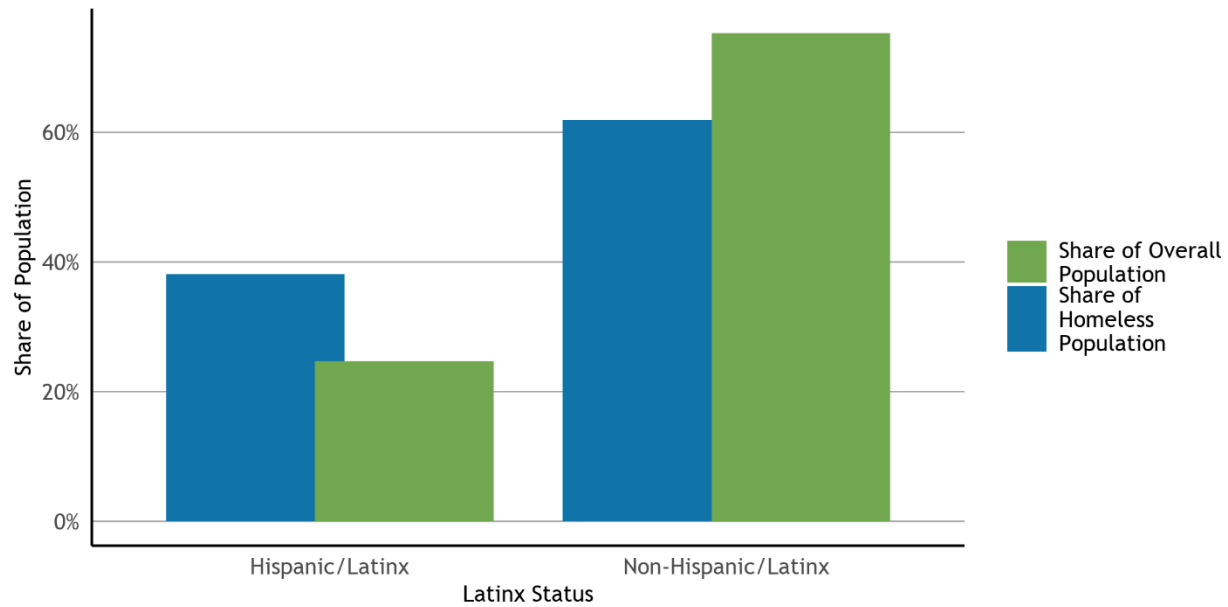


Figure 42: Latinx Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In San Mateo County, homeless individuals are commonly challenged by severe mental illness, with 305 reporting this condition (see Figure 12). Of those, some 62.0% are unsheltered, further adding to the challenge of handling the issue.

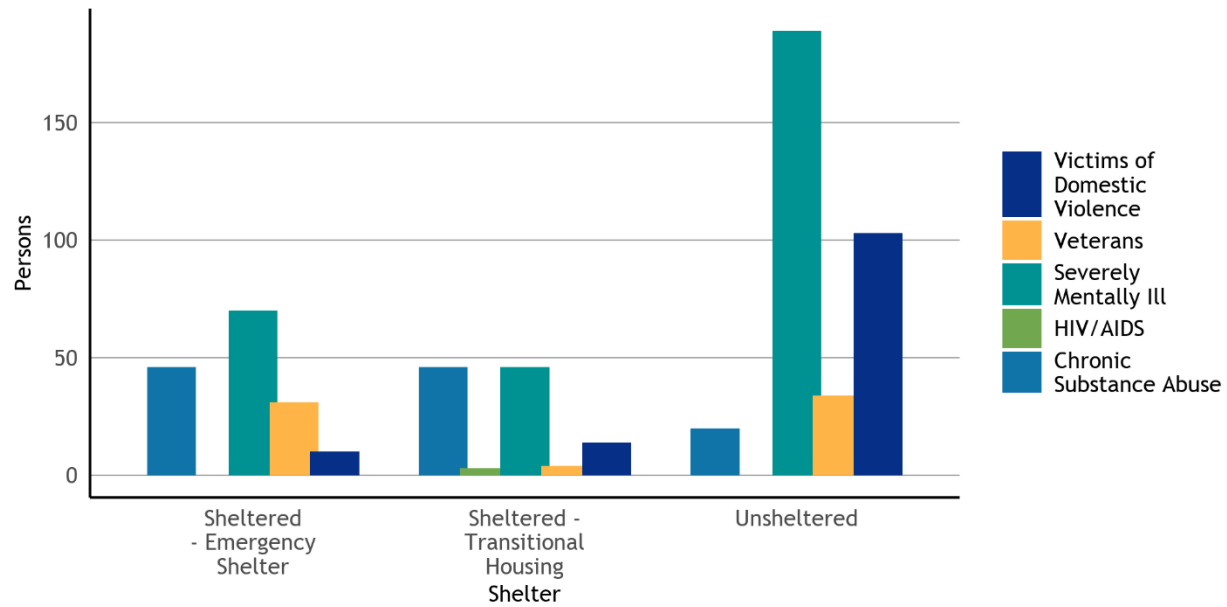


Figure 43: Characteristics for the Population Experiencing Homelessness, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

NOTE: San Mateo County conducted the latest Point in Time (PIT) Count from February 24, 2022 through March 3, 2022. Volunteers were deployed to conduct an observational count of those experiencing unsheltered homelessness. Detailed data from the 2022 PIT Count will be available later in 2022 in a report by the County's Center on Homelessness. In both 2019 and 2022, Foster City had four unsheltered homeless according to the San Mateo County PIT data (<https://www.smcgov.org/hsa/2019-one-day-homeless-count> and <https://www.smcgov.org/media/125526/download?inline=>). Foster City's strategy has been to support Countywide efforts and agencies that are better located to be effective (see Figure 2-6).

Table 7: Number of Unsheltered Individuals by San Mateo County Cities

City	2013 Count	2015 Count	2017 Count	2019 Count	2022 Count
Atherton	0	1	0	1	3
Belmont	43	11	30	7	13
Brisbane	34	21	19	4	6
Burlingame	13	7	21	25	10
Colma	7	3	1	8	1
Daly City	27	32	17	66	49
East Palo Alto	119	95	98	107	169
Foster City	7	0	6	4	4
Half Moon Bay	114	84	43	54	68
Hillsborough	0	0	0	0	0
Menlo Park	16	27	47	27	56
Millbrae	21	8	7	9	9
Pacifica	150	63	112	116	161
Portola Valley	2	0	1	0	0
Redwood City	306	223	94	221	245
San Bruno	98	8	26	12	63
San Carlos	10	20	28	30	14
San Francisco International Airport	5	1	3	21	14
San Mateo	103	82	48	74	60
South San Francisco	173	55	33	42	42
Unincorporated	46	32	30	73	43
Woodside	6	2	0	0	0
Total	1,299	775	637	901	1,092

Universe: Population experiencing homelessness

Source: San Mateo County: Annual Point in Time Count Report.

In Foster City, there were no reported students experiencing homelessness in the 2019-20 school year. By comparison, San Mateo County has seen a 37.5% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

Table 8: Students in Local Public Schools Experiencing Homelessness

Academic Year	Foster City	San Mateo County	Bay Area
2016-17	0	1,910	14,990
2017-18	0	1,337	15,142
2018-19	0	1,934	15,427
2019-20	0	1,194	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table HOMEELS-05.

6.6 FARMWORKERS

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. Farmers and farmworkers are the keystone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and the industries that process, transport, and distribute food to consumers. While overall the Bay Area has shifted away from our historical agricultural economic base, Bay Area counties still preserve strong agricultural roots. And yet, the responsibility for farmworker housing is not just with these counties. In many counties, farmworkers choose to live within incorporated cities due to the diversity and availability of housing, proximity to schools and other employment opportunities for other family members, and overall affordability. Many farmworker households tend to have difficulties securing safe, decent, and affordable housing. Far too often, farmworkers are forced to occupy substandard homes or live in overcrowded situations.

In the Bay Area, about 3.7% of farmworkers, including both seasonal and permanent residents, are in San Mateo County. However, per the USDA, today's farmworkers can commute up to 75 miles to the workplace. Based on this, the need for housing for agricultural workers is not just the responsibility of Bay Area counties with a robust agricultural economy. In Foster City, according to the U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), there are approximately 75 residents employed in the agriculture, forestry and fishing industries.

In Foster City, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 57.1% decrease in the number of migrant worker students since the 2016-17 school year.

Table 9: Migrant Worker Student Population

Academic Year	Foster City	San Mateo County	Bay Area
2016-17	0	657	4,630
2017-18	0	418	4,607
2018-19	0	307	4,075
2019-20	0	282	3,976

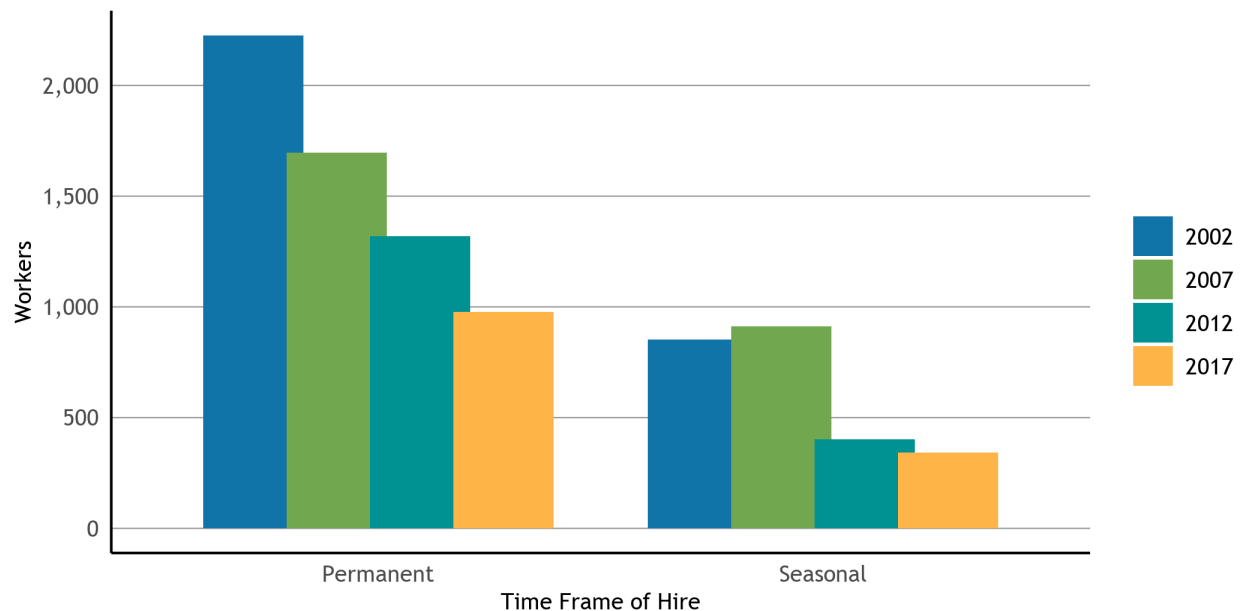
Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in San Mateo County has decreased since 2002, totaling 978 in 2017, while the number of seasonal farm workers has decreased, totaling 343 in 2017 (see Figure 44).

**Figure 44: Farm Operations and Farm Labor by County, San Mateo County**

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 NON-ENGLISH SPEAKERS

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Foster City, 5.8% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for San Mateo County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

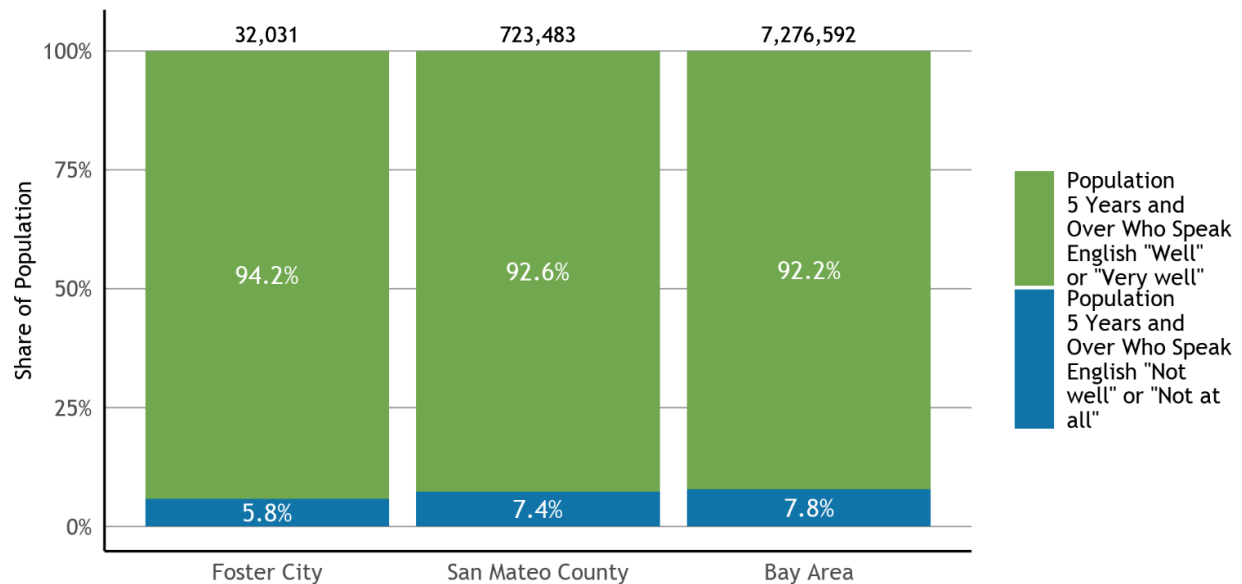


Figure 45: Population with Limited English Proficiency

Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

7 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Since 1969, the State of California has required that all local governments adequately plan to meet the housing needs of everyone in their communities. To meet this requirement, each city or county must develop a Housing Element as part of its General Plan (the local government's long-range blueprint for growth) that shows how it will meet its community's housing needs. There are many laws that govern this process, and collectively they are known as Housing Element Law.

The Regional Housing Need Allocation (RHNA) process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. This process is repeated every eight years, **and for this cycle the Bay Area is planning for the period from 2023 to 2031.**

The California Department of Housing and Community Development (HCD) identifies the total number of homes for which each region in California must plan in order to meet the housing needs of people at all income levels. The four income categories included in the Regional Housing Needs Determination (RHND) are:

- Very Low-Income: 0-50% of Area Median Income
- Low-Income: 50-80% of Area Median Income
- Moderate-Income: 80-120% of Area Median Income
- Above Moderate-Income: 120% or more of Area Median Income

For San Mateo County in 2021, the median income for a family of four is \$149,600. Because San Mateo County is considered a high-cost area, HUD and HCD make some adjustments when calculating the income limits, which results in the very low-income and low-income limits actually being higher than 50% and 80% of the median income, respectively. Below is a summary of the very low-, low- and moderate-income levels, based on household size, for San Mateo County.

Table 10: San Mateo County 2021 Household Income Schedule

Number of Persons in Household	1	2	3	4	5	6	7	8
Acutely Low	15,700	17,950	20,200	22,450	24,250	26,050	27,850	29,650
Extremely Low	38,400	43,850	49,350	54,800	59,200	63,600	68,000	72,350
Very Low-Income	63,950	73,100	82,250	91,350	98,700	106,000	113,300	120,600
Low-Income	102,450	117,100	131,750	146,350	158,100	169,800	181,500	193,200
Median Income	104,700	119,700	134,650	149,600	161,550	173,550	185,500	197,450
Moderate-Income	125,650	143,600	161,550	179,500	193,850	208,200	222,600	236,950

Source: California Department of Housing and Community Development (HCD).

In the case of the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) and the State Housing and Community Development Department (HCD) determine the number of housing units that should be produced in the region. This determination of need is primarily based on estimated job growth. ABAG then allocated that need for each jurisdiction, based on their share of the region's

households and adjusted for access to high opportunity areas, proximity of jobs to transportation and transit, and an equity adjustment to ensure that each jurisdiction receives an allocation of lower-income units that is at least proportional to its share of the region's total households in 2020.

Table 11: Foster City's Current and Past RHNA

Housing Element Cycle	Very Low	Low	Moderate	Above Moderate	Total
2001 – 2006	96	53	166	375	690
2007 – 2014	111	80	94	201	486
2015 – 2022 (5 th Cycle)	148	87	76	119	430
2023 – 2031 (6 th Cycle)	520	299	300	777	1,896

Source: Foster City Community Development Department

As shown above, the amount of housing being required is significantly higher than required for the last Housing Element. Approximately 43% of all new housing is required to be affordable to low- and very low-income households.

8 ASSISTED RENTAL HOUSING “AT RISK” OF CONVERSION

8.1 INTRODUCTION

State law requires the analysis of, and a program for, preserving assisted housing developments and at-risk units that could be lost over the next ten years and adequately planning for preventing or minimizing tenant displacement and reduction in the local affordable housing stock. At-risk units are defined as multi-family, rental housing complexes that receive government assistance under any of the federal, state, and/or local programs or any combination of rental assistance, mortgage insurance, interest reductions, and/or direct loan programs and are eligible to convert to market-rate units due to termination (opt-out) of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions within 10 years of the beginning of the housing-element planning period. The following at-risk analysis covers the 10-year period between 2023 and 2032.

8.2 INVENTORY OF AFFORDABLE RENTAL HOUSING UNITS RECEIVING GOVERNMENT ASSISTANCE

Table 11 inventories all the government assisted rental properties in the City, not including Section 8 vouchers used for individual unit rental subsidies that are dispersed throughout the City.

8.3 IDENTIFICATION OF RENTAL UNITS AT-RISK OF CONVERSION TO MARKET RATE

The majority of Foster City’s affordable housing inventory is at low risk of conversion because they are secured in perpetuity, owned by the City, or owned by a non-profit housing provider. The three developments owned by for-profit companies with restrictions that will expire are due to expire in 2068-2072. The 10 remaining units at Foster’s Landing that are scheduled to expire on December 31, 2023, are considered to be at high risk for conversion to market rate within the next 10 years.

Foster’s Landing originally had 74 restricted units, 64 of which have expiration dates in phases between December 31, 2020, and December 31, 2022. In the absence of sufficient funds to purchase the units or purchase extensions of the affordability covenants and the landlord’s plans to convert the units to market rate, there were no viable options to prevent the conversion of the units. The City has worked extensively with the landlord to develop and implement several programs to assist the tenants, as described in Table 12 below.

8.4 PRESERVATION OR REPLACEMENT OF EXISTING AT-RISK AFFORDABLE HOUSING STOCK

California state law requires that housing elements analyze options to preserve at-risk units. The following analysis compares various preservation methods and their costs.

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of the units. This is being done through the PLHA grant if the tenants are unable to relocate. The total annual subsidy required for the 10 units remaining after January 1, 2023, is \$103,444.

Table 12: Assisted Rental Properties in Foster City

Name of Project	Address	Target Group	Funding Program	Assisted Units	Total Units	Ownership	Expiration	Risk
Fosters Landing	Bounty Drive	Small & Large Families, Elderly	RDA	10*	490	For-Profit	12/31/2023	High
Metro Senior Apartments	101 Town Green Ln & 100 Village Ln	Seniors	RDA, LIHTC	60	60	Nonprofit	7/25/2050	Low
Marlin Cove	1000 Foster City Blvd	General	RDA, Bonds	84	280	For-Profit	Perpetuity	Low
Miramar	1288 E. Hillsdale Blvd	General	RDA, LIHTC	48	159	For-Profit	Perpetuity	Low
Triton Plaza	One & Three Plaza View Lane	General	RDA	60	307	For-Profit	8/19/2068	Medium-long term
100 Grand	100 Grand Lane	General	Inclusionary	33	166	For-Profit	7/21/2070	Medium-long term
Alma Point	Alma Point Lane	Seniors	LIHTC, City, San Mateo County, HOME	66	66	Nonprofit	7/17/2072	Low
The Triton	55 Triton Park Lane	General	Inclusionary	48	220	For-Profit	1/27/2072	Medium-long term
Workforce	501 Pilgrim Drive	General/Public Safety	City	22	22	City	6/17/2119	Low
Existing Unit Purchase Program	Various	Large families	RDA	6	6	City	4/11/2066	Low
Total				437				

* Foster's Landing originally included 74 deed-restricted units but as of 1/1/2023, there will be 10 restricted units remaining.

Table 13: Foster's Landing BMR Tenant Programs

Program	Description	Status
At-risk Tenants Preference Category Program	On March 18, 2020, the City Council voted 5-0-0 to adopt Resolution 2020-24, the amendment of Resolution 2000-123 to include tenants at-risk of displacement because of termination of affordability restrictions. The Amendment to Resolution 2000-123 creates an additional preference category (1a) for tenants at-risk of displacement by termination of affordability restrictions consistent with the Housing Element of the General Plan, Program H-E-5-e. Essentially, this means that a Foster's Landing resident that has resided in a BMR unit for at least 1 year and is set to expire within the next 3 years will be categorized as Tier 1a (top of the list) on a waiting list for the Housing Developments in Foster City.	Approved 3/18/2020
Third Amendment Agreement (an amendment to the existing affordable housing contract)	The Third Amendment, approved by Resolution 2020-52, allows Foster's Landing residents in the BMR program to break their lease without penalty and establishes a funding source for the Early Relocation Assistance Program.	Signed 7/14/2020 Effective Date 6/11/2020
Post BMR Expiration Rent Agreement	This Agreement, approved by Resolution 2020-101, provides that Essex and the City will subsidize the rent difference (difference between the tenant paid rent and market rent) for the Phase I tenants for 1 year (known as the Subsidy Period.) The City and Essex have allocated up to \$800,000 for the program.	Approved by City Council 9/28/2020
Early Relocation Assistance Program	The Early Relocation Assistance Program aims to provide the residents of Foster's Landing Below Market Rate Program, scheduled to expire between December 31, 2020 and December 31, 2023, with financial assistance to off-set the up-front cost associated with relocating and assist the residents in finding replacement housing. This program is being administered by Housing Industry Foundation (HIF).	Approved by City Council 2/1/2021
Tenant Relocation Assistance Services	The City was able to obtain a grant of Permanent Local Housing Assistance (PLHA) funds from San Mateo County to provide relocation assistance services and, if relocation is not possible, rental subsidies.	Approved by City Council 9/20/2021

Transfer of Ownership

If the current owner were willing, transfer of ownership to a nonprofit housing organization is a way to preserve the affordability of units. Using a market value of \$350,000 per unit, the estimated market value for the ten units is \$3.5 million.

Construction of Replacement Units

The construction of new below market rate housing is a way to replace the at-risk units. Using the construction cost data provided by Century Urban³⁴ and Economic & Planning Systems, Inc.³⁵ (referenced in Appendix C, Constraints) of between \$786,500 to \$847,788 per unit, the cost to replace the ten units would be between \$7.8 and \$8.5 million.

³⁴ Century Urban, Memo "San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research, April 7, 2022.

³⁵ Economic & Planning Systems, Inc. Draft Report "Rental Inclusionary Housing In-Lieu Fee," January 20, 2022.

8.5 ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM

Pursuant to California Government Code Section 65863.11, owners of government-assisted projects cannot terminate subsidy contracts, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. This Notice is required to be sent to Qualified Entities at least twelve months prior to sale or termination of use restrictions. Qualified Entities are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of projects. HCD maintains a list of Qualified Entities who are interested in purchasing government-subsidized multi-family housing projects. HCD has identified six entities that may be interested in participating in California's First Right of Refusal Program in San Mateo County:³⁶

- Affordable Housing Foundation
- Alta Housing (Previously Palo Alto Housing Corp)
- Housing Corporation of America
- Northern California Land trust, Inc.
- Mid-Peninsula Housing Corporation
- ROEM Development Corporation

8.6 FUNDING SOURCES

With the dissolution of redevelopment agencies, a primary source of potential funding for preservation of at-risk units was eliminated. Foster City adopted a commercial linkage fee in 2016 but the first revenue from this fee did not occur until 2020 and was not sufficient to purchase units or extensions of covenants. In the process of searching for potential funding to preserve the Foster's Landing units, the City found very little funding that could be used for preservation of these units because: 1) most of the available affordable housing funding targets new construction, 2) preservation funding was targeted at tax credit projects, and 3) many other sources of funding for affordable housing are restricted to or provide preferences for affordable units near high quality transit, which is not available in Foster City. With the assistance of San Mateo County, PLHA funds were able to be utilized to provide relocation assistance and rental subsidies.

For the units with restrictions due to expire in 2068 or later, other sources of funding may become available by that time and the City may have had the opportunity to accumulate funds in the City Affordable Housing Fund from commercial linkage fees and other sources.

Funds that may be available for construction of replacement units include the following types of funding:

Federal Funding:

- HOME Investment Partnerships (HOME) Program
- Project-Based Vouchers (Section 8)
- Section 811 Project Rental Assistance

³⁶ California Department of Housing and Community Development website accessed April 30, 2022. <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing/docs/qualified-entities.xlsx>.

APPENDIX A: HOUSING NEEDS ASSESSMENT

State Funding:

- Golden State Acquisition Fund (GSAF)
- Project Homekey
- Housing for a Healthy California
- Local Housing Trust Fund Program (LHTF)
- Multi-Family Housing Program (MHP)
- National Housing Trust Fund
- Predevelopment Loan Program

Regional, Local, and Nonprofit Funding:

- San Mateo County Affordable Housing Fund
- Foster City Affordable Housing Fund
- HEART Developer Loans

The following program is included in the Housing Element related to at-risk units:

- H-C-2-b **Continue to Monitor Expiration of Affordability Covenants.** Monitor affordable housing developments that area at risk of conversion to market rate. Work with landlords, tenants, and other agencies prior to the expiration of affordability covenants to minimize the impacts of the expiration of affordability covenants through extension of affordability covenants, use of rental vouchers, preference at other affordable housing sites, or other means.

Housing Needs Action Plan

This Appendix has analyzed a wide variety of housing needs in Foster City. Table 13 below identified the links between the housing needs and highlights of the actions proposed to address these needs.

Table 13: Housing Needs Action Plan

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
About 32.6% of renters and 32.9% of owners are cost burdened or severely cost burdened.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<p>Increase the supply of affordable housing through a variety of programs:</p> <ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowner Rehabilitation Loans H-D-4-b: ADU/JADU Financial Incentive Program H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review H-D-4-d: Improved Public Information on ADUs H-D-4-e: Amnesty Program for Existing Unapproved ADUs H-D-4-f: Objective Design Standards for ADUs H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> Create program by 2024; 20 new loans by 2031 Create program by 2023; provide 10 units by 2031 2024 2023 for improved website and counter information 2025 2024 Ongoing: at least 10 new matches per year
Increasing senior population results in needs to age in place, move to multi-family and/or accessible units.	Many seniors on fixed incomes find it difficult to keep up with increases in housing cost.	Increase the supply of affordable housing through a variety of programs (described above).	
Increase in jobs to household ratio creates need for more units.	Foster City (and San Mateo County as a whole) has added more jobs than housing units in the past ten years.	Increase the supply of affordable housing through a variety of programs (described above).	
Home ownership costs are out of reach for households earning a low or moderate income.	Growth in sales prices has outpaced income growth.	<ul style="list-style-type: none"> H-B-2-a: Lower-Income Homeowner Rehabilitation Loans 	<ul style="list-style-type: none"> Create program by 2024; 20 new loans by 2031
Persons with disabilities face additional housing challenges.	<p>Difficulties are compounded with low income, racial discrimination, need for supportive services, and/or other factors.</p> <p>Persons with disabilities often need extremely low-income housing.</p>	<ul style="list-style-type: none"> H-D-4-b: ADU/JADU Financial Incentive Program H-D-6-c: Reevaluate Parking Requirements H-E-1-a: Existing Unit Purchase Program-Opportunities for Supportive Housing H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low Income 	<ul style="list-style-type: none"> Create program by 2023; provide 10 units by 2031 2024 2023 to adjust preferences Ongoing

APPENDIX A: HOUSING NEEDS ASSESSMENT

Housing Need Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
		<ul style="list-style-type: none"> ▪ H-F-1-a: Facilities and Services for Special Needs ▪ H-G-1-a: Non-Discrimination ▪ H-G-2-a: Anti-Discrimination Regulations ▪ H-G-2-b: Fair Housing Training for Landlords and Tenants ▪ H-G-2-c: Information Specific to Fair Housing ▪ H-G-2-d: Multilingual Tenant Resources ▪ H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> ▪ 2023 to establish expedited review process ▪ 2023 to update website ▪ 2023 and ongoing ▪ At least one fair housing training per year beginning in 2024 ▪ 2023 and ongoing ▪ 2024 and ongoing ▪ 2024 to research options and report to City Council
Very few housing units are available for extremely low-income households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<ul style="list-style-type: none"> ▪ H-E-2-b: Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low Income 	<ul style="list-style-type: none"> ▪ Ongoing
A variety of housing types in all areas of the City are needed to provide housing choices for all types of households.	<p>Growth in rents and sales prices have outpaced income growth.</p> <p>Lack of adequate supply of housing has increased demand and prices.</p>	<p>Include sites in the Sites Inventory that expand BMR units geographically beyond existing BMR properties.</p> <ul style="list-style-type: none"> ▪ H-D-4-b: ADU/JADU Financial Incentive Program ▪ H-D-4-c: Preapproved ADU/JADU Designs and Expedited Review ▪ H-D-4-d: Improved Public Information on ADUs ▪ H-D-4-e: Amnesty Program for Existing Unapproved ADUs ▪ H-D-4-f: Objective Design Standards for ADUs ▪ H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> ▪ Create program by 2023; provide 10 units by 2031 ▪ 2024 ▪ 2023 for improved website and counter information ▪ 2025 ▪ 2024 ▪ Ongoing: at least 10 new matches per year
RHNA for Foster City is 1,896 housing units		Increase the supply of affordable housing through a variety of programs (described above).	

APPENDIX B | FOSTER CITY FAIR HOUSING ASSESSMENT

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REPORT CONTENT AND ORGANIZATION

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Section 2. Fair Housing Enforcement and Outreach Capacity reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.

Section 3. Integration and Segregation identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation, including racially or ethnically concentrated areas of poverty or affluence.

Section 4. Access to Opportunity examines differences in access to education, transportation, economic development, and healthy environments.

Section 5. Disproportionate Housing Needs identifies which groups have disproportionate housing needs including displacement risk.

Section 6. Site Inventory Analysis analyzes the Sites Inventory to ensure sites for lower-income housing are located equitably with fair access to opportunities and resources.

Section 7. Contributing Factors and Fair Housing Action Plan identifies the primary factors contributing to fair housing challenges and provides the plan for taking meaningful actions to improve access to housing and economic opportunity.

Section 8. References.

Attachment 1: AFFH Appendix-Community Engagement reports the findings from the resident survey conducted of San Mateo County residents by Roots Policy Research to support the AFFH analysis of the Housing Element.

I INTRODUCTION AND PRIMARY FINDINGS

1.1 WHAT IS AFFH?

The State of California’s 2018 Assembly Bill (AB 686) requires that all public agencies in the state affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take “meaningful actions” to address segregation and related barriers to fair housing choice.

AB 686 requires all public agencies to “administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing and take no action inconsistent with this obligation.”¹

AB 686 also makes changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

Affirmatively Furthering Fair Housing

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)”

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

¹ California Department of Housing and Community Development Guidance, 2021, page 9.

1.2 CITY OF FOSTER CITY HOUSING ELEMENT 2023-2031

History of Segregation in the Region

The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self-segregation” (i.e., preferences to live near similar people).

Researcher Richard Rothstein’s 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region’s non-White residents settled.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of “blockbusting” and “steering” or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association, San Mateo County’s early African Americans worked in a variety of industries, from logging, to agriculture, to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II attracted many new residents into the Peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county’s African Americans into neighborhoods where they were allowed to occupy housing—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

The private sector contributed to segregation through activities that discouraged (blockbusting) or prohibited (restrictive covenants) integrated neighborhoods. In the City of San Mateo, for example, builders of the Hillsdale neighborhood in the mid-1900s recorded deeds that specified that only “members of the Caucasian or White race shall be permitted” to occupy sold homes—the exception being “domestics in the employ[ment] on the premises.”² This developer went on to develop many race-restricted neighborhoods in the Bay Area, became president of the National Association of Home Builders (NAHB), became national president of the Urban Land Institute (ULI), and was inducted into California’s Homebuilding Foundation Hall of Fame.

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

² <https://www.nytimes.com/2020/08/14/opinion/sunday/blm-residential-segregation.html>.

Developer Joseph Eichler took a different path, building and selling homes for residents of all races and religions. He resigned from the NAHB in 1958 because they refused to support a nondiscrimination policy.³ Eichler built many homes in what was comparably affordable Foster City; these homes are interspersed in several neighborhoods the City.

The segregatory effect of blockbusting activities is well-documented in East Palo Alto. In 1954, after a White family in East Palo Alto sold their home to an African American family, the then-president of the California Real Estate Association set up an office in East Palo Alto to scare White families into selling their homes (“for fear of declining property values”) to agents and speculators. These agents then sold these homes at over-inflated prices to African American buyers, some of whom had trouble making their payments. Within six years, East Palo Alto—initially established with “whites only” neighborhoods—became 82% African American. The FHA prevented re-integration by refusing to insure mortgages held by White buyers residing in East Palo Alto.

Throughout the county, neighborhood associations and city leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and/or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure.

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Bay Area, it’s also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. The original inhabitants of present-day San Mateo County are the Ramaytush Ohlone, who have “...lived on the San Francisco Peninsula for thousands of years and continue to live here as respectful stewards of the land.”⁴ However, “[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, the Ramaytush Ohlone lost the vast majority of their population as well as their land.”⁵ The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.⁶

The timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use appears on the following page.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

³ Lempert, Sue, “*The reckoning: San Mateo then and now*”, San Mateo Daily Journal, August 24, 2020.

⁴ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>.

⁵ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>.

⁶ <https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/>.

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “mere parasite(s)” with the potential to “utterly destroy” the character and desirability of neighborhoods. At that time, multi-family apartments were the only housing options for people of color, including immigrants.

1.3 FOSTER CITY HISTORY

Planning for Foster City began in the 1950s at a time when exclusionary deed restrictions were common. From the outset, T. Jack Foster was determined to not follow this pattern. As noted in “The Development of Foster City” by T. Jack Foster, Jr., one of the requirements of the builder from the beginning was that “There was to be no racial discrimination.”⁷ He was also intentional in hiring Eichler to build in Foster City, as noted in his book:

“Among the many honors that were bestowed on Eichler Homes, including many design awards, were awards for their well-known policy of totally open housing, meaning that there was no racial discrimination in the neighborhoods which they developed. With one stroke, by bringing Eichler into Foster City, we effectively announced to the world that no one would be denied the opportunity to own a home in Foster City because of race.”⁸

Foster also includes in his book comments from Ike Tribble, a noted leader in the Black community, that in spite of the Rumford Act there was still widespread discrimination in the communities of the Bay Area, except for one, and that was Foster City.⁹ There was a Foster City Association of Black Residents formed in 1967 that “served to welcome new Black families into the community and provided a social and civic connection.”¹⁰

Foster City has continued to celebrate the various cultures represented in the community. Regular cultural events include the Polynesian Festival, Chinese New Year, Diwali Festival of Lights, Holi Festival of Colors, and others.

From its beginnings, Foster City has provided a variety of housing types. Higher density multi-family development in the R-3 and R-4 zoning districts is included in all of the City’s residential and mixed-use neighborhoods.

⁷ T. Jack Foster, Jr., *The Development of Foster City* (2012), 64.

⁸ Ibid, 66.

⁹ Ibid, 73.

¹⁰ Foster City Historical Society, *Images of America Foster City* (2005), 104.

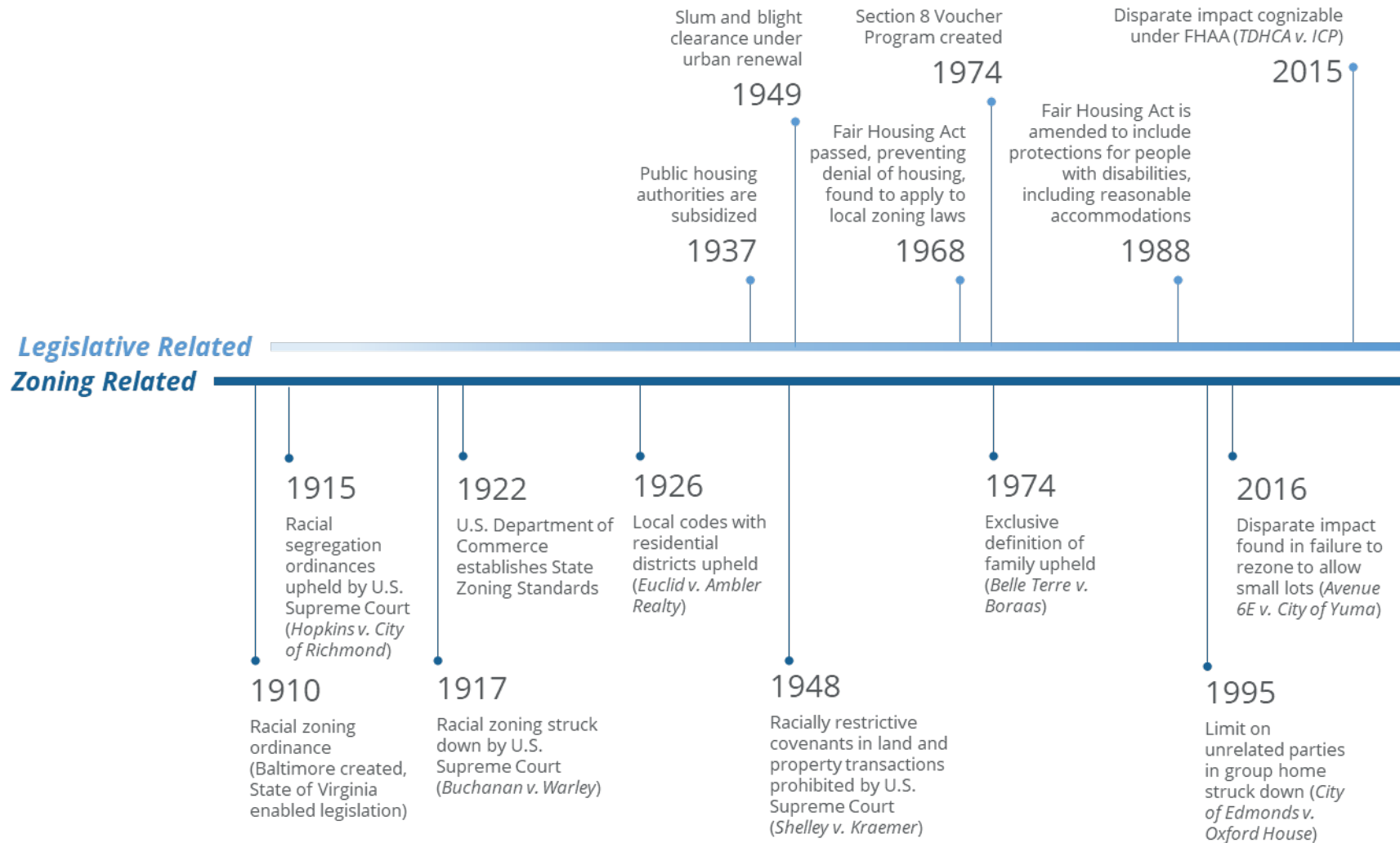


Figure 1: Major Public and Legal Actions that Influence Fair Access to Housing

Source: Roots Policy Research

1.4 PRIMARY FINDINGS

This section summarizes the primary findings from the Fair Housing Assessment for Foster City including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the city's fair housing action plan.

- Foster City replicates the County and region overall in terms of household size and household composition but diverges in household income and racial diversity: Foster City has a much higher proportion of households with incomes greater than 100% AMI than the County or region, a much lower proportion of < 50% AMI households, and a much higher share of Asian households. Foster City's residents have grown more racially diverse since 2000 largely due to the growth of Asian residents. **Where segregation exists in the city, it is for Asian residents.**
- Poverty rates vary modestly across races and ethnicities—except for residents identifying as “other” races or mixed-race. More than one-fourth of these residents live below the poverty line, many of whom are children. Hispanic/Latinx residents also have lower income distribution and higher poverty rates.
- **Foster City offers a variety of housing types** with most medium or large multi-family (37.5%) and single family detached units (35.4%). One-fifth are single family attached and 7% are small multi-family units.
- Renters are more likely to be living in 1- and 2-bedroom units than owners, and owners are more likely to be occupying 3- to 4- and 5-bedroom units. To the extent that larger renter households desire to live in Foster City, **the lack of rental housing stock to accommodate their needs could limit their access to housing in the city.**
- There are **disparities in housing cost burden in Foster City by race and ethnicity—but not by tenure (renters/owners)**. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the city. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.
- **Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production.** Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City's inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City's rental units rent for \$2,000 and less. **The County has four times the proportion of rentals priced under \$2,000 than the City.**
- **Mortgage denial rates are relatively modest—ranging from 12% to 20%--and similar across races and ethnicities.**
- Racial and ethnic minority students served by the San Mateo Union High School District, of which Foster City is part, **experience lower educational outcomes compared to other students.** Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. However, **Pacific Islander, Hispanic, and Black students in the San**

Mateo Union High School district were less likely to meet the admission standards. Although San Mateo Union High School District has relatively low dropout rates—4% of students—compared to other districts in the County, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher** (see the access to education supplement).

- **Resident-reported housing challenges and discrimination.** Nearly 150 residents of Foster City completed a survey about their housing challenges conducted by Root Policy Research for jurisdictions in San Mateo County (see section on AFFH Community Engagement Input). The vast majority of respondents did not report housing concerns, and most were owners. Respondents represented Black or African American and Hispanic residents in the City proportionally; however, more residents were White and fewer were Asian than in the City overall.

The top needs identified by those with challenges include:

- 80% of vouchers holders said **finding a unit that takes vouchers is “somewhat” or “very” difficult**. These respondents cited a variety of factors for those difficulties including vouchers not covering rents (38%), not enough time to find units that accept vouchers (38%), landlords not renting to voucher holders (23%), and difficulty finding information about units that accept vouchers (23%);
- 20% of respondents said that **public transit does not go to needed locations or operate during times needed**, and 14% said they cannot get to transit easily or safely;
- 20% said their **house or apartment is not large enough for their family**;
- 15% of respondents said they **would like to move from their current housing but cannot afford to**; and
- 11% said the **HOA in their neighborhood would not let them make desired** changes to their house or property.

Some residents reported experiencing housing discrimination:

- **Respondents with disabilities said they had been told their rent would cost more because of their service or emotional support animal** and/or told they could not have a service or emotional support animal.
- **20% of residents who thought they had been discriminated against in sales transactions said a real estate agent required prequalification before they would show properties**; 17% were refused a mortgage loan; 10% said a real estate agent would not make a disability accommodation.
- The top reasons for being denied housing were:
 - Landlord not accepting the applicants’ source of income such as social security or disability benefits (28% of those denied);
 - Lack of a stable housing record (28%);
 - Lack of a regular or consistent job or job history (28%);
 - Income too low (17%);
 - Health care or service needs (17%);
 - Foreclosure, children in the household, real or perceived sexual orientation or gender identity, COVID, and/or language spoken (each 11%).

1.5 CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, broad barriers to open housing choice, and, until recently, very limited resources to respond to needs.

Foster City has historically accommodated a diversity of housing needs by offering a variety of housing types—more so than many jurisdictions in the County. Yet home values and rents are much higher in Foster City than in the County and the Bay Area overall. Foster City’s fair housing actions that are part of the overall Housing Element are intended to address barriers to housing choice by adding affordable housing options and preserving existing housing opportunities.

Fair Housing Issue: Foster City’s high housing costs limit housing choice and have a disproportionate impact on Black or African American and Hispanic households.

Contributing Factors

- Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments. These jobs often do not support the city’s housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden.
- The lack of housing in Foster City to accommodate larger renter households can disproportionately impact households of color, which tend to be larger.

Fair Housing Issue: Foster City’s low production of affordable housing limits housing choices of Black or African American and Hispanic households who have lower incomes.

Contributing Factors

- Foster City has had limited production of affordable housing. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City’s inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City’s rental units rent for \$2,000 and less. San Mateo County has four times the proportion of rentals priced under \$2,000 than the City.

Fair Housing Issue: Foster City’s multi-family housing is aging and vulnerable to redevelopment and displacement of low- and moderate-income households.

Contributing Factors

- The high water table in Foster City creates maintenance needs, particularly for multi-family buildings.
- Aging, low-density apartment developments may have economic incentives to redevelop.

***Fair Housing Issue:* Resident's report experiencing fair housing discrimination in Foster City mostly based on disability and/or being a voucher holder/source of income. Few of those experiencing discrimination file complaints or take action.**

Contributing Factors

- Property owners' lack of knowledge about fair housing laws.
- Property owners violating fair housing laws.
- Tenants fear of retaliation, few options to relocate.

***Fair Housing Issue:* Black or African American, Hispanic, and Pacific Islander students are less likely than other students to meet college admission standards and have higher high school dropout rates.**

Contributing Factors

- The underlying factors for these differences are unknown and need to be examined as part of AFFH actions.

The Fair Housing Action Plan is contained in Table 10, Summary Matrix of Fair Housing Issues and Actions.

2 FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

2.1 FAIR HOUSING LEGAL CASES AND INQUIRIES

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the **largest civil rights agency in the United States**. According to their website, the DFEH's mission is, "to protect the people of California from unlawful discrimination in employment, housing, and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act".¹¹

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.¹² Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Mateo County has a number of **local enforcement organizations** including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County.

From 2017 to 2021, **57 fair housing complaints in San Mateo County were filed with the U.S. Department of Housing and Urban Development (HUD); none were from Foster City**. Most of the County complaints cited disability status as the bias (56%) followed by race (19%), and familial status (14%). No cause determination was found in 27 complaints followed by successful conciliation or settlement with 22 complaints. During roughly the same time period, 2015-2020, Project Sentinel investigated nearly 300 fair housing discrimination cases in San Mateo County, 55% of which were related to disability, followed by familial status (20%), national origin (13%), race (5%), gender (2%), source of income (2%), and other (3%). This would indicate that the HUD figures underestimate the number of Fair Housing complaints made in San Mateo County.

Fair housing inquiries in 2020 were primarily submitted to HCD from the City of San Mateo, Redwood City, Daly City, and Menlo Park. Seven inquiries were from Foster City residents.

¹¹ <https://www.dfeh.ca.gov/aboutdfeh/>.

¹² <https://www.dfeh.ca.gov/complaintprocess/>.

Name	Service Area	Address	Phone	Website
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	https://www.housing.org/
Legal Aid Society of San Mateo County	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	https://www.legalaidsmc.org/housing-resources
Community Legal Services of East Palo Alto	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bay Road, East Palo Alto, CA 94303	(650)-326-6440	https://clsepa.org/services/#housing

Figure 2: Fair Housing Assistance Organizations, San Mateo County

Source: Organization websites.

In the resident survey conducted for this study, **17.5% of Foster City respondents—a total of 20—reported being discriminated against when they looked for housing in San Mateo County.** Forty-seven percent had that experience more than 5 years ago; 37%, between 2 and 5 years ago; and 16% in the past year. In response to the discrimination, **50% did nothing (10% said that was because of fear of being evicted or harassed);** 2% moved; 25% contacted a local government office or agency. Twenty percent contacted the state enforcement agency, 10% contacted a fair housing organization, and 10% contacted a housing authority.

Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to 5, increased to 11 in 2020, and had reached 6 by mid-2021.

Nationally, the National Fair Housing Alliance (NFHA) reported a “negligible” decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally were nearly identical to San Mateo County’s: disability (55%) and race (17%). Familial status represented 8% of complaints nationally, whereas this basis comprised 14% of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for San Mateo County:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership.
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019.

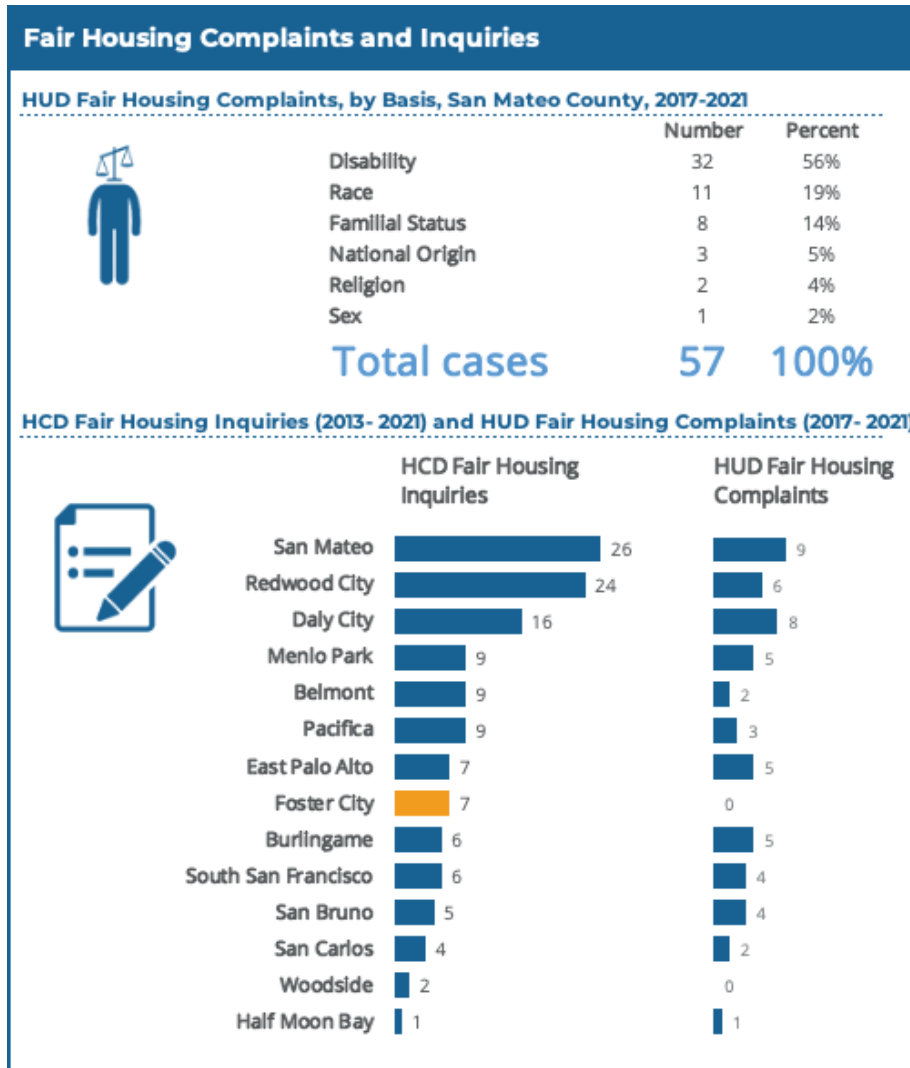


Figure 3: Fair Housing Complaints and Enquiries

Source: HUD and California Department of Housing and Community Development

- Finally, NFHA found that 73% of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.¹³

2.2 OUTREACH AND CAPACITY

Foster City maintains a website with information about local fair housing ordinances with live links to Project Sentinel, the Legal Aid Society of San Mateo County, and the Peninsula Conflict Resolution Center.¹⁴ The site also lists resources for persons with disabilities seeking services. The site could be improved by fixing the bad links to the Department of Consumer Affairs and the County's Assessment of

¹³ <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>.

¹⁴ <https://www.fostercity.org/commdev/page/fair-housing>.

Fair Housing. The website should also more transparently describe how the steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints (e.g., link to HUD's and State of California fair housing pages).

2.3 COMPLIANCE WITH STATE LAW

Foster City is compliant with the follow state laws that promote fair and affordable housing. The City has not been alleged or found in violation of the following:

- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;
- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations;
- Least Cost Zoning Law (Gov. Code. Section 65913.1);
- Excessive Subdivision Standards Law (Gov. Code. Section 65913.2);
- Limits on Growth Controls Law (Gov. Code. Section 65589.5).

2.4 HOUSING SPECIFIC POLICIES ENACTED LOCALLY

Foster City identified the following local policies that contribute to the regulatory environment for affordable housing development in the city.

Local policies in place to encourage housing development.

- *Density bonus ordinance—conforms to State Density Bonus Law*
- *Condominium conversion regulations*
- *Linkage fee on commercial development*
- *Inclusionary zoning*
- *Streamlined processing of ADUs*
- *Housing Overlay*

Local barriers to affordable housing development.

- *Lack of land zoned for multi-family housing*

Local policies in place to mitigate or prevent displacement of low-income households.

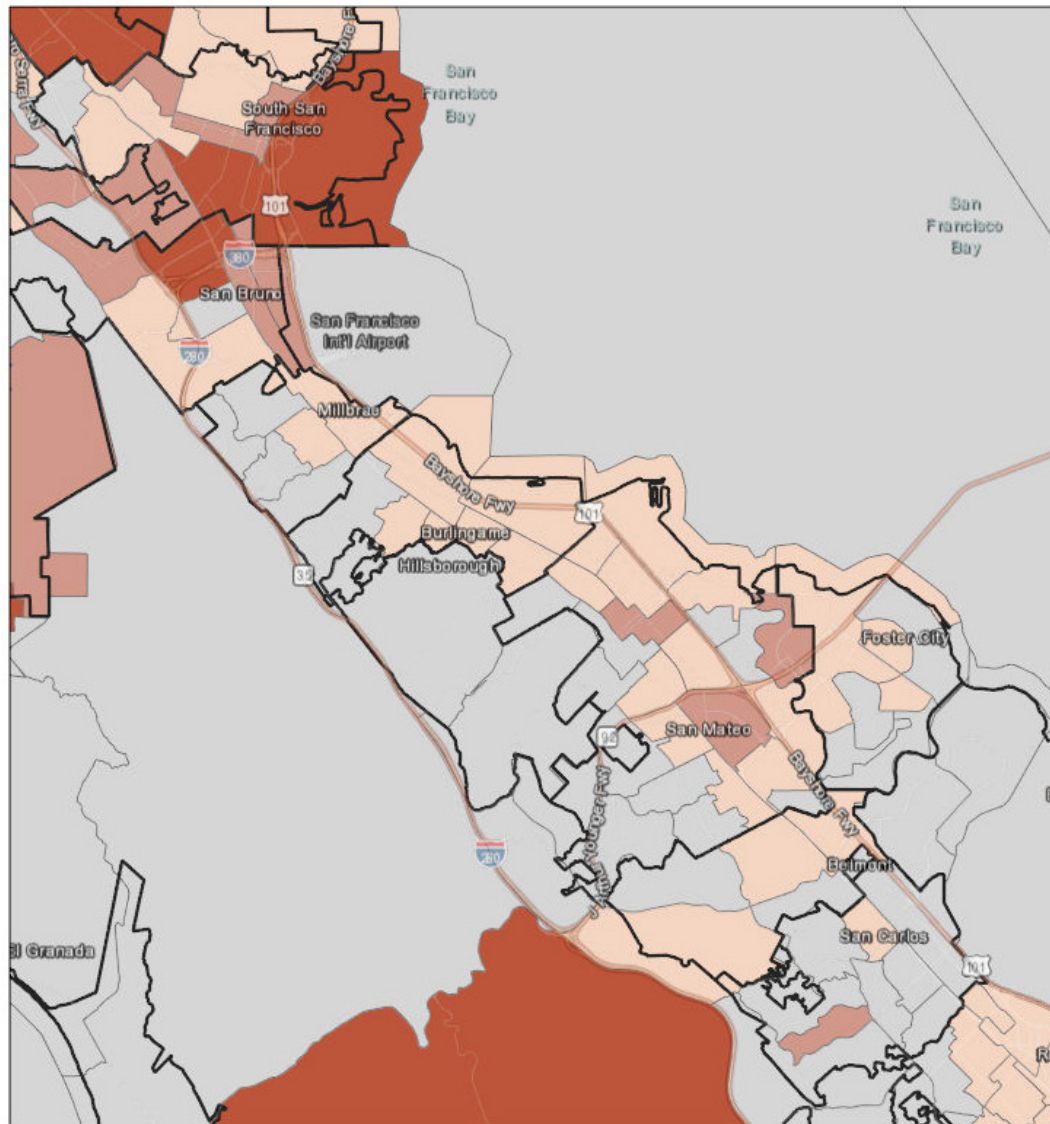
- *Condominium conversion regulations*
- *Housing Element Policy H-E-2-a to phase redevelopment to minimize displacement*
- *Chapter 5.72 prohibiting discrimination against use of Section 8 or any other rent subsidy*

Local policies that are NOT in place but have potential Council interest for further exploration.

- *Living wage employment ordinance*

According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), Foster City does not have any public housing buildings. About half of the census tracts in the city have low (less than 5%) Housing Choice Voucher usage; others have no data on voucher usage (Figure 4). Foster City's voucher utilization rates are similar to Belmont, Burlingame, and Millbrae—but

lower than nearby City of San Mateo. The presence of housing voucher users indicates available rental supply to house these residents and a lack of exclusionary behavior from landlords in the City.



9/28/2021, 10:43:16 AM

- City/Town Boundaries
- > 0 - 5%
- > 5% - 15%
- > 15% - 30%
- No Data

1:144,448

0 1 2 4 mi

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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure 4: Housing Choice Vouchers by Census Tract

Source: California Department of Housing and Community Development AFFH Data Viewer.

3 INTEGRATION AND SEGREGATION

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence. This section draws from several reports provided by Contra Costa County Collaborative (C4) as well as Segregation Reports prepared by a collaboration between the Association of Bay Area Governments (ABAG) and UC Merced. Some of these reports use parenthetical citations. A source list is provided at the end of this appendix.

3.1 DEFINING SEGREGATION

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space.

Integration and Segregation

“Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Segregation Forms

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstein 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and white populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”¹⁵ However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstein 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).¹⁶ ABAG/MTC plans to issue a separate report detailing the existing land use policies that influence segregation patterns in the Bay Area.

¹⁵ For more information, see <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

¹⁶ Using a household-weighted median of Bay Area county median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Racial Segregation in Foster City

Foster City differs from the County and Bay area overall for its relatively high proportion of residents identifying as Asian (48% in Foster City compared to 30% in San Mateo County) and small Hispanic population (8% in Foster City and 24% in the county). Foster City's proportion of Black/African American, non-Hispanic White, and Other and mixed-race residents is similar to the county.¹⁷ Foster City's residents have grown more racially diverse since 2000 largely due to the growth of Asian residents (Figure 5). The two largest subgroups of the Asian population in Foster City include Asian Indian (15% of the total population in 2019) and Chinese (24% of the total population in 2019). The Asian Indian population had the largest growth from 11% in 2010 to 15% in 2019, compared to the growth in the Chinese population over the same time period from 21% to 24%.

Older residents are less racially diverse than other age groups, with 58% of the population older than 65 years identifying as White compared to 42% of those aged 18 to 24 and 36% of children less than 18 years old. Fourteen percent of the City's children are other or mixed-race compared to just 2% of older adults—a sign that the City could continue to grow more diverse in the future if families with children remain in the City.

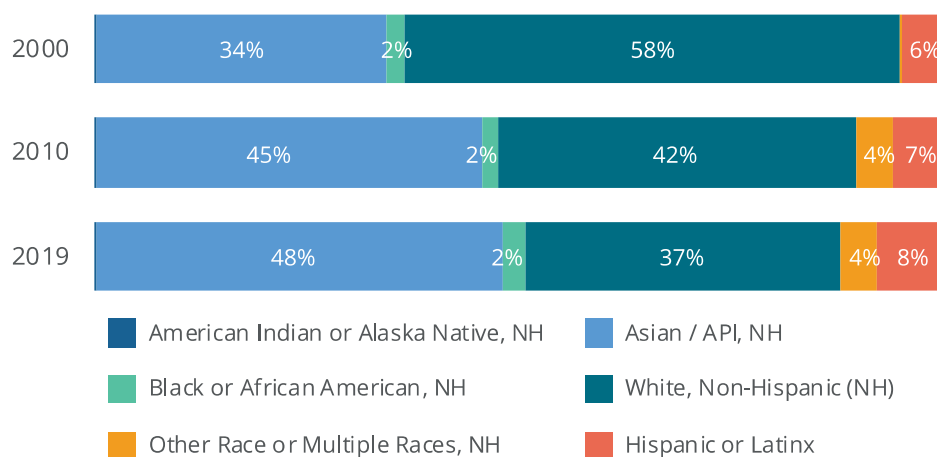


Figure 5: Population by Race and Ethnicity, Foster City, 2000-2019

Source: ABAG Housing Needs Data Workbook

Poverty rates vary modestly across races and ethnicities—except for residents identifying as “other” races or mixed-race. More than one-fourth of these residents live below the poverty line (Figure 6), and a relatively high proportion of the City's other and mixed-race residents are children. Hispanic/Latinx residents also have lower income distribution and higher poverty rates.

¹⁷ The share of the population that identifies as American Indian or Alaska Native is less than 1%.

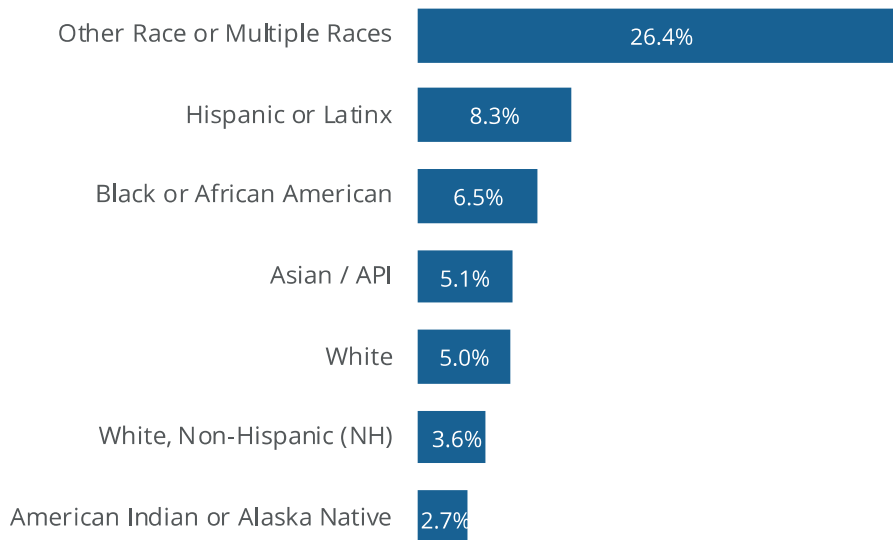


Figure 6: Poverty Rate by Race and Ethnicity, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

3.2 NEIGHBORHOOD LEVEL RACIAL SEGREGATION (*WITHIN CITY OF FOSTER CITY*)

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an **isolation index**:

- The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is 0.65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within Foster City the most isolated racial group is Asian residents (although there is significant diversity within the Asian population). Foster City's isolation index of 0.538 for Asian residents means that the average Asian resident lives in a neighborhood that is 53.8% Asian. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Foster City for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this jurisdiction, the White population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

Table 1: Racial Isolation Index Values for Segregation within Foster City

Race	Foster City			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.335	0.456	0.538	0.245
Black/African American	0.022	0.019	0.015	0.053
Latinx	0.055	0.067	0.073	0.251
White	0.562	0.423	0.320	0.491

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

The “Bay Area Average” column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table 2 indicates the average isolation index value for White residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction a White resident lives in a neighborhood that is 49.1% white.¹⁸

Another way to measure segregation is by using a dissimilarity index:

- This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.
- The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods).
- Dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction’s total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction’s population, the isolation index or Thiel’s H-Index can provide a more accurate understanding of their jurisdiction’s neighborhood-level segregation patterns (intra-city segregation). In Foster City, the Black/African American group is 1.4 percent of the population - so dissimilarity index values involving this group are not reliable.

Table 2 below provides the dissimilarity index values indicating the level of segregation in Foster City between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also

¹⁸ This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions’ segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction’s census tracts to the jurisdiction’s demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

provides the dissimilarity index between White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

Table 2: Racial Dissimilarity Index Values for Segregation within Foster City

Race	Foster City			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.083	0.058	0.053	0.185
Black/African American vs. White	0.103*	0.090*	0.124*	0.244
Latinx vs. White	0.089	0.073	0.096	0.207
People of Color vs. White	0.062	0.053	0.055	0.168

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

In Foster City the highest segregation is between Black and White residents (see Table 3). Foster City's Black /white dissimilarity index of 0.124 means that 12.4% of Black (or white) residents would need to move to a different neighborhood to create perfect integration between Black residents and White residents. However, this dissimilarity index value is not a reliable data point due to small population size.

The "Bay Area Average" column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from White residents in this jurisdiction.

For example, Table 3 indicates that the average Latinx/white dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7% of Latinx (or White residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and White residents in that jurisdiction.

The Theil's H Index can be used to measure segregation between all groups within a jurisdiction:

- This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.
- The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.
- For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil's H offers the clearest summary of overall segregation.

The Theil’s H Index values for neighborhood racial segregation in Foster City for the years 2000, 2010, and 2020 can be found in Table 3 below. The “Bay Area Average” column in the table provides the average Theil’s H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil’s H Index for racial segregation in Foster City declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil’s H Index for racial segregation in Foster City was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Foster City is less than in the average Bay Area city.

Table 3: Theil’s H Index Values for Racial Segregation within Foster City

Index	Foster City			Bay Area Average
	2000	2010	2020	2020
Theil's H Multi-racial	0.006	0.004	0.003	0.042

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

3.3 REGIONAL RACIAL SEGREGATION (BETWEEN FOSTER CITY AND OTHER JURISDICTIONS)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. Racial dot maps can be used to explore the racial demographic differences between different jurisdictions in the region. Figure 7 below presents a racial dot map showing the spatial distribution of racial groups in Foster City as well as in nearby Bay Area cities. This map demonstrates that Asian households are more concentrated in Foster City and the bordering neighborhoods, whereas White and Latinx households are concentrated in surrounding cities.

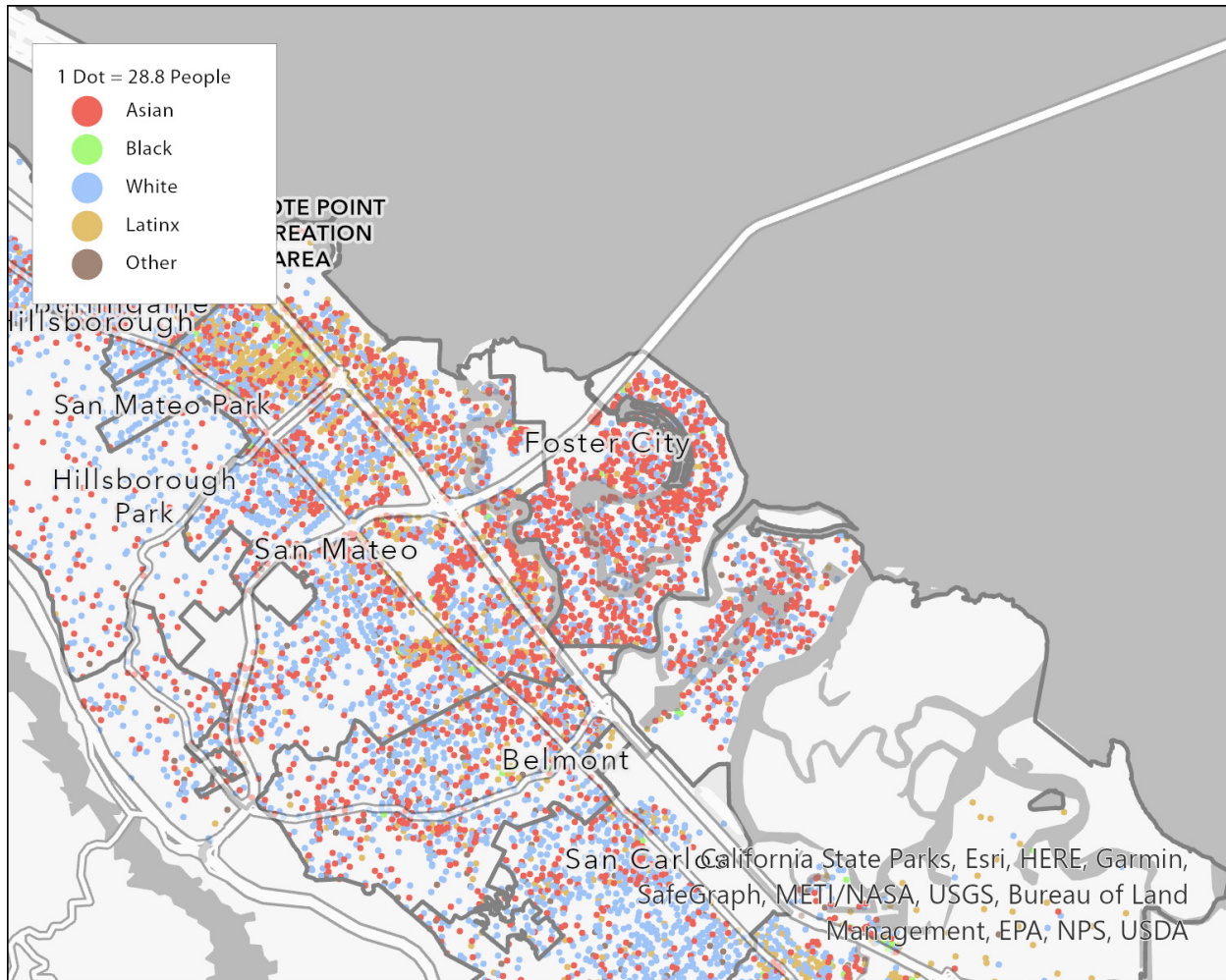


Figure 7: Racial Dot Map of Foster City and Surrounding Areas (2020)

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The plot shows the racial distribution at the census block level for City of Foster City and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

To understand how each city contributes to the total segregation of the Bay Area, one can look at the difference in the racial composition of a jurisdiction compared to the racial composition of the region as a whole. The racial demographics in Foster City for the years 2000, 2010, and 2020 can be found in Table 4 below. The table also provides the racial composition of the nine-county Bay Area. As of 2020, Foster City has a lower share of White residents than the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a higher share of Asian/Pacific Islander residents.

Table 4: Population by Racial Group, Foster City and the Region

Race	Foster City			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	32.4%	45.4%	53.8%	28.2%
Black/African American	2.1%	1.8%	1.4%	5.6%
Latinx	5.3%	6.5%	7.2%	24.4%
Other or Multiple Races	4.3%	4.3%	5.9%	5.9%
White	55.9%	42.0%	31.8%	35.8%

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Geospatially, the majority of census tracts in the city are segregated with Asian residents (Figure 8). Overall, the City has low to moderate diversity (Figure 9) and is less diverse than the City of San Mateo and Redwood City, but somewhat more diverse than other nearby higher income communities.¹⁹

¹⁹ Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

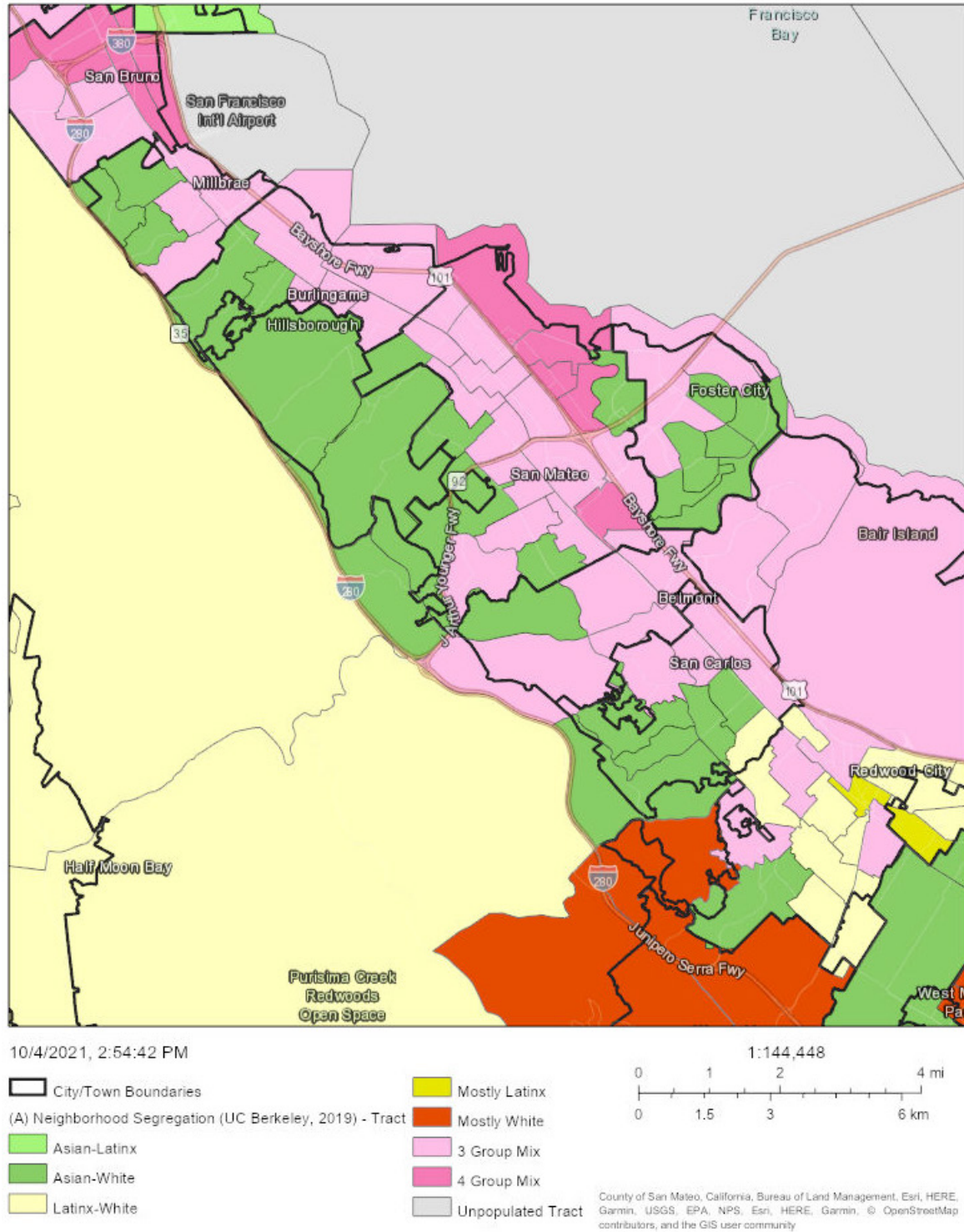
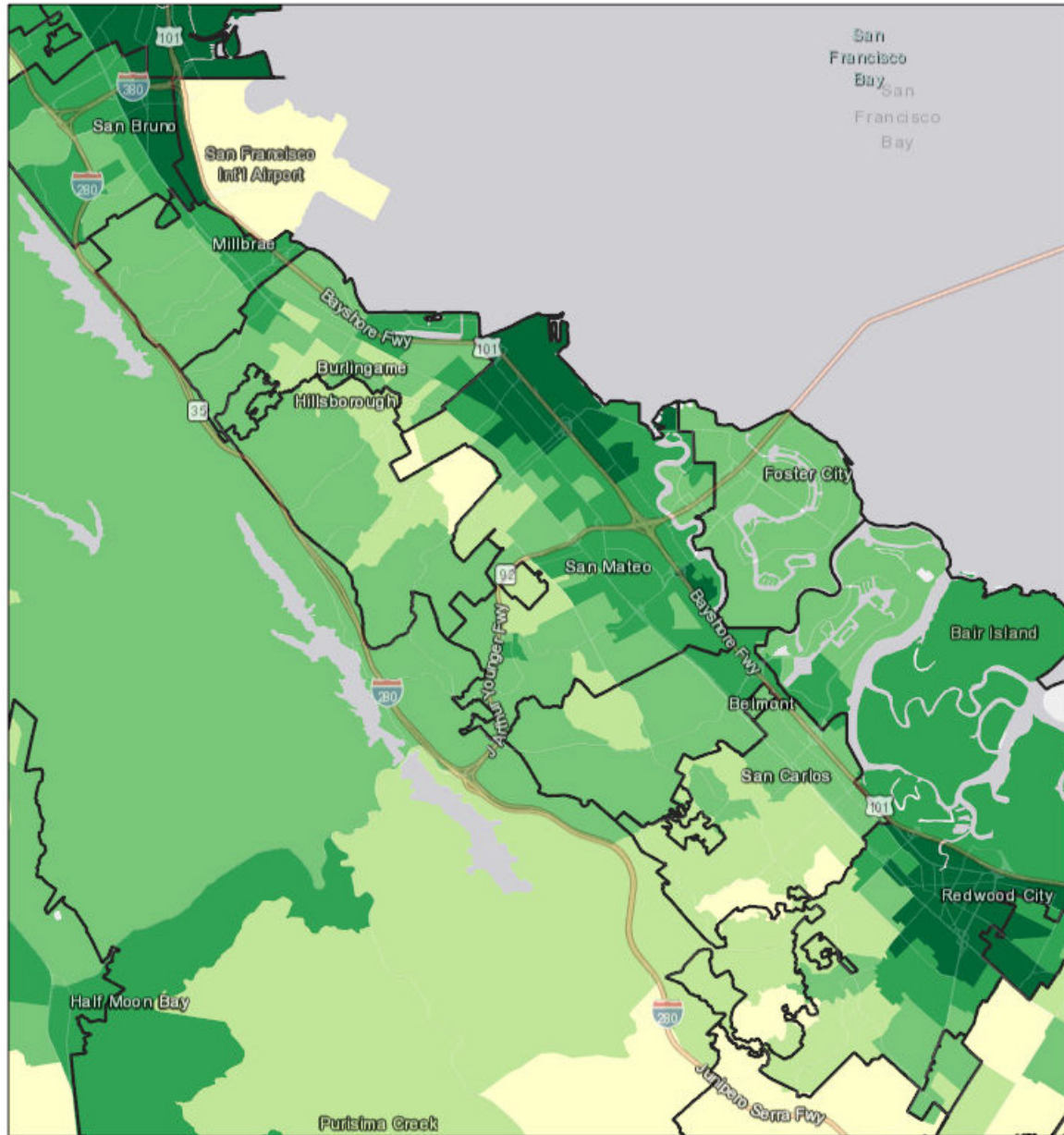
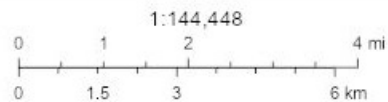


Figure 8: Neighborhood Segregation by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer



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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021. CA HCD

Figure 9: Diversity Index by Block Group, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

Figure 10 below compares the racial demographics in Foster City to those of all 109 Bay Area jurisdictions.²⁰ In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. Additionally, the black line within each racial group notes the percentage of the population of City of Foster City represented by that group and how that percentage ranks among all 109 jurisdictions.

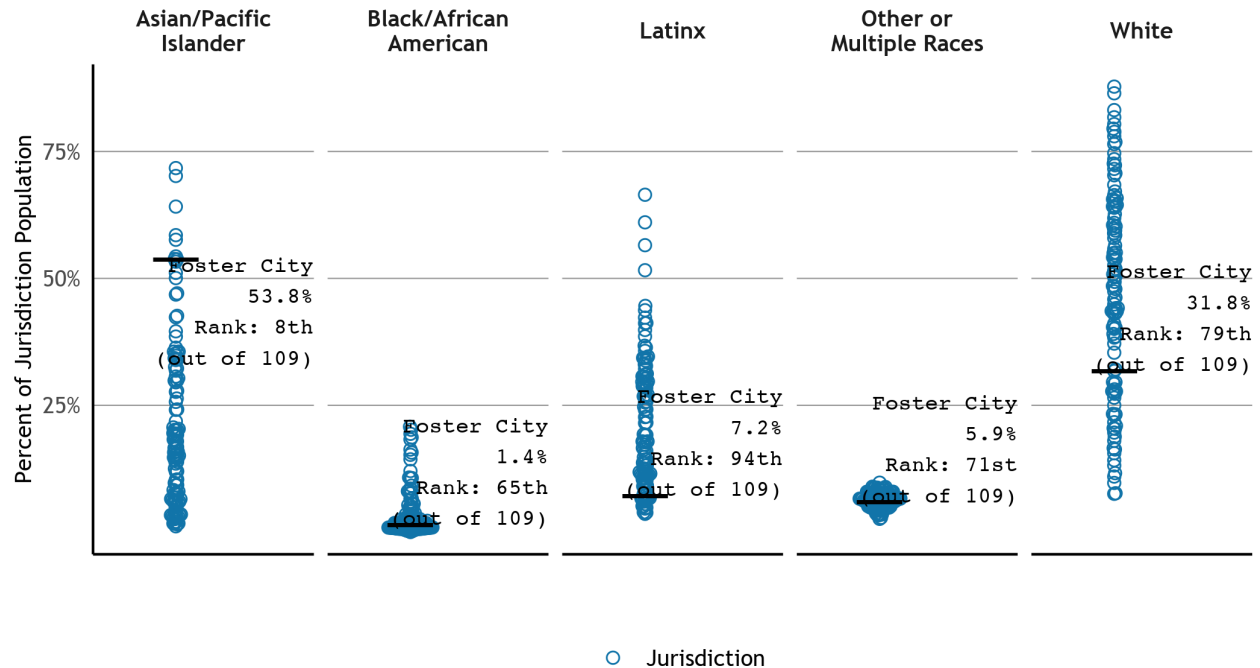


Figure 10: Racial Demographics of Foster City Compared to All Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

The map in Figure 11 below also illustrates regional racial segregation between Foster City and other jurisdictions. This map demonstrates how the percentage of people of color in Foster City and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded White have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

²⁰ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

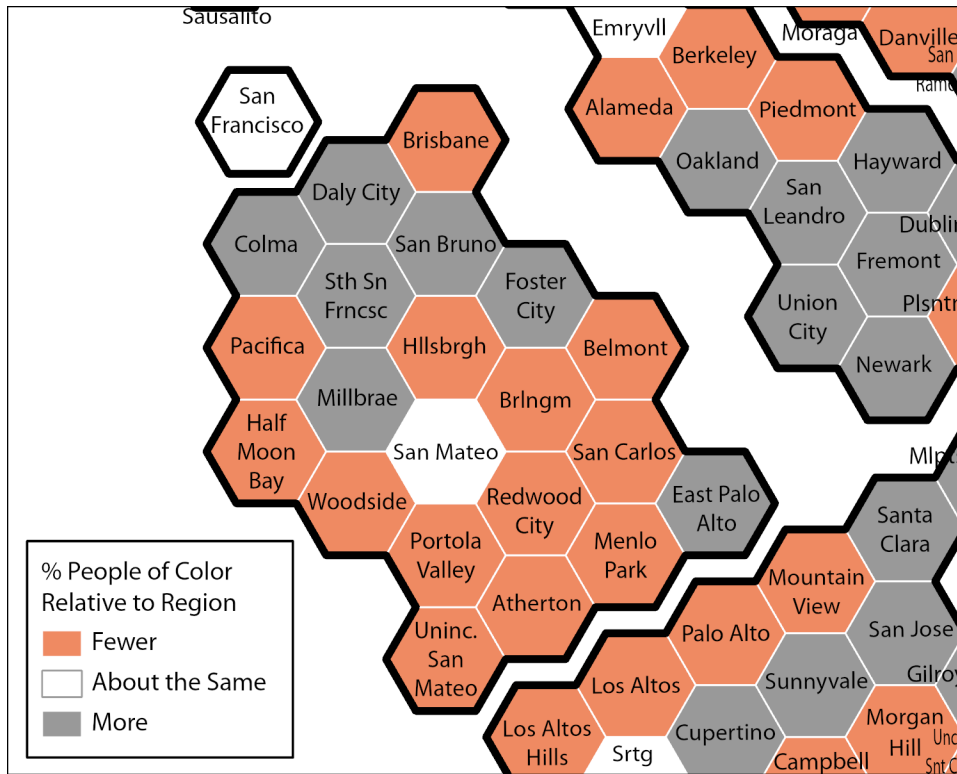


Figure 11: Comparing the Share of People of Color in Foster City and Vicinity to the Bay Area (2020)

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

3.4 INCOME SEGREGATION IN CITY OF FOSTER CITY

Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

Very low-income: individuals earning less than 50% of Area Median Income (AMI)

Low-income: individuals earning 50%-80% of AMI

Moderate-income: individuals earning 80%-120% of AMI

Above moderate-income: individuals earning 120% or more of AMI

Additionally, this report uses the term “lower-income” to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for AMI. HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

Neighborhood Level Income Segregation (within Foster City)

Income segregation can be measured using similar indices as racial segregation. Income dot maps, similar to racial dot maps, are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Foster City in Figure 12 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering as they do in Foster City, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.

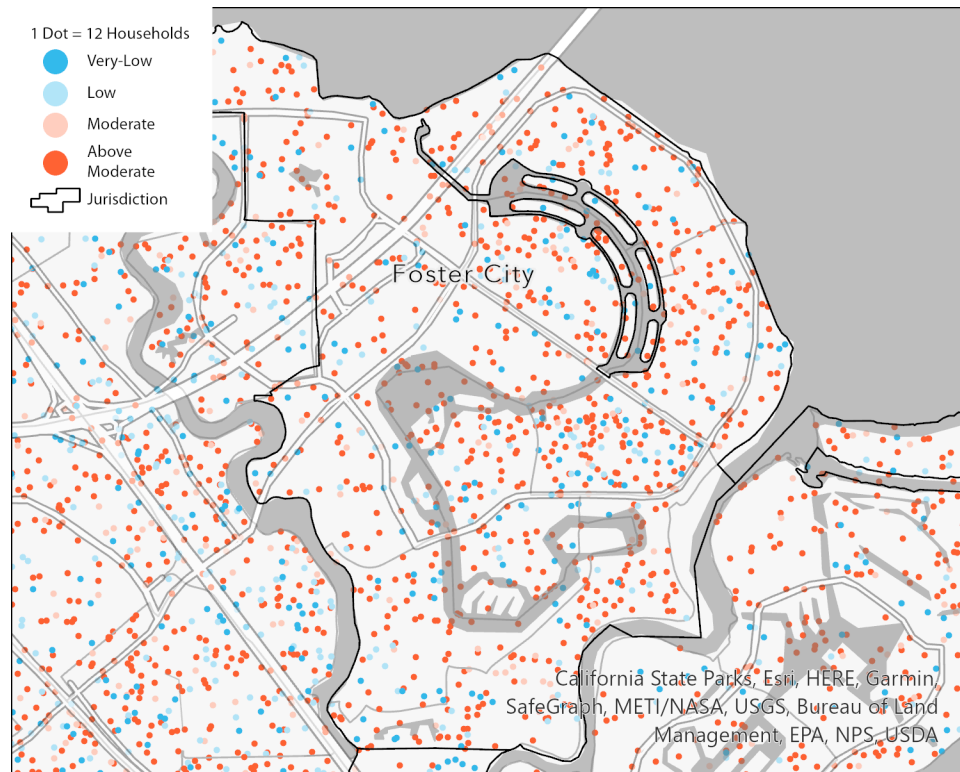


Figure 12: Income Dot Map of Foster City (2015)

Universe: Population.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Note: The plot shows the income group distribution at the census block group level for City of Foster City and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

The isolation index values for all income groups in Foster City for the years 2010 and 2015 can be found in Table 5 below.²¹ Above Moderate-income residents are the most isolated income group in Foster City. Foster City's isolation index of 0.531 for these residents means that the average Above Moderate-income

²¹ This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the [data source recommended for income segregation calculations](#) in HCD's AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD's recommendations for calculating income segregation, see [page 32 of HCD's AFFH Guidelines](#).

resident in Foster City lives in a neighborhood that is 53.1% Above Moderate-income. Among all income groups, the Above Moderate-income population's isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Similar to the tables presented earlier for neighborhood racial segregation, the "Bay Area Average" column in Table 5 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. For example, Table 5 indicates the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269, meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

Table 5: Income Group Isolation Index Values for Segregation within Foster City

Income Group	Foster City		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.147	0.149	0.269
Low-Income (50%-80% AMI)	0.146	0.146	0.145
Moderate-Income (80%-120% AMI)	0.187	0.218	0.183
Above Moderate-Income (>120% AMI)	0.576	0.531	0.507

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 6 below provides the dissimilarity index values indicating the level of segregation in Foster City between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD's AFFH Guidance Memo for identifying dissimilarity for lower-income households.²² Segregation in Foster City between lower-income residents and residents who are not lower-income decreased between 2010 and 2015. Additionally, Table 6 shows dissimilarity index values for the level of segregation between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Similar to other tables in this report, the "Bay Area Average" column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, Table 6 indicates that the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction. In 2015, the income segregation in Foster City between lower-income

²² For more information, see page 32 of HCD's AFFH Guidance Memo.

residents and other residents was lower than the average value for Bay Area jurisdictions (see Table 6). This means that the lower-income residents are less segregated from other residents within Foster City compared to other Jurisdictions in the region.

Table 6: Income Group Dissimilarity Index Values for Segregation within Foster City

Income Group	Foster City		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.132	0.102	0.198
Below 50% AMI vs. Above 120% AMI	0.174	0.111	0.253

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

The Theil's H Index values for neighborhood income group segregation in Foster City for the years 2010 and 2015 can be found in Table 7 below. The "Bay Area Average" column in this table provides the average Theil's H Index value across Bay Area jurisdictions for different income groups in 2015. By 2015, the Theil's H Index value for income segregation in Foster City was about the same amount as it had been in 2010. In 2015, the Theil's H Index value for income group segregation in Foster City was lower than the average value for Bay Area jurisdictions, indicating there is less neighborhood level income segregation in Foster City than in the average Bay Area city.

Table 7: Theil's H Index Values for Income Segregation within Foster City

Index	Foster City		Bay Area Average
	2010	2015	2015
Theil's H Multi-income	0.024	0.017	0.043

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Regional Income Segregation (*between* Foster City and Other Jurisdictions)

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. Income dot maps are not only useful for examining neighborhood income segregation within a jurisdiction, but these maps can also be used to explore income demographic differences between jurisdictions in the region. Figure 13 below presents an income dot map showing the spatial distribution of income groups in Foster City as well as in nearby Bay Area jurisdictions.

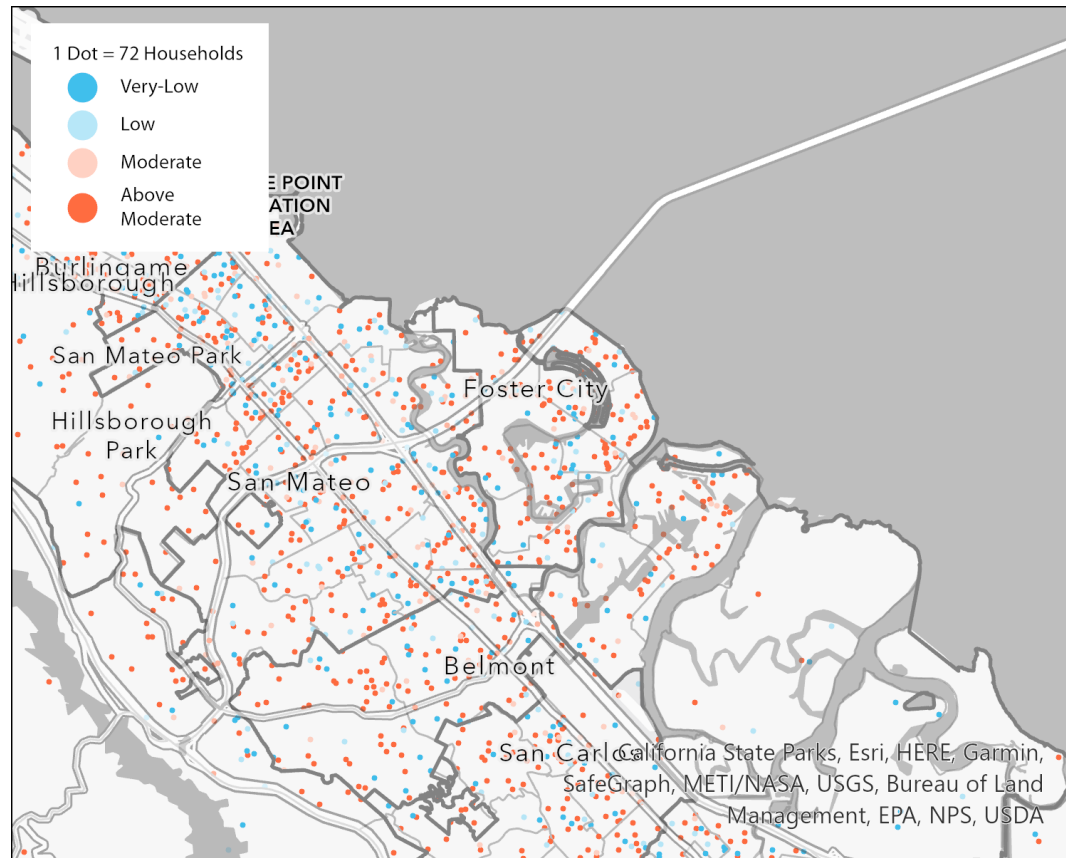


Figure 13: Income Dot Map of Foster City and Surrounding Areas (2015)

Universe: Population.

Note: The plot shows the income group distribution at the census block group level for City of Foster City and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

When looking at income segregation between jurisdictions in the Bay Area, one can examine how Foster City differs from the region. The income demographics in Foster City for the years 2010 and 2015 can be found in Table 8 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Foster City had a lower share of very low-income residents than the Bay Area as a whole, a lower share of low-income residents, a higher share of moderate-income residents, and a higher share of above moderate-income residents.

Figure 14 below compares the income demographics in Foster City to other Bay Area jurisdictions.²³ Each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the

²³ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

percentage of Foster City population represented by that group and how that percentage ranks among other jurisdictions.

Table 8: Population by Income Group, Foster City and the Region

Income Group	Foster City		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	12.64%	13.99%	28.7%
Low-Income (50%-80% AMI)	13.63%	12.54%	14.3%
Moderate-Income (80%-120% AMI)	17.03%	20.91%	17.6%
Above Moderate-Income (>120% AMI)	56.7%	52.55%	39.4%

Universe: Population.

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

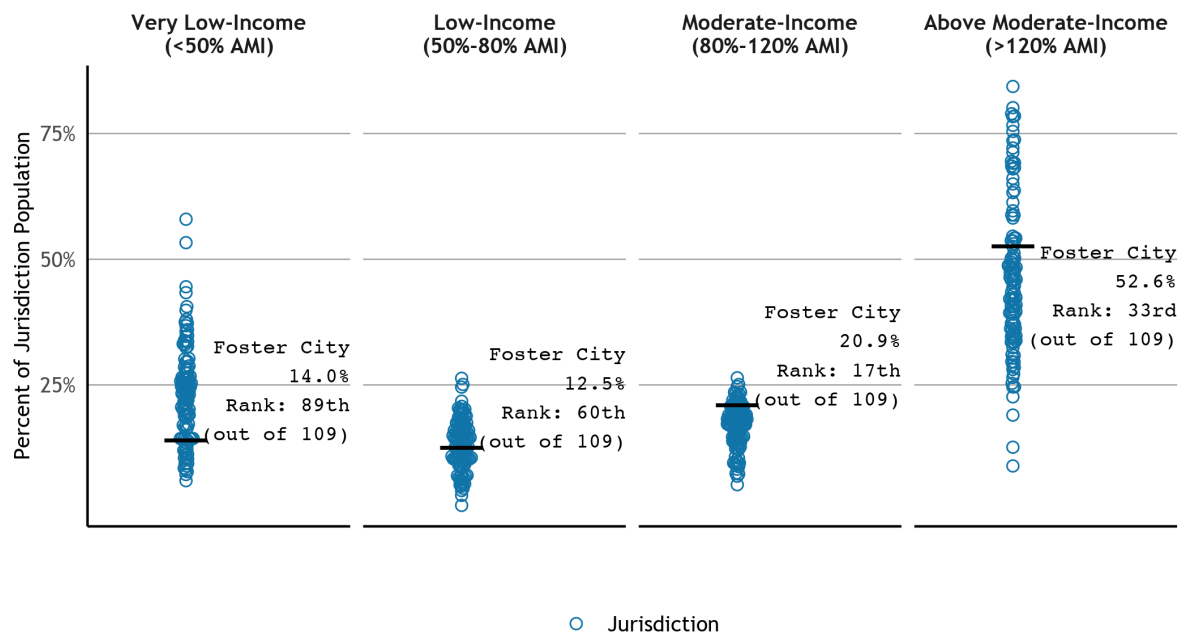


Figure 14: Income Demographics of Foster City Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Similar to the regional racial segregation measures shown in Table 8, Table 9 presents dissimilarity index, isolation index, and Theil's H index

values for income segregation for the entire nine-county Bay Area in 2010 and 2015. In the previous section of this report focused on neighborhood level income segregation, segregation indices were calculated by comparing the income demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 9, these measures are calculated by comparing the income demographics of local jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table 9 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5% very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4% of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 9: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Foster City's households are higher income than the County and Bay area overall: 64% of Foster City households earn more than 100% of the AMI, compared to 49% for the County and 52% for the Bay area (Figure 15, and infographic below). Foster City also has fewer low-income households (earning 80% AMI and less) but the same proportion of moderate-income households (81-100% AMI). **Every block group in Foster City has a median household income of \$125,000 and more** (Figure 16). **The City has no concentrations of low-income households (Figure 17) and no areas of concentrated poverty (Figure 18).**

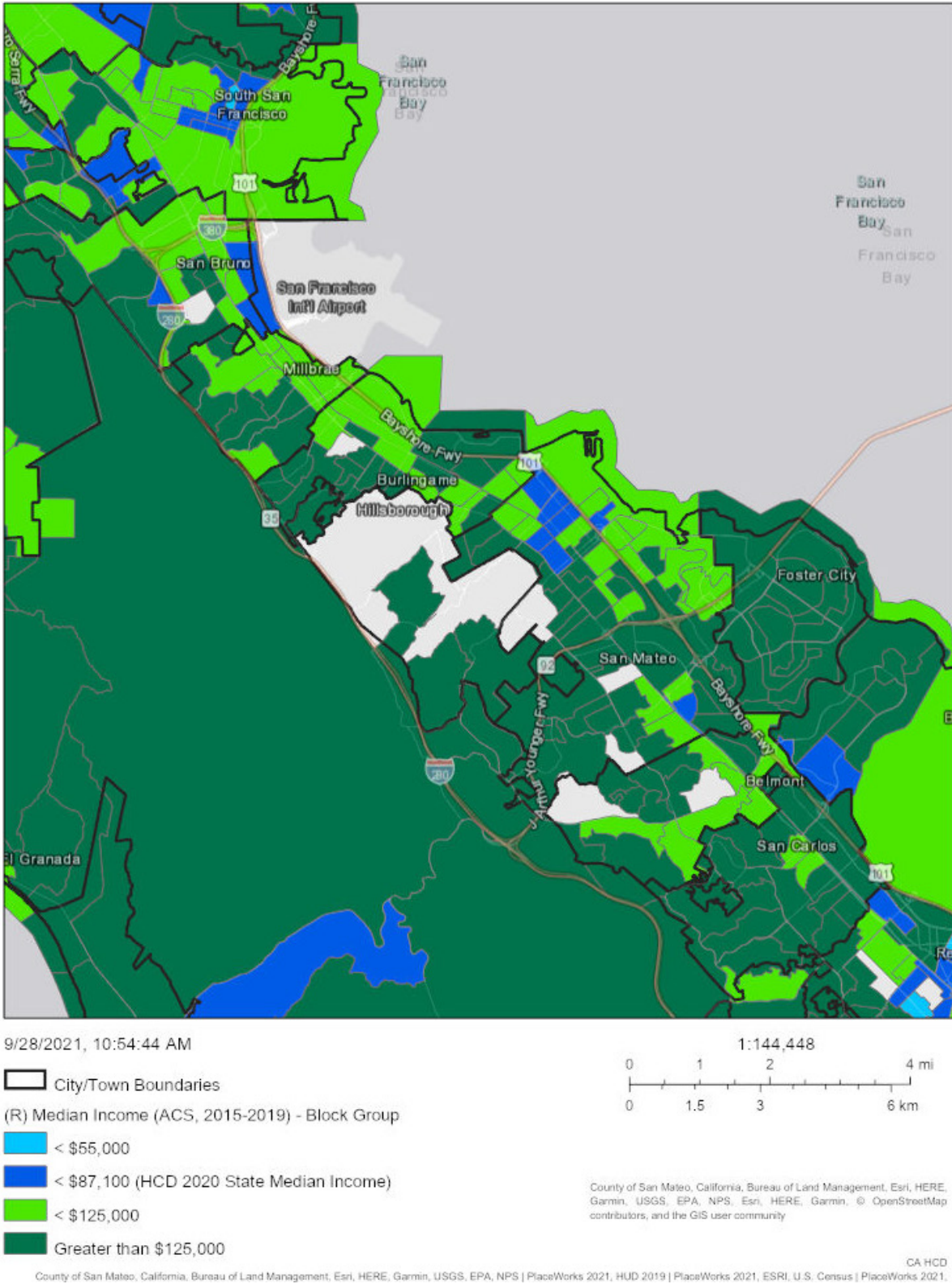


Figure 15: Median Household Income by Block Group, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

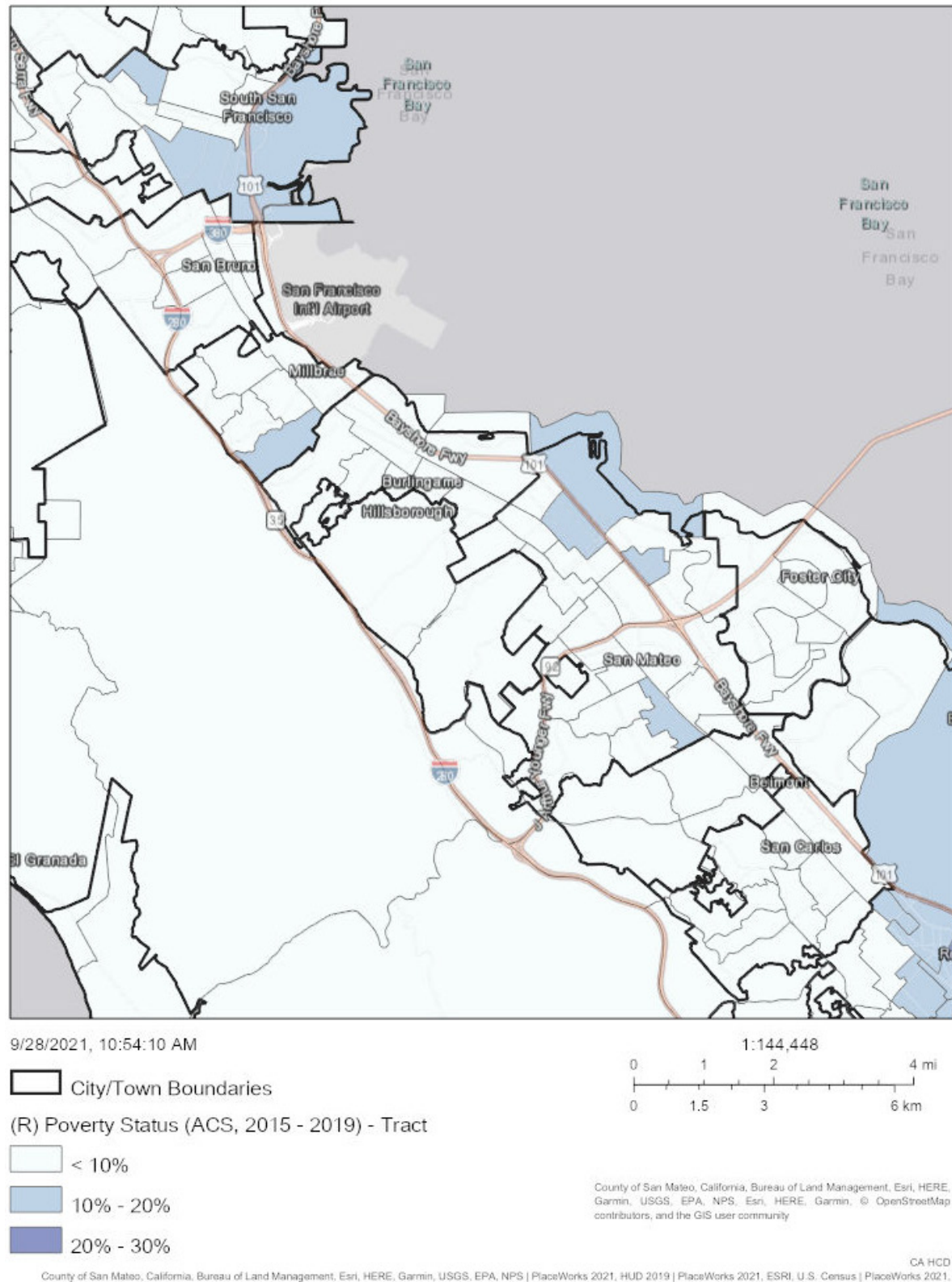


Figure 16: Poverty Status by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

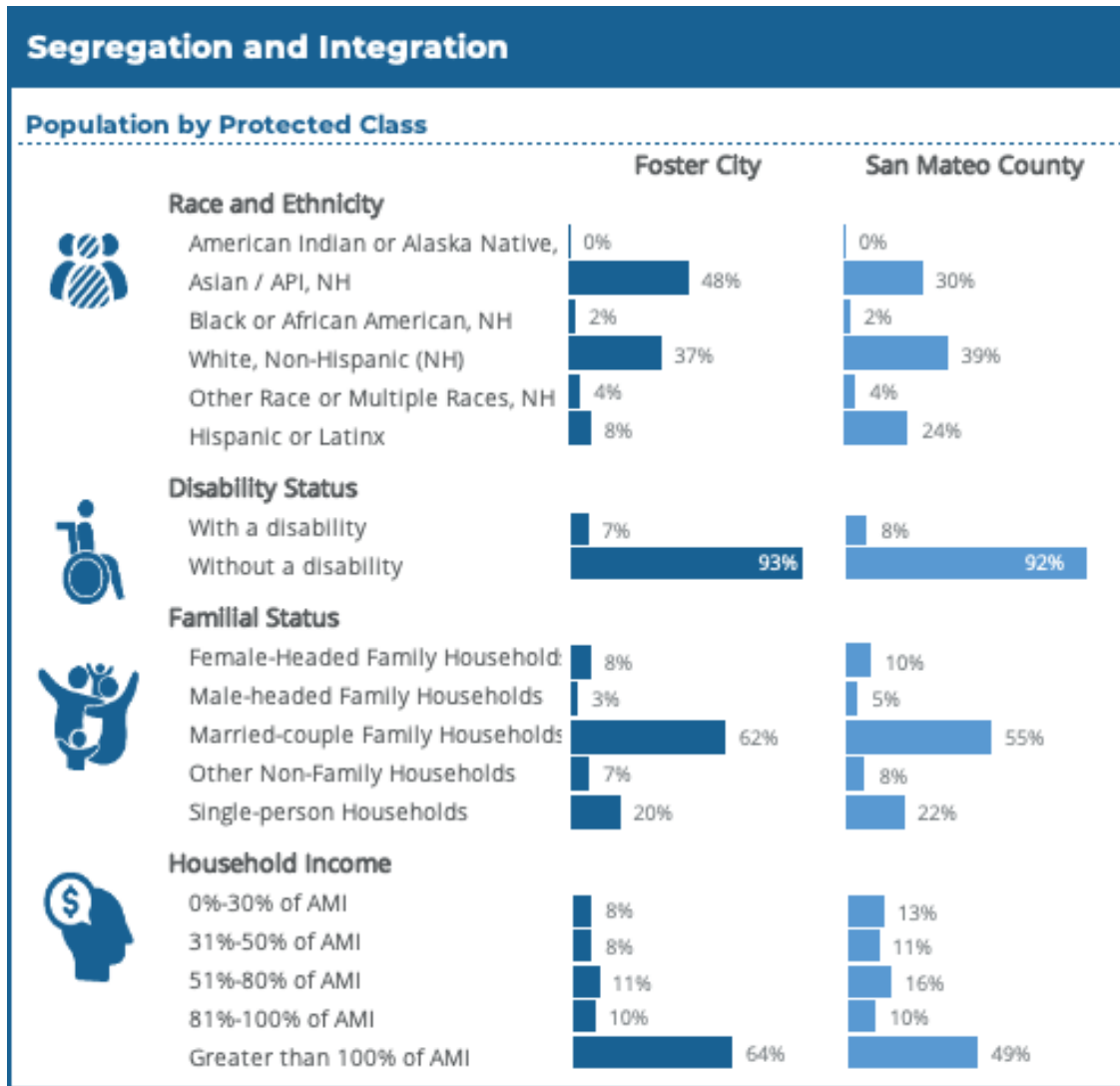


Figure 17: Segregation and Integration

Source: ABAG Housing Needs Data Workbook

3.5 DISABILITY STATUS

The share of the population living with at least one disability is 7% in Foster City compared to 8% in San Mateo County and 10% in the Bay Area. Foster City has no Census tracts where the population of persons with disabilities exceeds 10%.

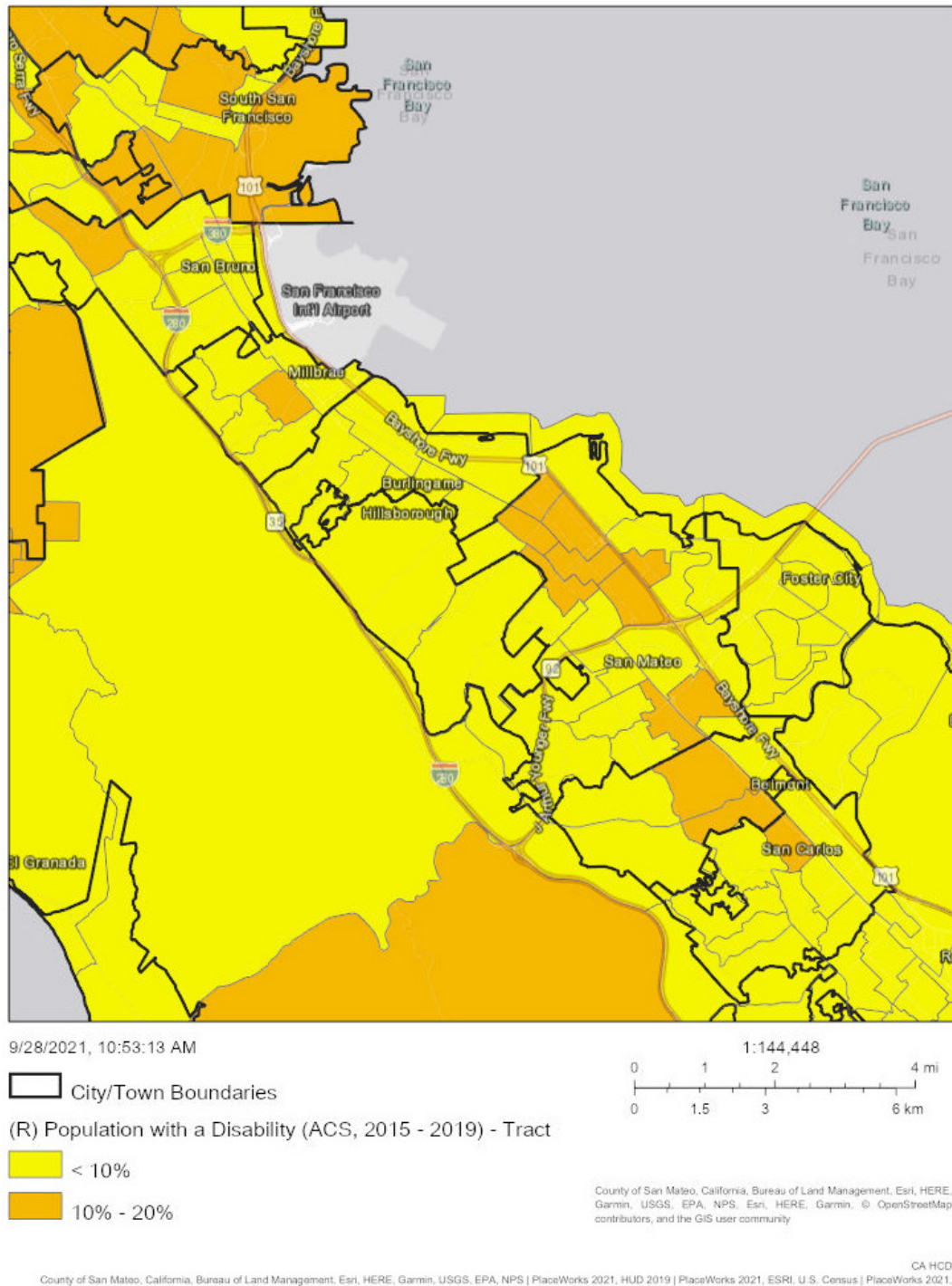


Figure 18: Percent of Population with a Disability by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

3.6 FAMILIAL STATUS

Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of nonfamily households indicate an increased need for 1- and 2-bedroom units.

Foster City's households are mostly made up of 3- to 4-person households (38%) and 2-person households (36%). Compared to the County and Bay area overall, Foster City has slightly fewer 1-person households (20% compared to 22% in the county) and 5-person households (6% v. 11%). Sixty-two percent of households in Foster City are married couple households and 36% of all households have children under the age of 18. The City has fewer adults living alone than in the County and Bay area overall and no concentrations of adults living alone, suggesting that access to in-home services and care for single, older adults is less critical for Foster City than some surrounding communities. However, the City's age distribution has shifted upwards since 2000 (Figure 19) and these accommodations may grow in demand if older adults in Foster City age in place.

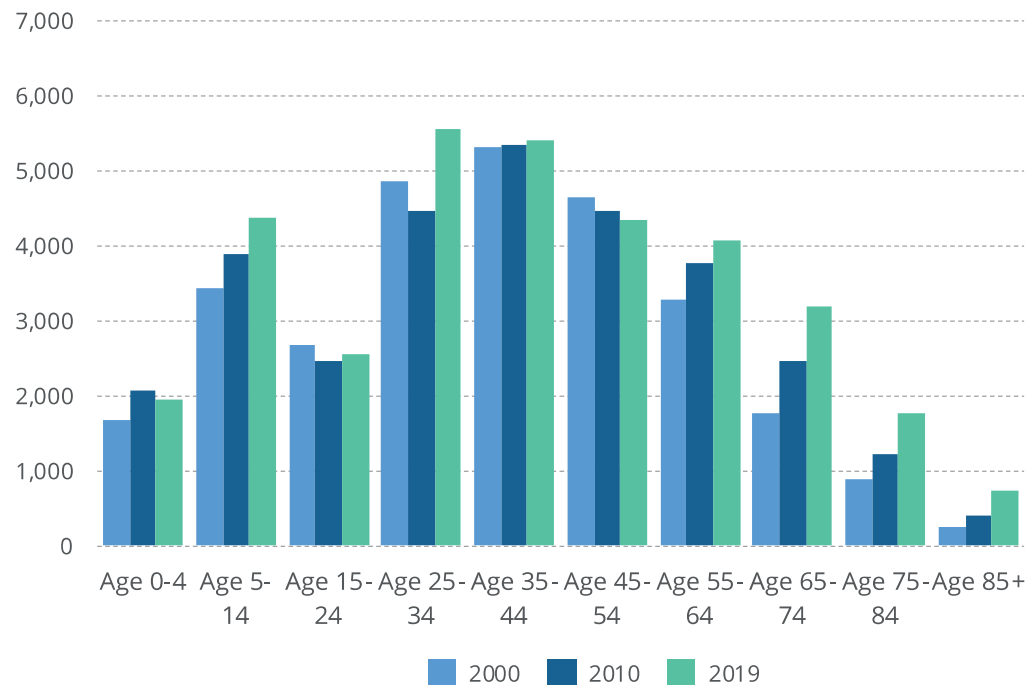


Figure 19: Age Distribution, Foster City, 2000-2019

Source: ABAG Housing Needs Data Workbook.

Many of Foster City's married couples rent housing: of the nearly 8,000 married couple families in the city, 40% rent their homes (Figure 20). Renters are more likely to be living in 1- and 2-bedroom units than owners (Figure 21), and owners are more likely to be occupying 3- to 4- and 5-bedroom units. **To the extent that larger renter households desire to live in Foster City, the lack of rental housing stock to accommodate their needs could limit their access to housing in the city.**

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

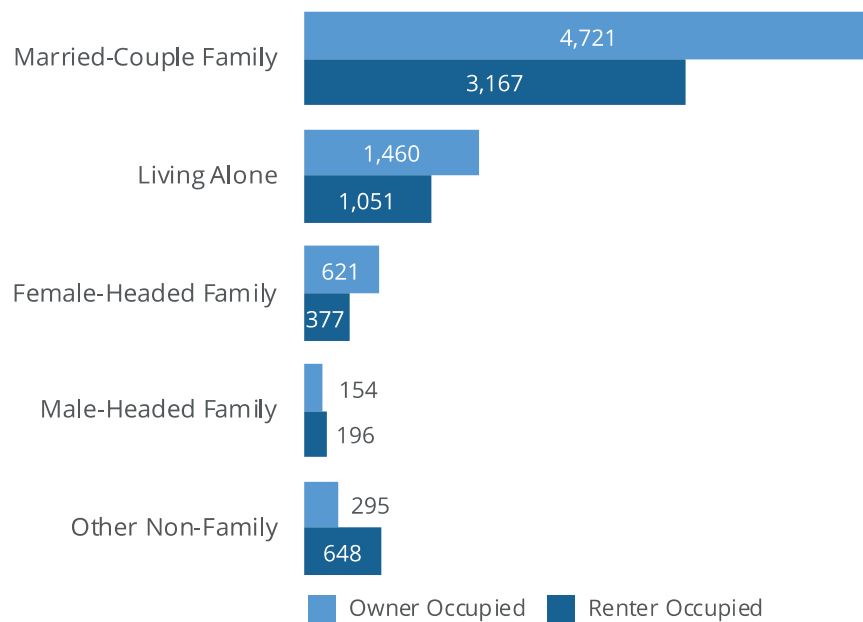


Figure 20: Housing Type by Tenure, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

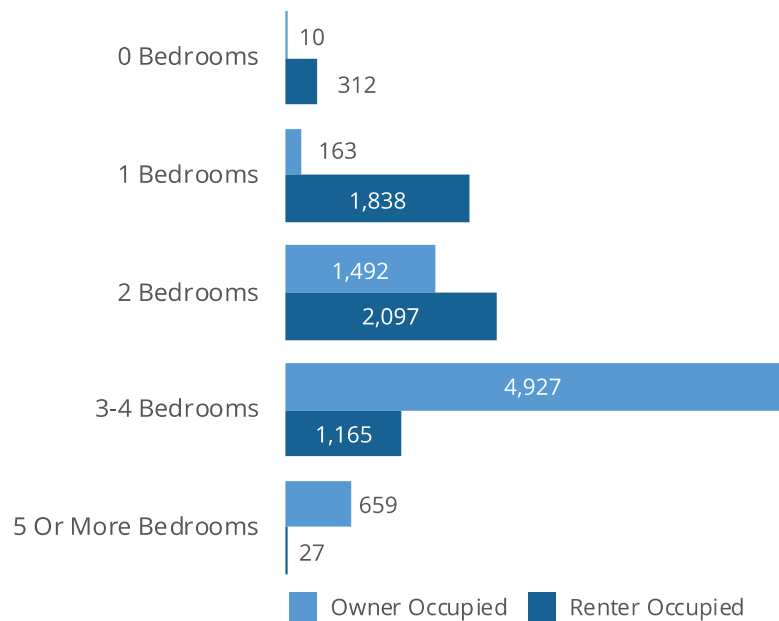


Figure 21: Housing Units by Number of Bedrooms and Tenure, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

3.7 RACIALLY OR ETHNICALLY CONCENTRATED AREAS

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.²⁴

It is important to note that R/ECAPs and RCAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

For this study, the poverty threshold used to qualify a tract as an R/ECAP was three times the average census tract poverty rate countywide—or 19.1%. In addition to R/ECAPs that meet the HUD threshold, this study includes edge or emerging R/ECAPs which hit two thirds of the HUD defined threshold for poverty—emerging R/ECAPs in San Mateo County have two times the average tract poverty rate for the County (12.8%).

In 2010 there were three census tracts that qualify as R/ECAPs (19.4% poverty rate) in the County and 11 that qualify as edge R/ECAPs (13% poverty rate). In 2019 there were two census tracts that qualify as R/ECAPs (19.1% poverty rate) in the County and 14 that qualify as edge R/ECAPs (12.8% poverty rate).

None of the R/ECAPs were located in Foster City in 2010 or 2019.

²⁴ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124.

3.8 RACIALLY CONCENTRATED AREAS OF AFFLUENCE

Placeholder – ABAG expects data to be available later

HCD's definition of a Racially Concentrated Area of Affluence is:

- A census tract that has a percentage of total White population that is 1.25 times higher than the average percentage of total White population in the given COG region, and a median income that was 2 times higher than the COG AML.

4 ACCESS TO OPPORTUNITY

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment.

Access to Opportunity

“Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

4.1 EDUCATION

TCAC’s education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC’s educational opportunity map, every census tract in Foster City scores higher than 0.75—indicating the highest positive educational outcomes. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Foster City is served by the San Mateo Union High School District and the San Mateo-Foster Elementary School District. San Mateo Union increased enrollment by 16% from 2010 to 2020 and the elementary district enrollment increased by 1% over the same time. However, **both districts lost students during the COVID pandemic.**

San Mateo Union High School District enrollment by race and ethnicity is similar to the Countywide distribution. However, there is a higher proportion of Asian students in San Mateo Union (23% compared

to 17% countywide), a smaller proportion of Filipino students (5% compared to 8% countywide) and Hispanic students (32% compared to 38% countywide).

The San Mateo-Foster Elementary District has the second highest share of homeless students, with 2% of students experiencing homelessness. The district also has a high share of English learners compared to the countywide proportion (26% compared to 20% countywide). Overall, **the elementary district is more diverse than the countywide average.**

Many high schoolers in the County met admission standards for a University of California (UC) or California State University (CSU) school. Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards at 69% followed by San Mateo Union High with 68%. **Pacific Islander, Hispanic, and Black students in the San Mateo Union district were less likely to meet the admission standards,** with rates of 29%, 46%, and 46% respectively.

Although San Mateo Union High School has relatively low dropout rates—4% of students—compared to other districts in the county, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.**

Geospatially, the majority of census tracts in the city are segregated with Asian residents (Figure 22). Overall, the City has low to moderate diversity (Figure 23), and is less diverse than the City of San Mateo and Redwood City, but somewhat more diverse than other nearby higher income communities.²⁵

²⁵ Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

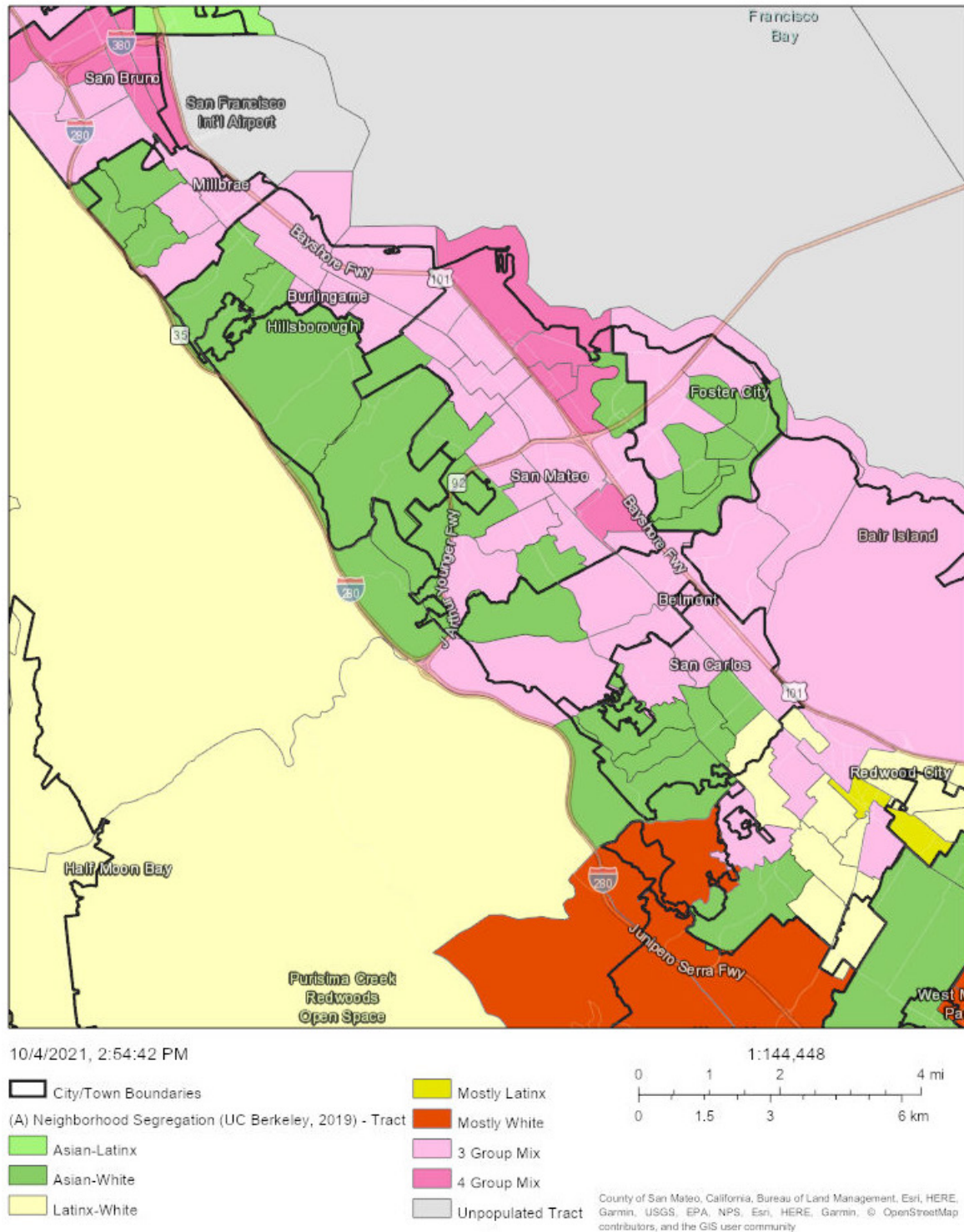
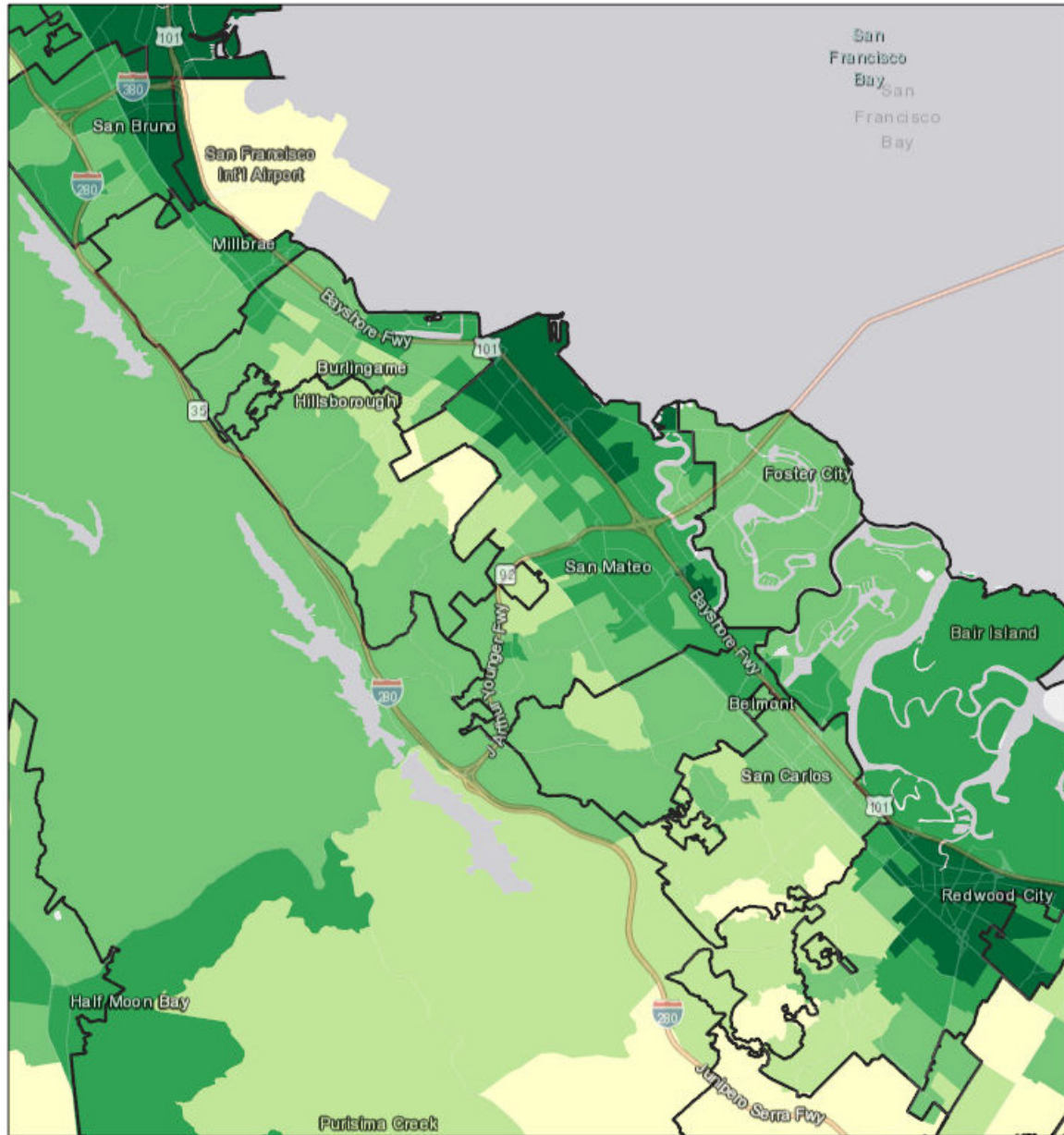
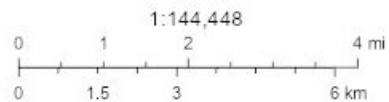


Figure 22: Neighborhood Segregation by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer



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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021. CA HCD

Figure 23: Diversity Index by Block Group, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

4.2 EMPLOYMENT

The Professional & Managerial Services industry dominates jobs in Foster City. Jobs in this industry have grown substantially since 2002 (Figure 24). In 2002, fewer than 4,000 jobs were in the Professional & Managerial Services industry; this was about the same number as Manufacturing and Finance. Jobs in the Professional & Managerial Services industry reached 9,000 in 2018—twice as many as the next highest industry of Finance. No other employment industry posted this volume of job growth.

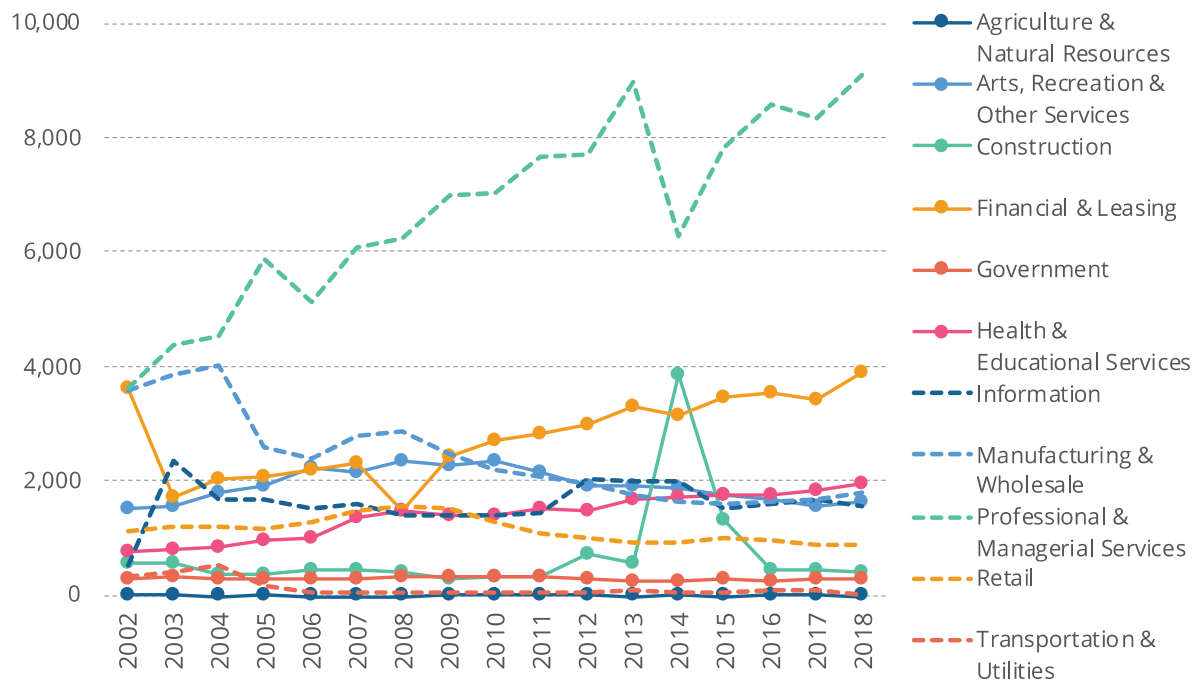


Figure 24: Jobs by Industry, Foster City, 2002-2018

Source: ABAG Housing Needs Data Workbook

Foster City has more jobs than households, meaning that workers must commute into the City for work—particular for essential positions that cannot be performed remotely. Most job holders in Foster City work in professional and managerial jobs and health care and education (Figure 25)—with the latter being moderate wage positions. Foster City has a higher jobs-to-household ratio than the County and Bay area overall (Figure 26) and a lower unemployment rate.

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value and is shown in Figure 27. **All areas of Foster City have moderately high to high economic opportunity.**

HUD's job proximity index shows that **Foster City offers strong proximity to jobs.** On a scale from zero to 100 where 100 is the closest proximity to jobs the majority of block groups in the city score above 80.

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

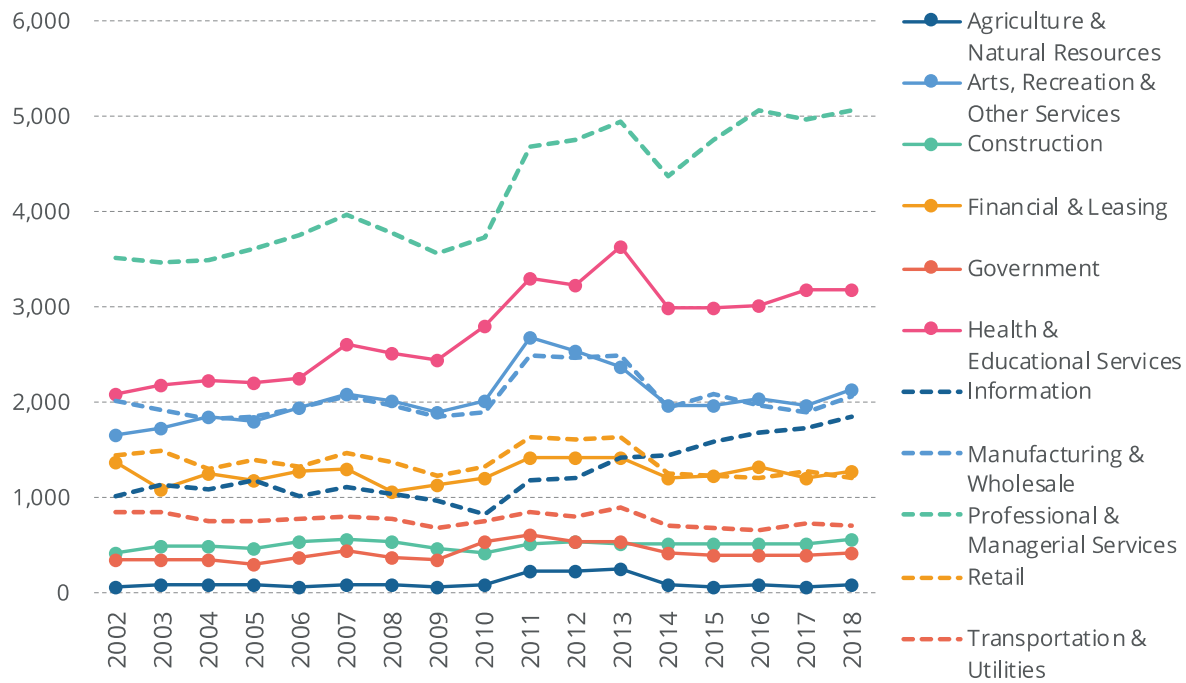


Figure 25: Job Holders by Industry, Foster City, 2002-2018

Source: ABAG Housing Needs Data Workbook

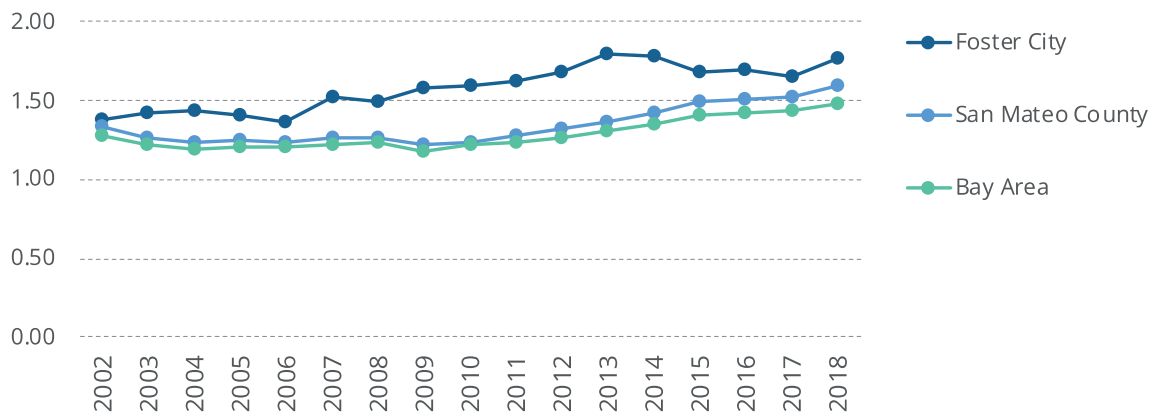


Figure 26: Jobs to Household Ratio, Foster City, 2002-2018

Source: ABAG Housing Needs Data Workbook

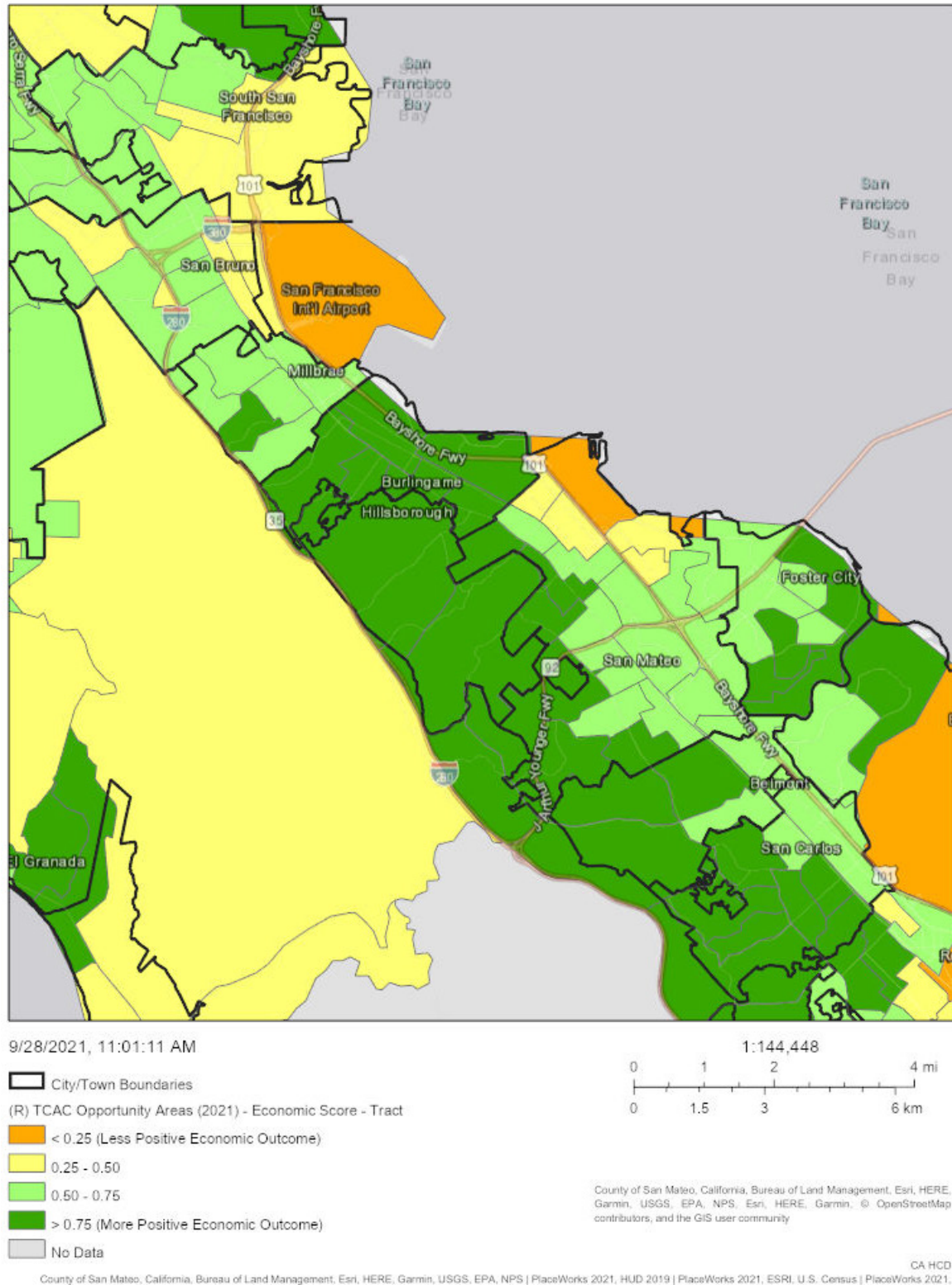


Figure 27: TCAC Opportunity Areas Economic Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

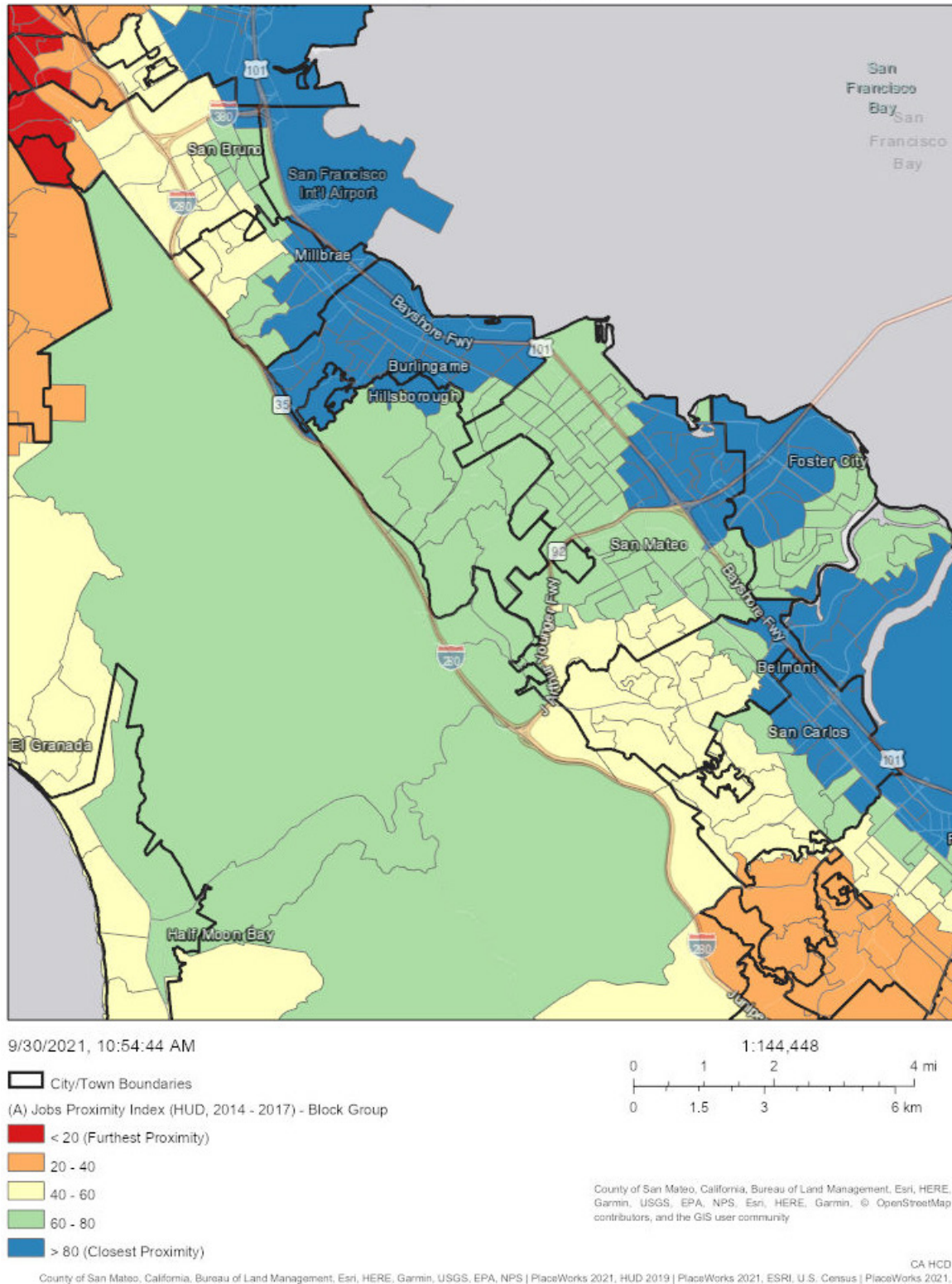


Figure 28: Jobs Proximity Index by Block Group, 2017

Source: California Department of Housing and Community Development AFFH Data Viewer

4.3 TRANSPORTATION

This section provides a summary of the transportation system that serves the broader region including emerging trends and data relevant to transportation access in the city, beginning with resident input on transit access.

In the survey conducted to support this AFFH, residents were asked about their satisfaction with transit access. Key findings include:

- Foster City residents use a variety of means to access work, services, and recreation including driving a personal vehicle (87%), walking (41%), biking/riding a scooter (17%), carpooling (16%), and taking public transit (13%).²⁶
- Overall, most residents are satisfied with their transportation options with 20% “somewhat” unsatisfied and 9% “not at all satisfied.”
- 20% of respondents said that public transit does not go to needed locations or operate during times needed, and 14% said they cannot get to transit easily or safely.

The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the County including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in San Mateo and the County overall. Primary gaps within the County include:

“San Mateo’s [Paratransit Coordinating Council] PCC and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs. Transportation information, emerging mobility providers, and transit fares were other common themes.

While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential solutions, other comments called for the increased accessibility and affordability of these services in the meantime.”²⁷

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility & Climate Sustainability). The project’s overall goal is to, “stimulate connection and communication between the

²⁶ Residents could pick more than one type.

²⁷ https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf.

community of seniors and people with disabilities together with the transportation system—the agencies in the region local to the San Francisco Bay, served by MTC.”²⁸

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MTC transit. One respondent who had used multiple services said, “**it is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation.**”

The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the **county’s senior population is expected to grow more than 70% over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership.** The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.²⁹ Foster City is noted in the plan for being a site of a Volunteer Driver Program, located at the Peninsula Jewish Community Center. The Volunteer Driver Program is a network of volunteers who provide one-way, round-trip, and multi-stop rides free of charge to residents who need transportation assistance.

MTC also launched Clipper START—an 18-month pilot project—in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.³⁰

4.4 ENVIRONMENT

TCAC’s opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM_{2.5}, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Foster City scores well on positive environmental outcomes, with no census tracts in the City scoring poorly (Figure 29). The City also scores high on **California Healthy Places Index (HPI)** developed by the Public Health Alliance of Southern California (PHASC) (Figure 30).

The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.³¹

²⁸ <https://wid.org/transportation-accessibility/>.

²⁹ https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html.

³⁰ <https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm>.

³¹ <https://healthyplacesindex.org/about/>.

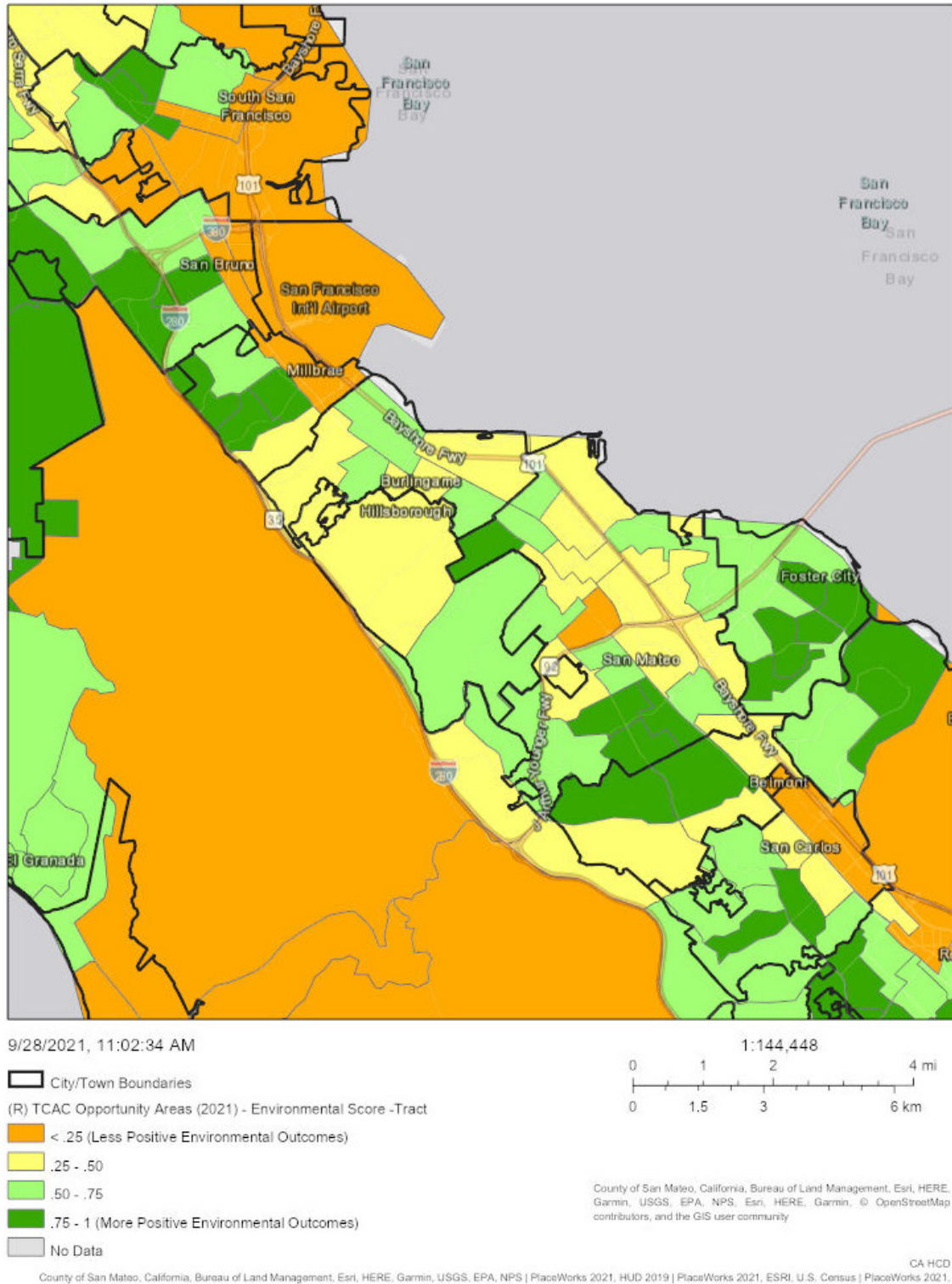


Figure 29: TCAC Opportunity Areas Environmental Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

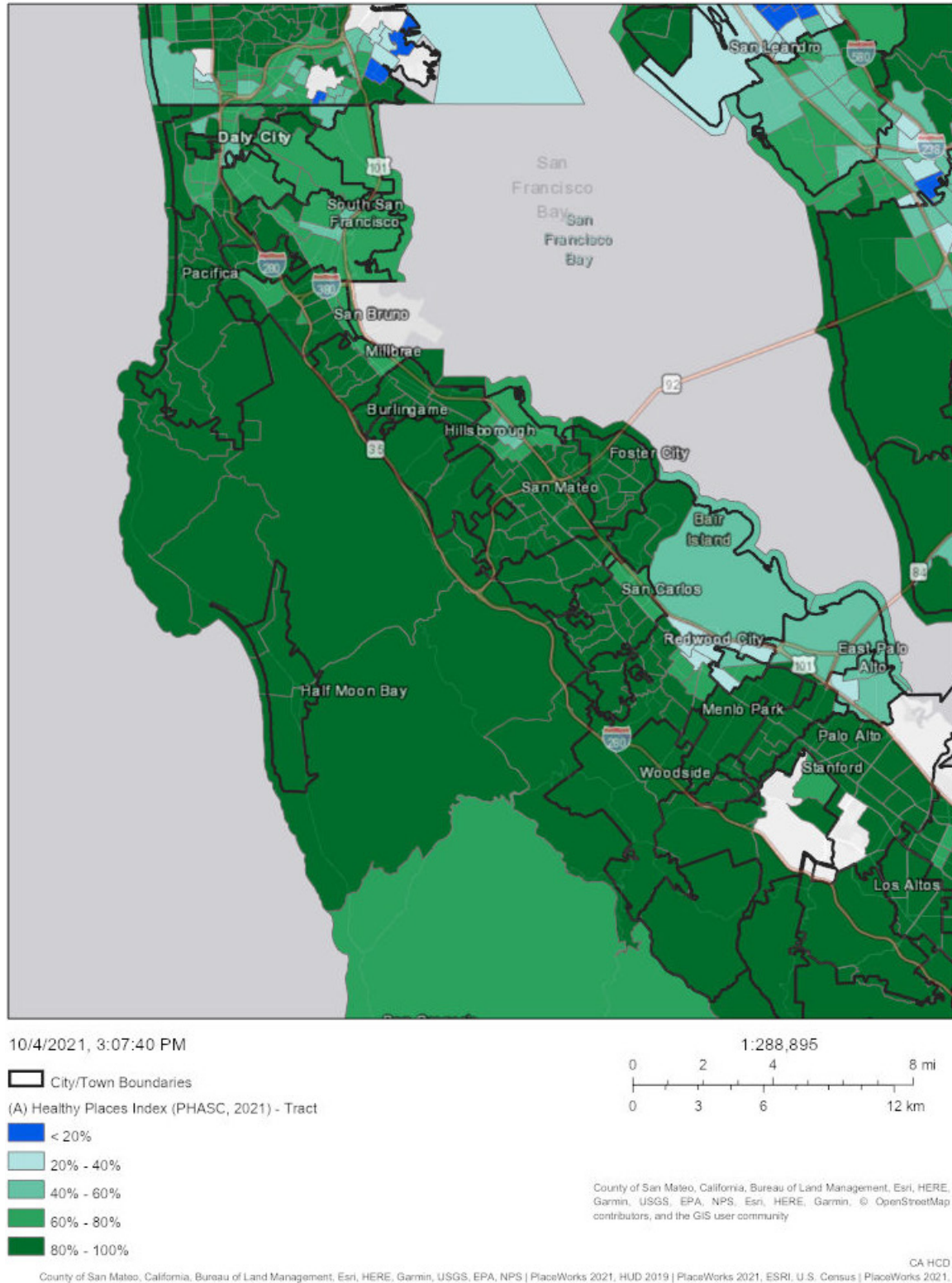


Figure 30: Healthy Places Index by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

4.5 DISPARITIES IN ACCESS TO OPPORTUNITY

Because Foster City offers high opportunity neighborhoods throughout, all residents live in highly resourced areas, regardless of race or ethnicity (Figure 31). Burlingame and Hillsborough are the two other cities in close proximity that are entirely high opportunity cities.

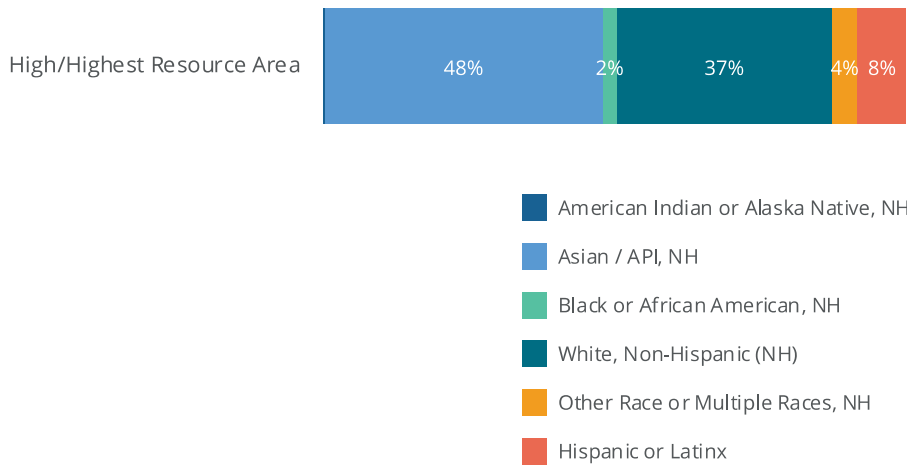


Figure 31: Population Living in Moderate and High Resource Areas by Race and Ethnicity, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. Foster City scores well on the SVI; no neighborhoods are ill equipped to respond to disasters (see Figure 32).

Foster City does not have any disadvantaged communities as defined under SB 535 as, “the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.”³²

³² <https://oehha.ca.gov/calenviroscreen/sb535>.

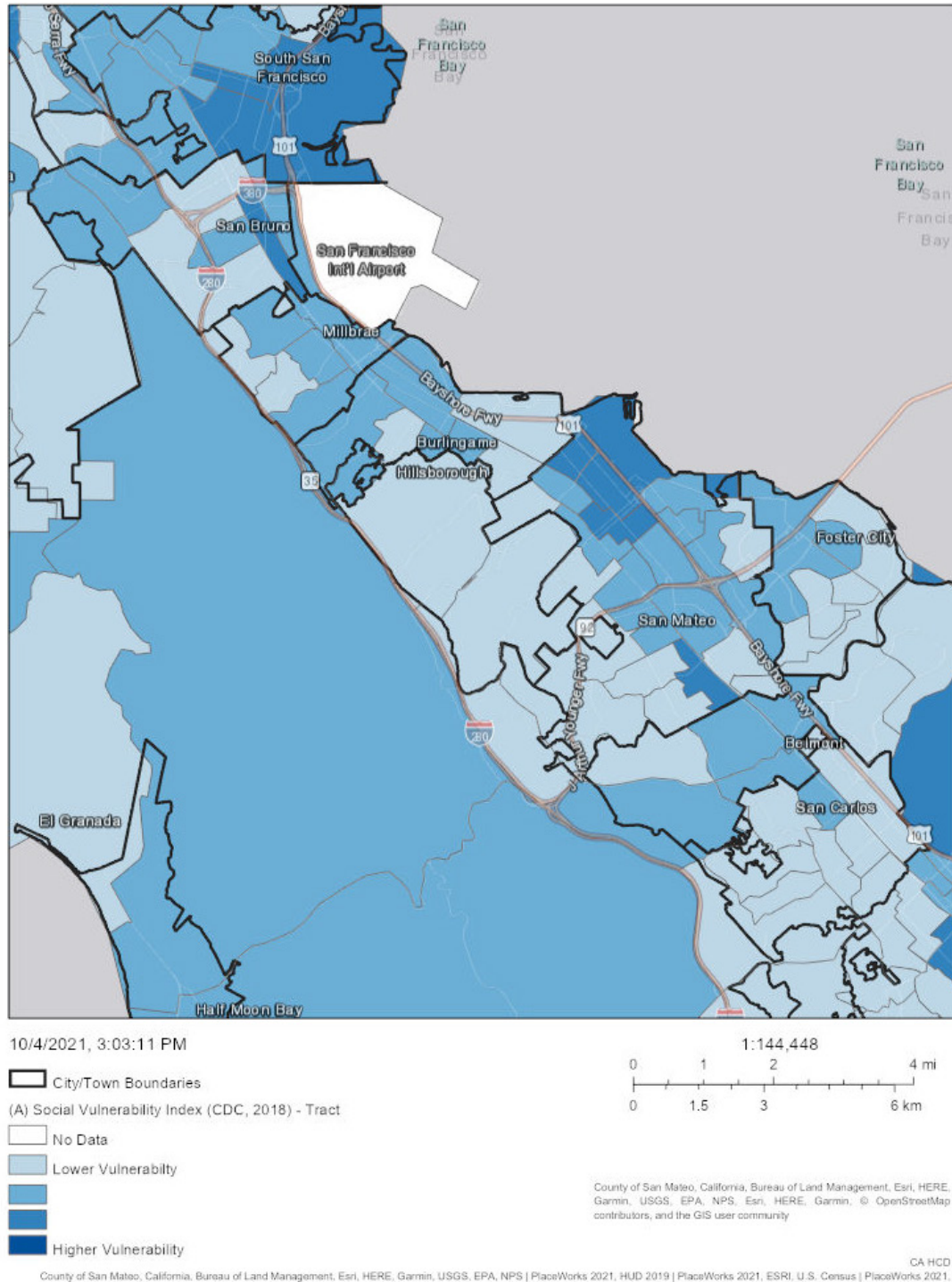


Figure 32: Social Vulnerability Index by Census Tract, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

4.6 DISPARITIES SPECIFIC TO THE POPULATION LIVING WITH A DISABILITY

Seven percent of the population in Foster City is living with at least one disability, compared to 8% in the county. The most common disabilities in the City are ambulatory (3.3%), independent living (2.6%), and cognitive (2.1%). **For the population 65 and over, the share of the population with an ambulatory or independent living difficulty increases to 14.9%.**

Disability

"Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty."

Source: California Department of Housing and Community Development Guidance, 2021, page 36.

Unemployment is higher for residents living with a disability – 6%, compared with 3% for residents without a disability. Countywide, the unemployment rate for residents with a disability is 4%, compared to 3% for residents without a disability. High unemployment rates among this population points to a need for increased services and resources to connect this population with employment opportunities.

There are compounding effects when persons with disabilities are also subject to discrimination based on race or other characteristics. Figure 33 below shows the disparities in rent burden for people with and without disabilities by race/ethnicity.

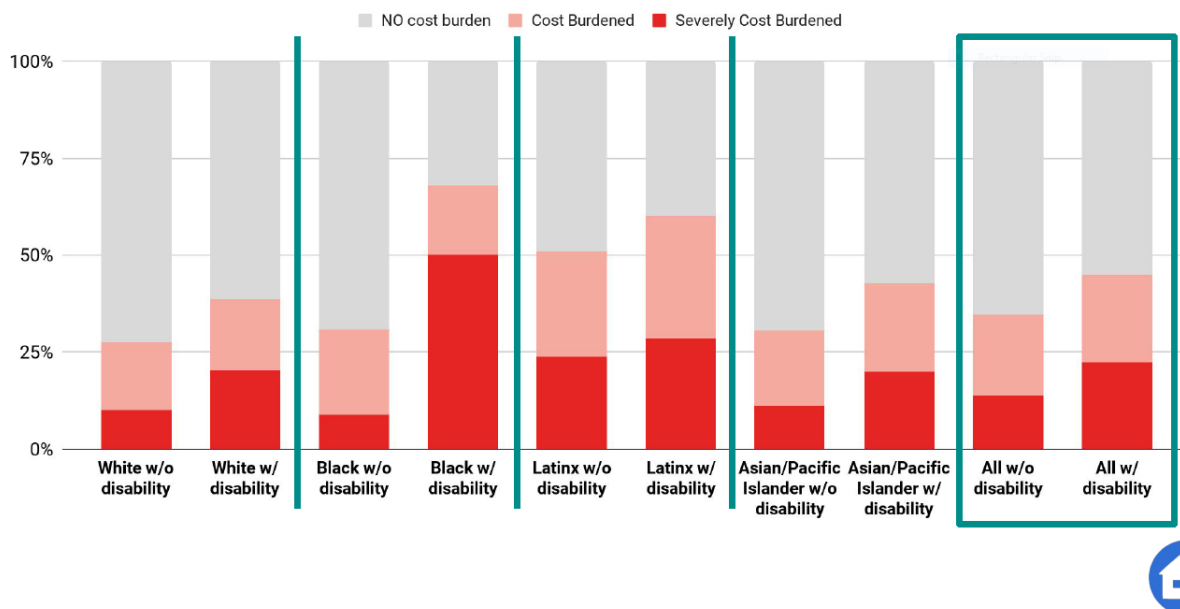


Figure 33: All Races/Ethnicities: Disparities in Rent-Burden among San Mateo County Residents with and without Disabilities

Source: Housing Choices, 2022

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

Most respondents to the resident survey who have a disability (30% of respondents) reported that their homes meet the needs of their disability; 16% said their homes do not. Modifications that are needed include: wider doorways and supportive services.

No areas of Foster City have concentrations of persons with disabilities.

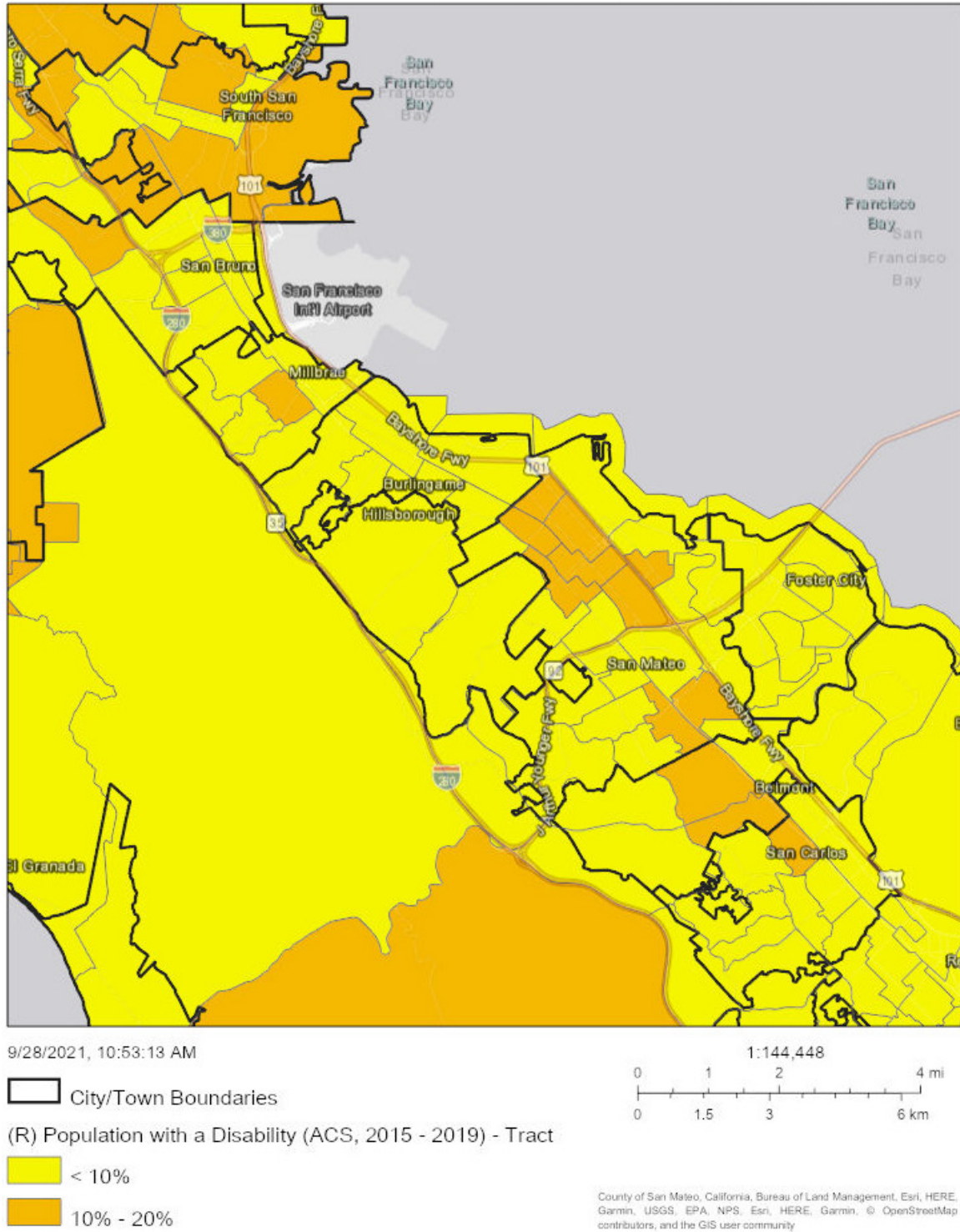


Figure 34: Share of Population with a Disability by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5 DISPROPORTIONATE HOUSING NEEDS

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Disproportionate Housing Needs

“Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

5.1 HOUSING NEEDS

Population growth in Foster City has generally kept up with the pace of growth Countywide. Foster City lost population in the early 2000s, and growth has been positive since then until 2020, likely due to the emergence of the COVID-19 pandemic in the Spring of 2020. Since 2015, **the housing that has received permits to accommodate growth has largely been priced for above moderate-income households**, with 657 units permitted for above moderate-income households compared to 86 for very low income households, 49 for moderate income households, and 14 for low income households. The vast majority of the City’s homes were built between 1965 and 1979. After this period, **housing production slowed significantly, particularly between 2000 and 2009, when only 48 units were built.**

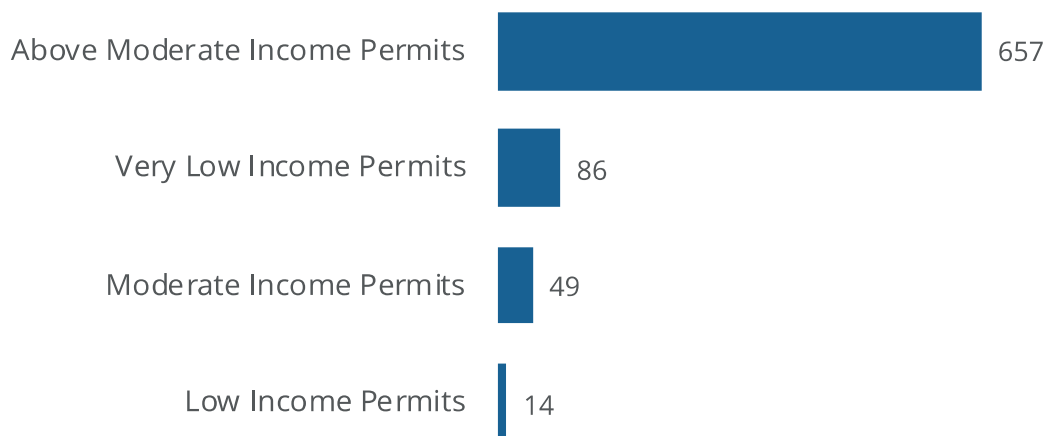


Figure 35: Housing Permits Issued by Income Group, Foster City, 2015-2019

Source: ABAG Housing Needs Data Workbook

Foster City offers a variety of housing types with most medium or large multi-family (37.5%) and single family detached units (35.4%). One-fifth are single family attached and 7% are small multi-family units.³³

Ownership in Foster City is challenging for households who cannot afford homes priced at \$1 million and more: 71% of homes are valued at \$1 million and more. This compares to 56% for the County and 35% for the Bay area overall (Figure 36).

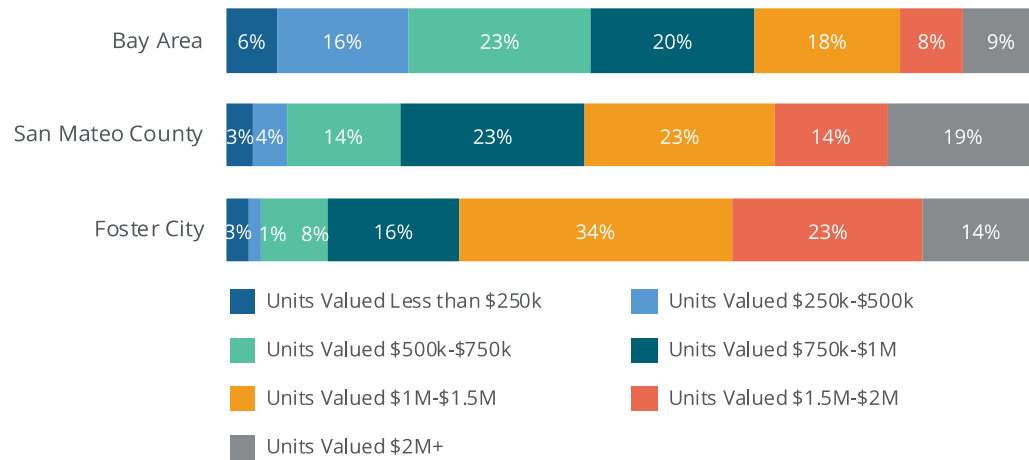


Figure 36: Distribution of Home Value for Owner Occupied Units, 2019

Source: ABAG Housing Needs Data Workbook

According to the Zillow Home Value Index, Foster City is more expensive than the County and much pricier than the Bay area overall (Figure 37).

Rents are very high in Foster City, with 54% of units renting for \$3,000 per month and more. This is considerably higher than in the County (22%) and Bay area overall (13%). Just 9% of the city's rental units rent for \$2,000 and less. **The County has four times the proportion of rentals priced under \$2,000 than the city.**

³³ Housing Needs Data Report: San Mateo, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

APPENDIX B: FOSTER CITY FAIR HOUSING ASSESSMENT

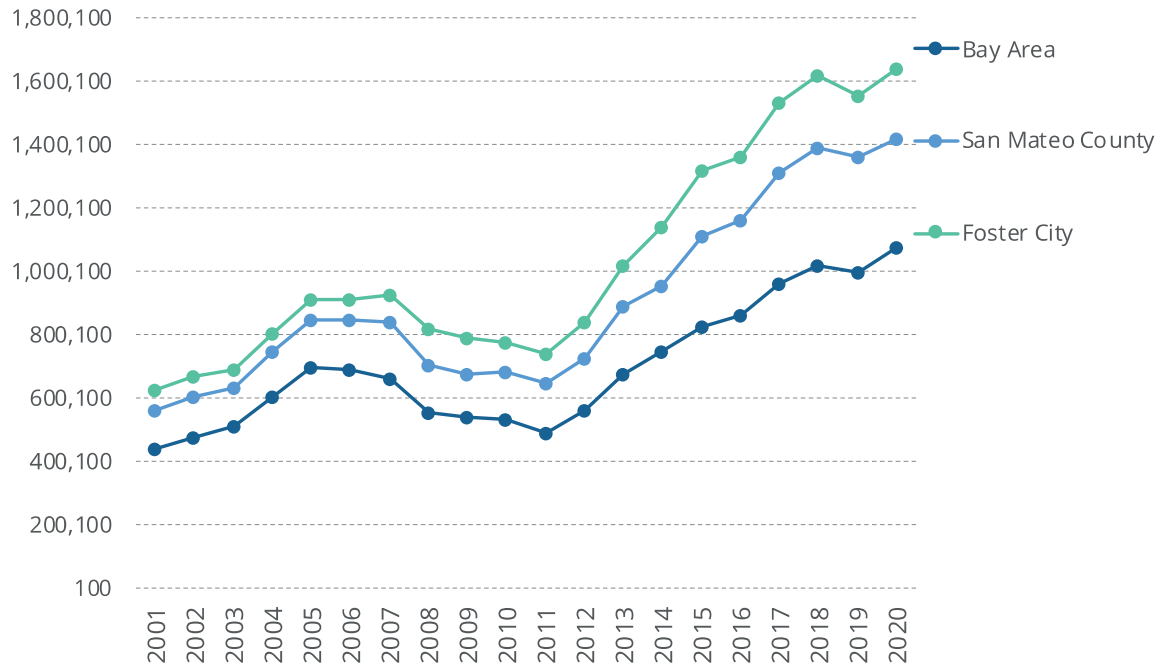


Figure 37: Zillow Home Value Index, 2001-2020

Source: ABAG Housing Needs Data Workbook

5.2 COST BURDEN AND SEVERE COST BURDEN

Despite Foster City's comparably high housing costs, cost burden—which occurs when households spend more than 30% of their gross income on housing costs—is on par with the County and Bay area (Figure 38). **Cost burden does not vary by tenure** (rentership or ownership) in Foster City, which is unusual—renters are typically more likely to be cost burdened than owners. Burden is much higher for the City's lowest income households, 81% of whom pay more than 50% of their gross household incomes in housing costs.

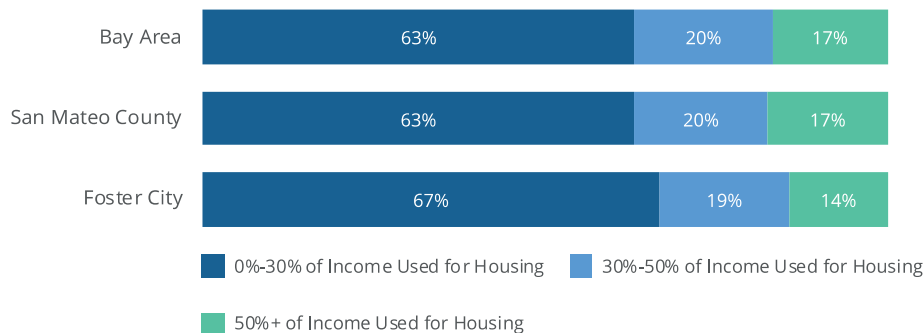


Figure 38: Overpayment (Cost Burden) by Jurisdiction, 2019

Source: ABAG Housing Needs Data Workbook

There are **disparities in housing cost burden in Foster City by race and ethnicity**. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the city. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.

There are no concentrations of cost burdened renters in the City (Figure 39), but there are concentrations of burdened owners (Figure 40).

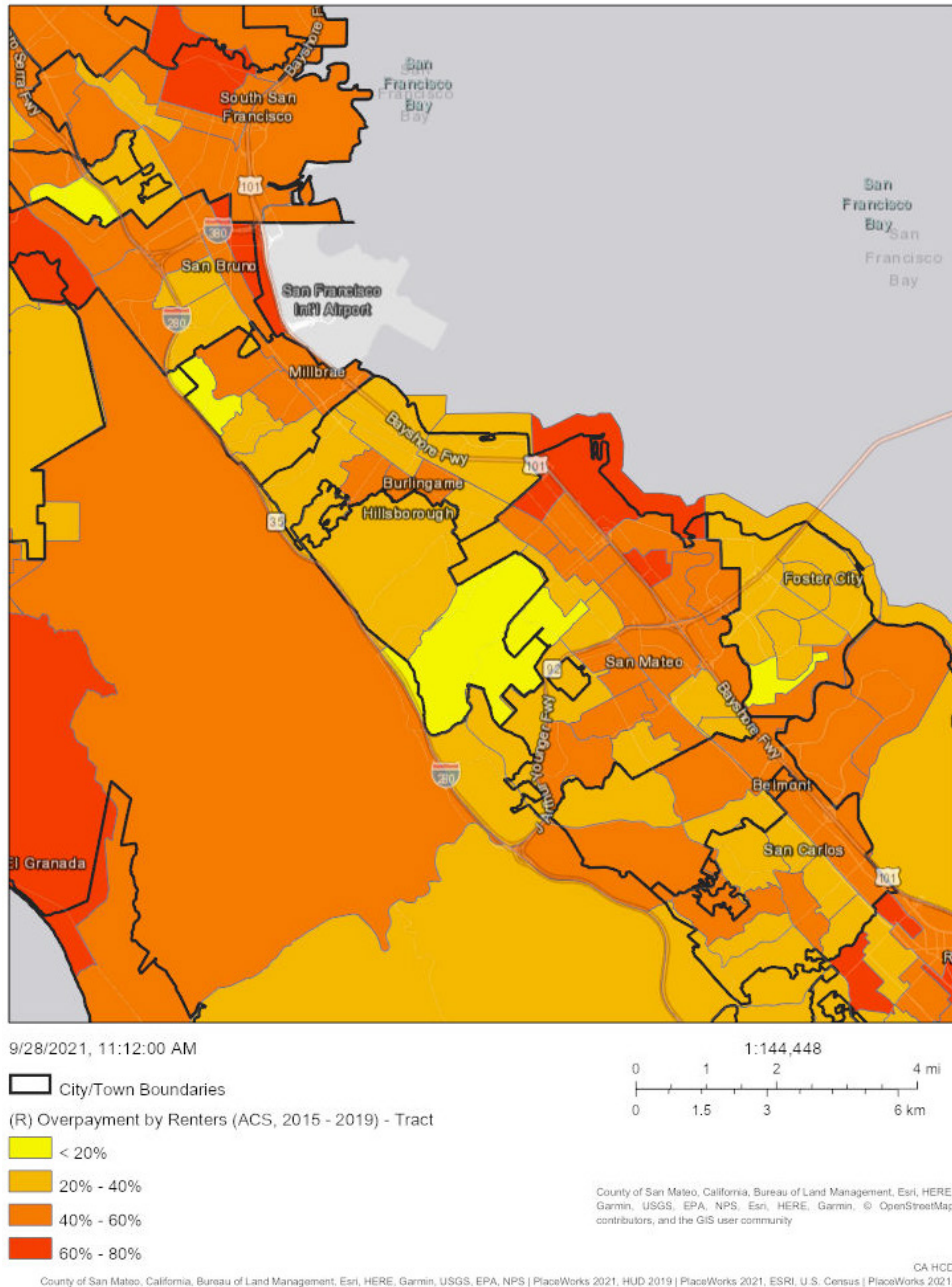


Figure 39: Overpayment (Cost Burden) for Renter Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

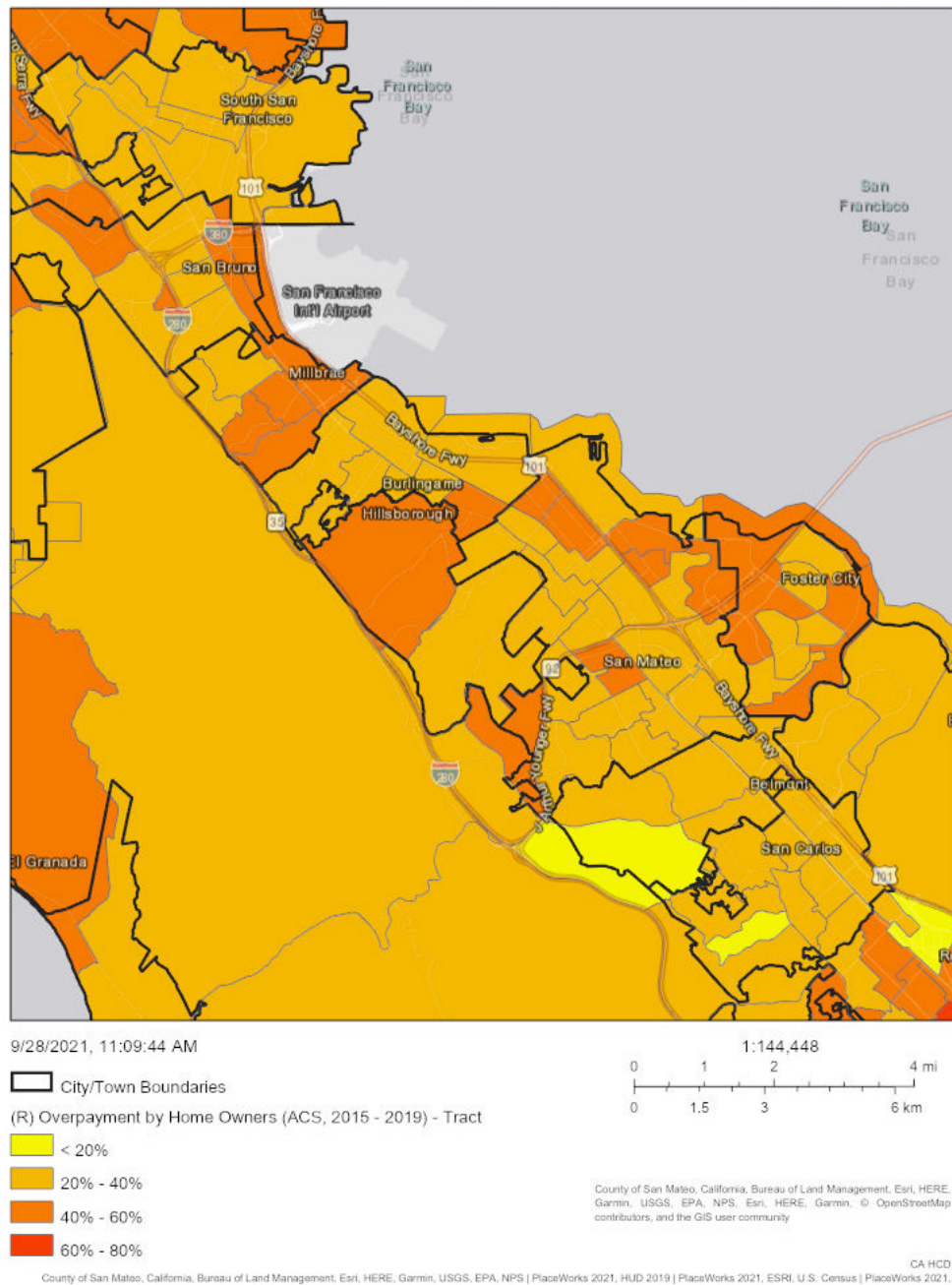


Figure 40: Overpayment (Cost Burden) for Owner Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5.3 OVERCROWDING

The vast majority of households (95%) in Foster City are not overcrowded—indicated by more than one occupant per room. However, renter households are more likely to be overcrowded, with 5.9% of households with more than one occupant per room, compared to 1.4% of owner households (Figure 41).

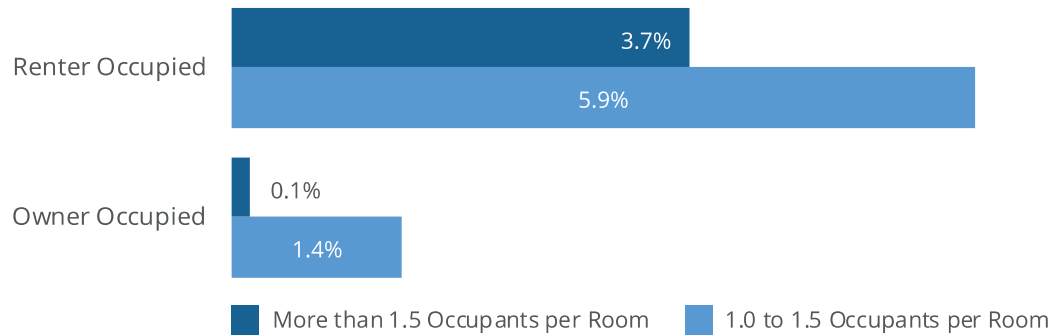


Figure 41: Occupants per Room by Tenure, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

The types of households most likely to experience overcrowding include Asian households (8.2% are overcrowded) and other or multiple race households (6.7%) (Figure 42). The City's moderate-income households (80% to 100% AMI) are just as likely to be overcrowded as the lowest income households (<30% AMI) (Figure 43).

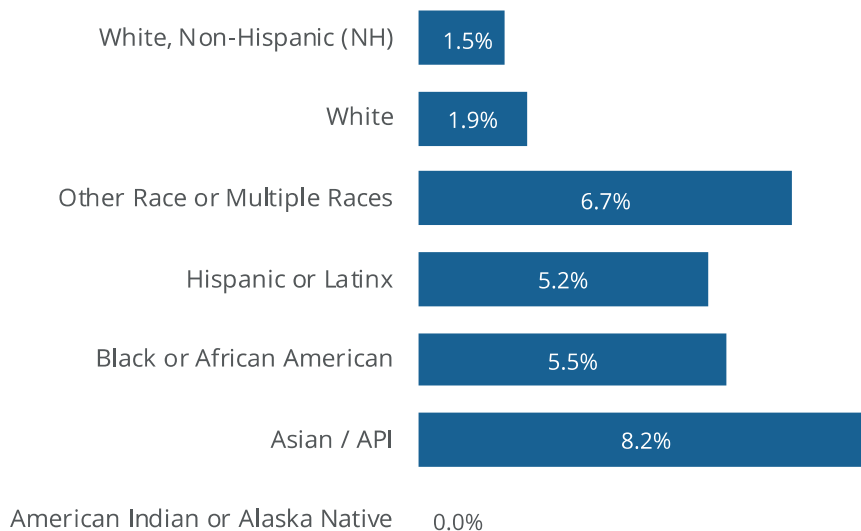


Figure 42: Overcrowding by Race and Ethnicity, Foster City, 2019

Note: Overcrowding is indicated by more than 1 person per room.

Source: ABAG Housing Needs Data Workbook

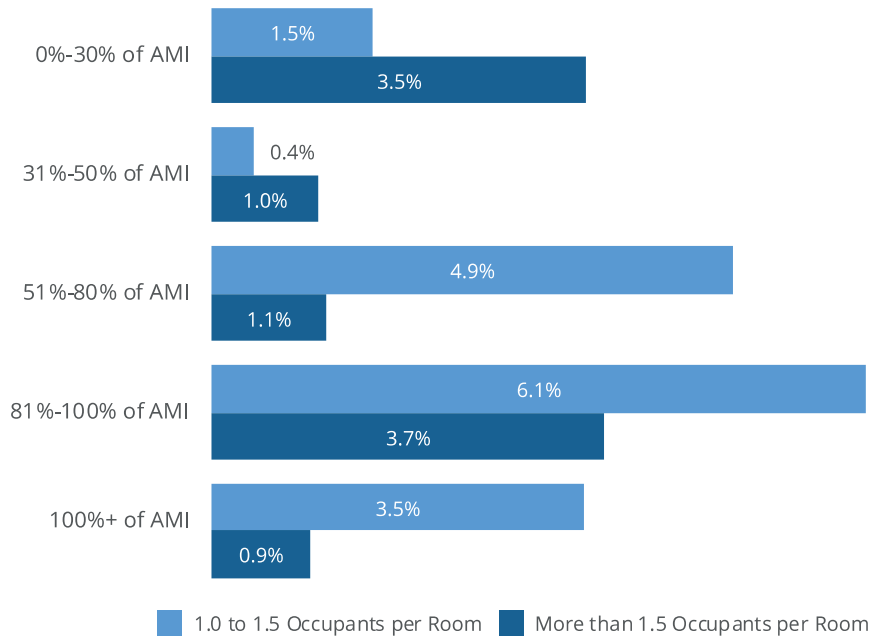


Figure 43: Occupants per Room by AMI, Foster City, 2019

Source: ABAG Housing Needs Data Workbook

There are no geographic concentrations of overcrowded households in Foster City (Figure 44).

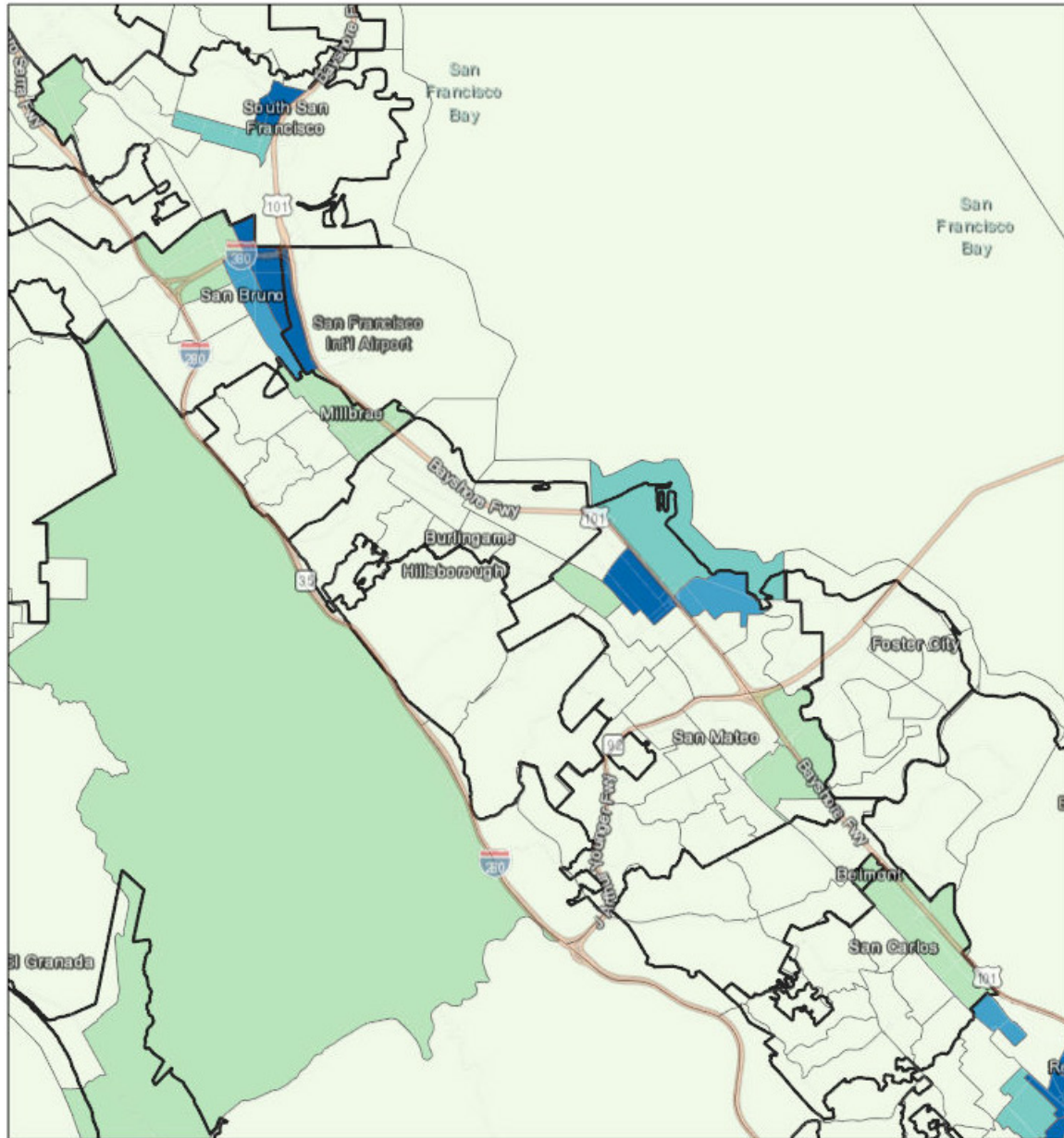
5.4 SUBSTANDARD HOUSING

Data on housing condition are very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in Census surveys. No owner households in Foster City report living in substandard housing. About 1% of renter households are lacking complete kitchens and .2% lack complete plumbing.

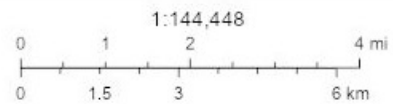
5.5 HOMELESSNESS

In 2019, 1,512 people were experiencing homelessness in the County during the One-Day Count, with 40% of people in emergency or transitional shelter while the remaining 60% were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children.

People who identify as American Indian or Alaskan Native (6% of the homeless population compared to less than 1% of the total population), Black (13%, 2%), White (67%, 51%), and Hispanic (38%, 28%) are overrepresented in the homeless population compared to their share of the general population. People struggling with chronic substance abuse (112 people), severe mental illness (305), and domestic violence (127) represented a substantial share of the homeless population in 2019.



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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure 44: Overcrowded Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5.6 DISPLACEMENT

About half of the City's census tracts are vulnerable to displacement (Figure 45) and most of these are also tracts where the proportion of renters are the highest (Figure 46). Of the 418 rental units with affordability restrictions in the City as of 1/1/2023, 10 restricted rental units at Foster's Landing are scheduled to expire on 12/31/2023. The City has worked with the property owner of Foster's Landing and obtained grant funding from San Mateo County to assist the remaining tenants to relocate. The remaining 408 restricted rental units are either restricted in perpetuity or scheduled to expire in 2050 or later.

In the resident survey that supported this AFFH, 10% of respondents said they had moved against their will in the past 5 years. The primary reasons for that displacement included:

- Health or medical reasons (38%),
- Landlord wanted to move back into the unit (23%),
- Landlord was selling the home/apartment (23%),
- Forced out for no reason (25%),
- Rent increased more than the tenant could pay (15%),
- Housing was unsafe (due to assault, harassment, domestic abuse, 15%), and
- Poor condition of property (15%).

Two-thirds of households displaced had children who changed schools as a result of the move. The results of the school change were mixed, with about half reporting better school environments and about half reporting worse.

Displacement Sensitive Communities

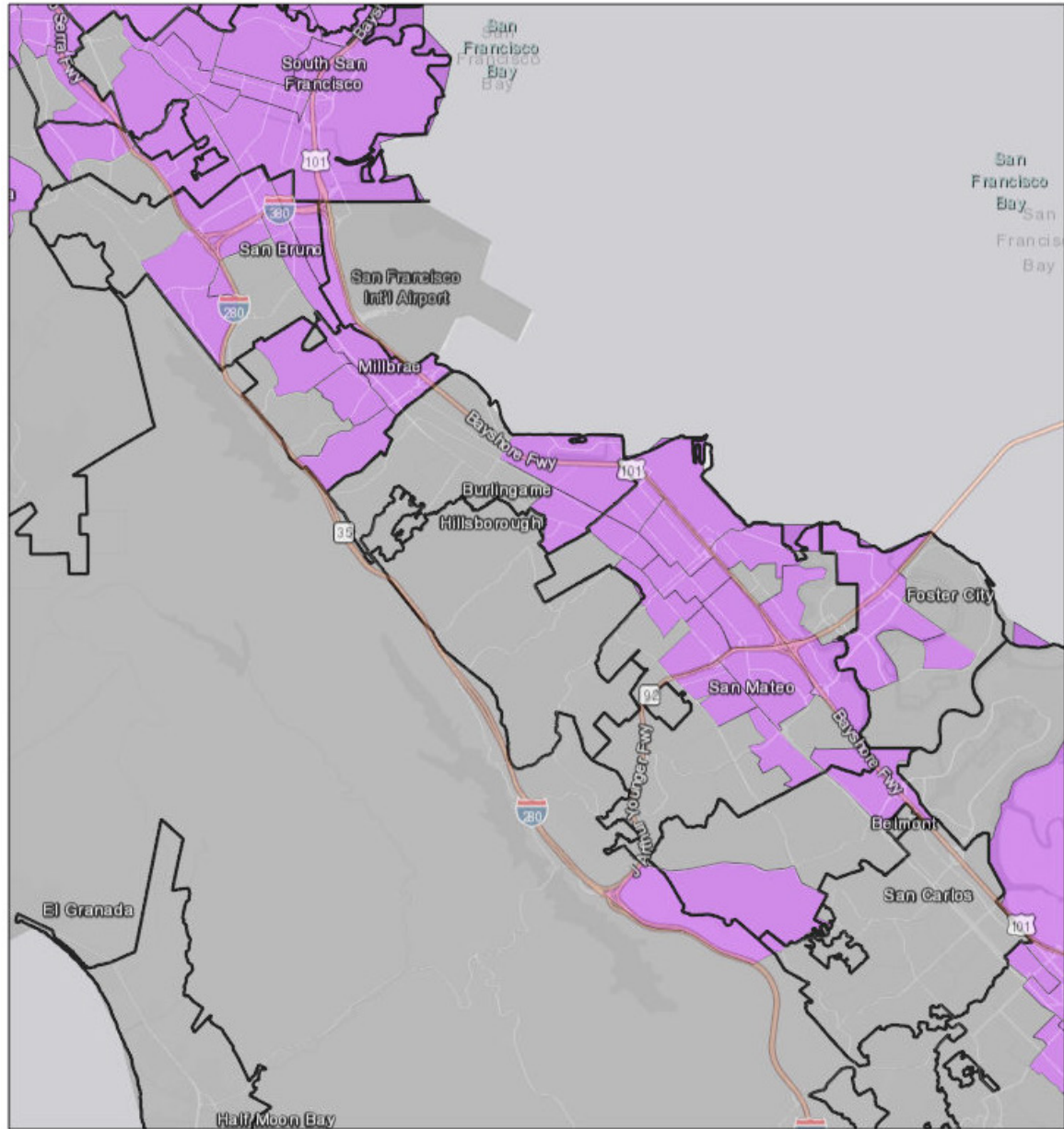
"According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
 - Share of very low-income residents is above 20%, 2017, and
 - The tract meets two of the following criteria:
 - Share of renters is above 40%, 2017
 - Share of people of color is above 50%, 2017
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017
 - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
 - Percent change in rent above county median for rent increases, 2012-2017

OR

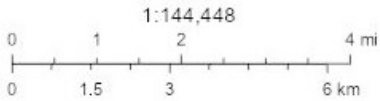
- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017"

Source: <https://www.sensitivecommunities.org/>.



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- City/Town Boundaries
- (A) Sensitive Communities (UCB, Urban Displacement Project)
- Vulnerable
- Other



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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Figure 45: Census Tracts Vulnerable to Displacement

Source: California Department of Housing and Community Development AFFH Data Viewer

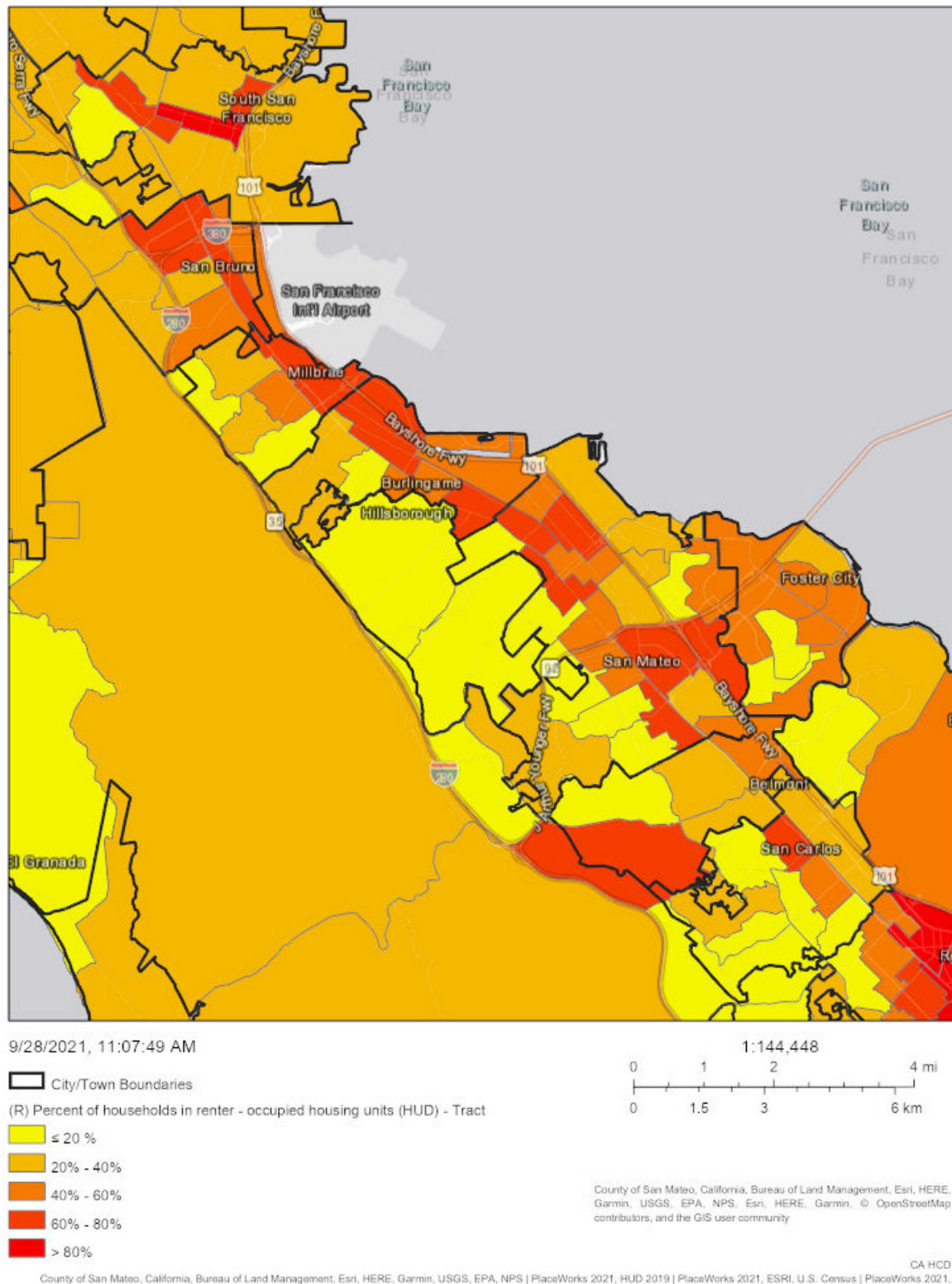


Figure 46: Share of Renter Occupied Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

5.7 ACCESS TO MORTGAGE LOANS

In many communities, disparities by race and ethnicity are prevalent for home mortgage applications, particularly in denial rates. This is less true in Foster City (Figure 47). *Mortgage denial rates are relatively modest—ranging from 12% to 20%—and similar across races and ethnicities.* This is consistent with the resident survey, where 17% of respondents said they had been denied a mortgage loan.

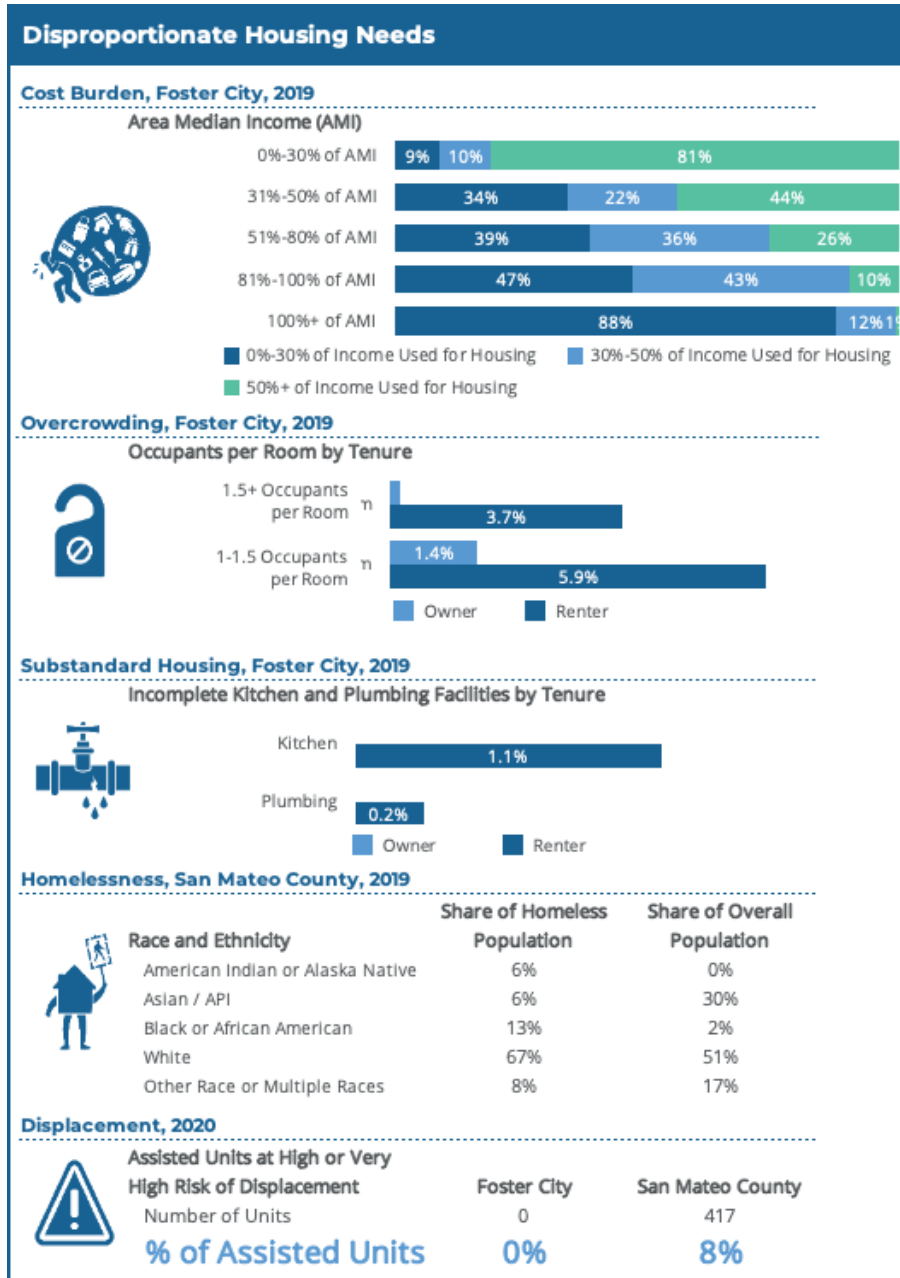


Figure 47: Disproportionate Housing Needs

Source: ABAG Housing Needs Data Workbook

6 SITE INVENTORY ANALYSIS

The location of housing is a key factor in addressing disparities in access to all types of housing and to facilitating inclusive communities. Providing additional housing opportunities in high resource areas can provide improved access to public services, recreation amenities, educational and employment opportunities, and other essential services such as grocery stores and medical services.

AB 686 requires an analysis of sites identified to meet RHNA obligations for their ability to affirmatively further fair housing. As indicated in the AFFH analysis, all of Foster City is considered a high resource area. In addition, there are not concentrations of poverty or significant racially segregated housing areas. Foster City's primary issue is the high cost of housing and the need for more affordable housing.

Location of Existing Affordable Housing

The geographic distribution of existing deed restricted below market rate housing is shown in Figure 48. These units are located primarily in the central core of the City along East Hillsdale Boulevard from Metro Senior Apartments on Village Lane and Town Green Lane on the west to Miramar Apartments at Gull Avenue on the east, with Marlin Cove Apartments on Foster City Boulevard being the most southerly location. ADUs and the Existing Unit Purchase Program provide scattered additional affordable housing units throughout the single-family neighborhoods.

Distribution of Sites in the Sites Inventory

The proposed housing sites in the Sites Inventory are well distributed throughout the City. The additional housing site locations in the Sites Inventory will expand deed restricted affordable housing to the southern edge of the City with inclusion of the Lantern Cove and Schooner Bay sites, farther east along Beach Park Boulevard to the 1601 Beach Park Boulevard site, and farther west to the Harbor Cove site. In addition, ADUs distributed throughout the single-family neighborhoods will increase housing options in these areas.

Potential Effect on Patterns of Segregation

Although Foster City doesn't have significant segregation issues within the City, from a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of segregation, disparate impacts for impacted racial and ethnic groups, and foster more inclusive communities free from barriers that restrict access to opportunity.

Potential Effect on Access to Opportunity

The wide distribution of housing sites will provide additional housing options for lower income households to choose housing near amenities and services that are important to them, such as parks, schools, transit, or other features. The sites in the Sites Inventory were selected based on accessibility to a variety of services and amenities, such as parks, schools, shopping, transit, and transportation. From a broader regional perspective, providing increased lower income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disparate impacts for impacted racial and ethnic groups by providing more affordable housing choices near

desirable resources such as employment and high-quality education. This will foster more inclusive communities free from barriers that restrict access to opportunity.

Potential Effect on Disproportionate Housing Needs

“Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”³⁴

Overpayment is a significant housing challenge for lower-income residents. There is not a geographic concentration of cost burdened renters, but there are slight concentrations of cost burdened owners (the percentage of cost burdened owners in each census tract varies between 26.20% to 46.50%). There are disparities in housing cost burden in Foster City by race and ethnicity. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the City. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.

The increased quantity and distribution of affordable housing as proposed in the Sites Inventory will address disproportionate housing needs by providing more affordable housing in a wider variety of locations in the City. From a broader regional perspective, providing increased lower income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disproportional housing needs.

³⁴ California Department of Housing and Community Development Guidance, 2021, page 39.

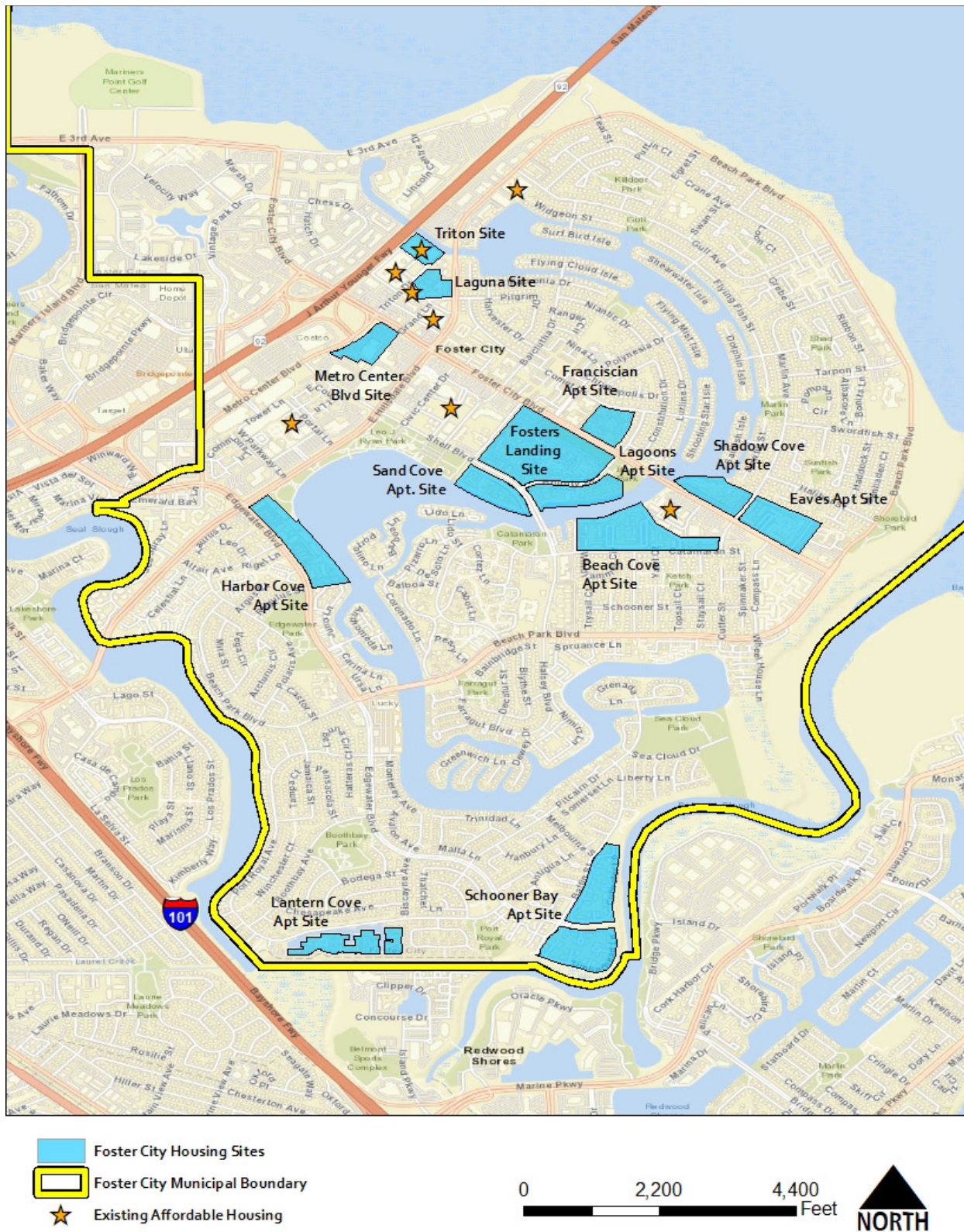


Figure 48: Sites Inventory Map and Existing Affordable Housing Locations

7 CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN

The City of Foster City is a diverse community with racial groups and income levels spread relatively evenly throughout the city. Foster City has a higher population of Asians than the surrounding communities, but this group is also diverse, with East Asians having the largest growth rate, followed by Chinese. Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production.

Foster City has historically accommodated a diversity of housing needs by offering a variety of housing types—more so than many jurisdictions in the County. Yet home values and rents are much higher in Foster City than in the County and the Bay Area overall. Foster City's fair housing actions that are part of the overall Housing Element are intended to address barriers to housing choice primarily by adding affordable housing options and preserving existing housing opportunities. Table 10 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Foster City.

Table 10: Summary Matrix of Fair Housing Issues and Actions

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Foster City's high housing costs limit housing choice and have a disproportionate impact on Black or African American and Hispanic households.	<p>Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments. These jobs often do not support the city's housing costs. As a result, Black or African American and Hispanic residents face very high levels of cost burden.</p> <p>The lack of housing in Foster City to accommodate larger renter households can disproportionately impact households of color, which tend to be larger.</p>	<p>Increase the supply of affordable housing through a variety of programs:</p> <ul style="list-style-type: none"> H-B-2-a: Lower- and Moderate-income homeowner Rehabilitation Loans H-D-4-b: ADU Financial Incentive Program H-D-4-c: Preapproved ADU Designs and Expedited Review H-D-4-d: Improved Public Information on ADUs H-D-4-e: Amnesty Program for Existing Unapproved ADUs H-D-4-f: Multifamily ADUs H-E-1-b: First time Homebuyer Program H-E-6-a: Home Sharing Program 	<ul style="list-style-type: none"> 2024 2023 2024 2023 2025 2023 Ongoing Ongoing: 10 new matches per year
Foster City's low production of affordable housing limits housing choices of Black or African American and Hispanic households who have lower incomes.	<p>Foster City has had limited production of affordable housing. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households. Pursuant to the City's inclusionary requirements, approximately 20% of the new housing units since 2015 are restricted for very low-, low- and moderate-income households, leaving approximately 80% at market rate, which is affordable to moderate or above moderate-income households. Just 9% of the City's rental units rent for \$2,000 and less. San Mateo County has four times the proportion of rentals priced under \$2,000 than the city.</p>	<ul style="list-style-type: none"> Increase the supply of affordable housing through a variety of programs (described above). 	

Fair Housing Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Foster City's multi-family housing is aging and vulnerable to redevelopment and displacement of low- and moderate-income households.	The high water table in Foster City creates maintenance needs, particularly for multi-family buildings. Aging, low-density apartment developments may have economic incentives to redevelop.	<ul style="list-style-type: none"> ▪ H-C-2-c: Replacement Unit Requirements ▪ H-C-3-b: Anti-Displacement Strategy 	<ul style="list-style-type: none"> ▪ 2023 ▪ 2024
Residents report experiencing fair housing discrimination in Foster City mostly based on disability and/or being a voucher holder/source of income. Few of those experiencing discrimination file complaints or take action.	Tenants' and property owners' lack of knowledge about fair housing laws. Property owners violating fair housing laws. Tenants fear of retaliation, few options to relocate.	<ul style="list-style-type: none"> ▪ H-E-1-a: Existing Unit Purchase Program ▪ H-D-4-d: Improved Public Information on ADUs ▪ H-F-1-a: Facilities and Services for Special Needs ▪ H-G-1-a: Non-Discrimination ▪ H-G-2-a: Anti-Discrimination Regulations ▪ H-G-2-b: Fair Housing Training for Landlords and Tenants ▪ H-G-2-c: Information Specific to Fair Housing ▪ H-G-2-d: Multilingual Tenant Resources ▪ H-G-2-e: Rental Registry 	<ul style="list-style-type: none"> ▪ 2023 ▪ 2023 ▪ Ongoing ▪ 2023 ▪ 2023 ▪ 2024 ▪ 2023 ▪ 2024 ▪ 2024
Black or African American, Hispanic, and Pacific Islander students are less likely than other students to meet college admission standards and have higher high school dropout rates.	The underlying factors for these differences are unknown and need to be examined as part of AFFH actions.	<ul style="list-style-type: none"> ▪ Increase the supply of affordable housing through a variety of programs (described above). 	

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APPENDIX C | CONSTRAINTS

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INTRODUCTION

Many factors can constrain the provision of the quantity and affordability of housing. These include governmental factors such as land use controls, development standards, and fees as well as nongovernmental factors, such as the price of land, cost of construction, and environmental constraints.

State law, specifically Government Code Section 65583(a)(5-6) requires that the Housing Element include a discussion of the factors that present constraints to the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including both government actions and market forces (non-governmental constraints).

The identification and analysis of these constraints have informed the City of Foster City's development of appropriate programs to mitigate these constraints, as provided in Chapter 8, Housing Goals, Policies, and Programs.

GOVERNMENTAL CONSTRAINTS

City policies and regulations designed to address the City's goals for the overall quality of housing, preservation of neighborhood character, or safety or environmental goals can also result in constraints to housing. This section describes the City's policies and regulations that could potentially constrain housing and discusses measures to reduce such constraints.

LAND USE CONTROLS

General Plan Land Use and Circulation Element

The City's Land Use and Circulation Element of the General Plan includes designations for various types of land uses on the Land Use Plan and also includes policies to guide development. The Land Use categories and corresponding zoning districts that allow residential development are listed in Table 1.

Zoning Code

The City regulates the types of uses, location, density, and scale of residential development as well as specifics such as parking, open space, landscaping, and other design-related requirements through standards contained in Title 17, Zoning, of the Municipal Code. The permitted residential uses by zoning district are included in Table 2. The basic development standards required in each zoning district are included in Table 2.

The City has two combining districts that are used to provide flexibility to the standard zoning requirements for housing. Most larger development sites have been processed under the City's PD (Planned Development District) zoning which provides an extensive amount of flexibility in responding to City requirements for density, unit size, parking, and landscaping requirements. PD zoning (Section 17.36 of the Foster City Municipal Code) allows the Planning Commission the flexibility to modify or waive development standards for: (1) density; (2) minimum building site, lot size, floor area and yards;

Table 1: General Plan Land Use Designations and Zoning Districts Including Residential Use

Designation	Allowed Density	Zoning Districts
Residential Categories:		
Single-Family Residential	Up to 8 du/acre	R-1, Single-Family
Two-Family Residential	Up to 10 du/acre	R-2, Two-Family
Townhouse Residential	Up to 15 du/acre	R-T, Townhouse
Condominium Residential	15-35 du/acre	R-3, Medium Density R-4, High Density
Apartment Residential	20-35 du/acre	R-3, Medium Density R-4, High Density
Mixed Use Categories:		
Town Center Commercial	As approved by General Development Plan. This designation is applied to the Metro Center Master Plan area.	C-2, General Business
Neighborhood Commercial	Housing or mixed use allowed at specifically designated "housing opportunity sites". Floor Area Ratios range between 0.20 to 0.30 FAR	CM, Commercial Mix
Service Commercial with Housing	As approved by General Development Plan. This designation is applied to the Pilgrim Triton Master Plan area.	CM, Commercial Mix
Civic Center Mixed Use	As approved by General Development Plan. This designation is applied to the 15-acres that comprise the Foster Square development. This designation allows a range of 20-35 du/acre in a multi-family setting, combined with a commercial component up to 0.5 FAR. Building heights will range from four to seven stories.	CM, Commercial Mix

Source: Foster City General Plan; Foster City Municipal Code

(3) maximum building site coverage and maximum building height; (4) setbacks; and (5) any other minimum or maximum standards.

The City's Senior Housing Overlay combining district has been used to provide additional flexibility and incentives for the Metro Senior Apartments and Foster Square developments. The district regulations include the following as potential incentives: 1) reduction in parking requirements, 2) dwelling unit density bonus, 3) reduced dwelling unit sizes, 4) fee waivers/reductions, and 5) priority fast track processing.

The City has two combining districts that are used to provide flexibility to the standard zoning requirements for housing. Most larger development sites have been processed under the City's PD (Planned Development District) zoning which provides an extensive amount of flexibility in responding to City requirements for density, unit size, parking and landscaping requirements. PD zoning (Section 17.36 of the Foster City Municipal Code) allows the Planning Commission the flexibility to modify or waive

Table 2: Residential Uses Permitted by Zoning District

Residential Use	R-1	R-2	R-3	R-4	RT	PF	C-1	C-2	CM
Single-Family	P	P	-	-	P	C ^d	-	-	C
Two-Family (Duplex)	-	P	-	-	-	C ^d	-	-	C
One-Family Attached	-	-	-	-	P	C ^d	-	-	C
Multi-Family	-	-	P	P	-	C ^d	-		C ²
ADU/JADU	P	P	P	P	P	-	-	P ^a	P ^a
Manufactured Home ^c									
Transitional and Supportive Housing	P	P	P	P	P	-	-	-	-
Residential Care, Small	P	P	P	P	P	-	-	-	-
Residential Care, Large	-	-	-	C	-	-	-	-	C
Emergency Shelter	-	-	-	-	-	P	P	P	-
Rooming or Boarding House	C	C	-	-	-	-	-	-	-

^a Multi-family ADUs are permitted by Government Code Section 65852.2 in mixed use zones in existing multi-family buildings within the portions of existing multi-family dwelling structures that are not used as livable space. Program H-D-4-a is included to amend Chapter 17.78 to clarify the allowed zoning districts.

^b Multi-family is not currently listed as a conditional use in the C-2 district but has been allowed as part of the Metro Center development in the C-2/PD District. Program H-D-1-c is included to amend the zoning regulations to clarify that residential or mixed use residential is allowed in the C-2 district.

^c Manufactured homes are not mentioned in the City's zoning code, but the City is required to allow the installation of manufactured housing on permanent foundations in accordance with state law requirements (Section 65852.3 and 65583[c][1] of the California Government Code) for factory-built housing and manufactured homes. Program H-D-6-b is included to amend the zoning regulations to clarify that factory-built housing and manufactured homes are allowed.

^d Limited to convent, monastery, parsonage, or nunnery.

Source: Foster City General Plan; Foster City Municipal Code

development standards for: (1) density; (2) minimum building site, lot size, floor area and yards; (3) maximum building site coverage and maximum building height; (4) setbacks; and (5) any other minimum or maximum standards.

The City's Senior Housing Overlay combining district has been used to provide additional flexibility and incentives for the Metro Senior Apartments and Foster Square developments. The district regulations include the following as potential incentives: 1) reduction in parking requirements, 2) dwelling unit density bonus, 3) reduced dwelling unit sizes, 4) fee waivers/reductions, and 5) priority fast track processing.

Development Standards

There are many locally imposed development standards that can affect the type, appearance, and cost of housing built in Foster City. Development standards related to the various zoning districts that allow residential development are summarized in Table 3 below.

Table 3: Development Standards for Residential Zoning Districts

District	Minimum Lot Area/Unit	Min. Area (sq. ft.)	Min. Width (ft)	Maximum Height	Maximum Coverage	Minimum Open Green	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
R-1, Single-Family	5000 sq.ft. (8.7 units/acre)	5,000	40	2 stories/25 ft. avg.	50%	NA	20	5	20
R-2, Two-family	3500 sq.ft. (12.4 units/acre)	5,000	40	2 stories/25 ft. avg.	50%	NA	20	5	20
R-T, Townhouse	Per Planned Development approval for each project			Per Planned Development approval for each project	Per Planned Development approval for each project	Per Planned Development approval for each project			
R-3, Medium Density Multiple Family	2190 sq.ft. (19.89 units/acre)	20,000	200	3 stories/38 ft. avg.	50%	NA	20	5	20
R-4, High Density Multiple Family	1245 sq.ft. (35.0 units/acre)	20,000	200	5 stories/45 ft. avg.	40%	47%	20	5	20
CM, Commercial Mix	Per Planned Development approval for each project			Per Planned Development approval for each project	Per Planned Development approval for each project	Per Planned Development approval for each project			
PF, Public Facilities	Per most restrictive adjacent district			Per most restrictive adjacent district	Per most restrictive adjacent district	15%			
PD, Planned Development Combining District	Per Planned Development approval for each project			Per Planned Development approval for each project	Per Planned Development approval for each project	Per Planned Development approval for each project			

**The Planned Development (PD) Combining District is required to be used with the RT and CM Districts and is optional for the other zoning districts, although used for almost all new development. The PD District allows flexibility of design which is “in accordance with the objectives, and spirit of the General Plan.” The PD District has been utilized for all new housing development in Foster City since approximately 1980.*

Source: Foster City Community Development Department

Foster City makes extensive use of the PD, Planned Development, and Combining District to allow the City's development standards to be tailored to each development. All of the existing developments containing affordable housing were developed by utilizing the flexibility provided by the PD District. The District was "established to allow flexibility of design which is in accordance with the objectives and spirit of the General Plan." (Section 17.36.010, Foster City Municipal Code) The process requires that a General Development Plan be adopted to serve as part of the zoning map for the site. This is followed by a Specific Development Plan (Use Permit) for the site. The PD regulations allow the Planning Commission to grant waivers to the following standards without being processed under a variance procedure:

- Minimum building site.
- Minimum lot dimension.
- Maximum building site coverage.
- Minimum yards.
- Maximum building or structure height, bulk, or massing.
- Maximum height of fences and walls.
- Signs.
- Street or road widths dimensions.
- Minimum floor area standards.

Any other minimum or maximum standards as usually required or applied with the exception of off-street parking requirements (10% parking waivers are allowed under a separate section)

A frequently waived standard is the minimum floor areas contained in Chapter 17.56. Program H-D-6-b is included to eliminate these minimum floor area requirements, in order to provide more flexibility to provide a wider variety of housing types.

In response to State requirements for more objective design and development standards, the City has been developing objective design standards for multi-family housing in 2021-22. These standards are anticipated to be adopted in 2022, as referenced in Program H-D-6-e. Objective Design Standards are also proposed for SBg developments in Program H-D-6-f.

Parking Requirements

Parking requirements can add significantly to the cost of housing. The City's parking requirements vary by the type of residential use and the size of the dwelling unit as indicated in Table 4.

The City's parking regulations contained in Section 17.62 of the Foster City Municipal Code allow alternative means to address parking needs, including: (1) shared parking; (2) off-site parking; (3) Transportation Systems Management (TSM) programs; (4) "in-lieu" parking fees; and (5) credit for bicycle and motorcycle stalls. Parking standards are based on unit type and number of bedrooms.

Table 4: Minimum Parking Standards for Residential Use

Residential Use	Parking Required per Unit	Covered/Uncovered
Single-Family		
Single-Family dwelling	2	2 covered
ADU/JADU	0 to 1 ^a	Uncovered/may be in driveway
Multi-Family		
Studio unit	1	1 covered
One-bedroom unit	1.5	1 covered
Two-bedroom unit	2	1 covered
Three or more-bedroom unit	2	2 covered
Multi-Family Guest Parking		
Developments of 25 or more units	0.5 stalls per unit	uncovered
Developments of less than 25 units	0.7 stalls per unit	uncovered
Senior Rental Housing		
Per bedroom	0.5 stalls	
Senior guest parking	0.5 stalls per unit	

^a Parking is not required for ADUs that are: 1) within 0.5-mile walking distance of public transit, 2) the ADU is a conversion ADU, 3) there is an approved car share vehicle within one block, 4) a JADU, or 5) ADU includes a studio with no bedroom.

Source: Chapter 17.62, Foster City Municipal Code

Program H-D-6-c is included in the Housing Element to reevaluate the City's parking requirements to determine whether, how and when to modify parking requirements to allow higher densities and reduce housing costs in areas appropriate for reduced parking requirements.

BELOW MARKET RATE INCLUSIONARY HOUSING PROGRAM

The City has a long history of inclusionary housing, beginning in 1981 as part of the Community Development Agency under California Redevelopment Law, and continuing as a Housing Element policy requiring 20% inclusionary housing beginning in 2001. The specific details for income levels, bedroom mix, and other parameters were negotiated on a case-by-case basis. This approach, aided by tax increment funds from the Community Development Agency, produced more than 500 below market rate units between 1987 and 2022. The inclusionary units are dispersed in mixed-income developments except for two affordable senior apartment developments at Metro Senior Apartments and Alma Point Senior Apartments, both of which are 100% affordable.

In March 2022, the City adopted Chapter 17.90, Below Market Rate Inclusionary Housing Program, establishing objective standards for the inclusionary housing requirements. Chapter 17.90 provides clear, objective standards to ensure that the City's requirements are applied consistently and are available to developers as they prepare their proposals.

The specific income level requirements in Chapter 17.90 were based on an analysis of the financial feasibility of inclusionary housing requirements utilizing market data and cost information, as well as a comparison with neighboring jurisdictions to ensure that the requirements do not unduly constrain the production of housing. The required percentages are: 10% very low-income, 5% low-income, and 5% moderate-income for rentals and 20% moderate-income for ownership units. Projects of fewer than five units are exempt. Chapter 17.90 also includes objective standards for exemptions, terms of affordability, and alternative means of compliance. The option to pay in-lieu fees is provided for housing developments of five to nine units and for fractional unit requirements.

Concurrent with the adoption of Chapter 17.90, the City adopted Chapter 17.92, Affordable Housing Overlay (AHO) Combining District. This chapter requires an alternative set of inclusionary percentages compared to Chapter 17.90 for properties in the AHO Combining District. The AHO percentages are: 4% extremely low-income; 4% very low-income; and 7% low-income. The AHO reduced the overall percentage from 20% to 15% and in return, requires the provision of some extremely low-income units. The financial feasibility was also assessed for these requirements to ensure that the requirements do not unduly constrain the production of housing. Sites zoned to include the AHO Combining District include: Beach Cove Apartments, Franciscan Apartments, Sand Cove Apartments, Shadow Cove Apartments, The Lagoons Apartments, Lantern Cove Apartments, and Schooner Bay Apartments.

DENSITY BONUS ORDINANCE

California Government Code Section 65915-65918 requires cities and counties to approve density bonuses for housing developments that contain specified percentages of below market rate housing or other specific types of housing, such as housing for transitional foster youth, disabled veterans, low-income college students, and senior housing. Projects that qualify for a density bonus are also eligible for one or more incentives/concessions, such as a reduction in site development standards or a modification of zoning code requirements; approval of mixed-use zoning; or other regulatory incentives or concessions which result in identifiable and actual cost reductions. A jurisdiction is required to grant the incentive/concession unless it makes specific findings. In addition, projects that qualify for a density bonus also are eligible for a waiver of development standards, such as height, setbacks, or minimum floor areas, so that development at the increased density would be physically possible. There is no limit to the number of waivers.

Foster City's density bonus regulations are contained in Chapter 17.86, Density Bonuses. The Chapter provides application requirements but otherwise refers to State Law for the specifics on the amounts of bonuses, incentives/concessions, or waivers.

Projects that have utilized density bonuses include: The Triton Apartments (for parking reduction) and One Hundred Grand Apartments (for parking reduction).

BUILDING CODES

Foster City follows the requirements of the California Building Standards as modified by the City of Foster City in adoption of Titles 20 and 24 of the State's regulations. No additional local requirements are imposed which would affect the cost of building homes in Foster City. While the state building and energy codes add to the cost of housing, their existence ensures that all new housing units will meet minimum

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levels of performance for habitability, structural safety, and energy use. Cities in California are required to utilize the California Building Code, which establishes minimum construction standards. The City also administers State and Federal mandated standards regarding energy conservation and accessibility for the disabled. The City and the San Mateo Consolidated Fire Department have adopted several amendments to these California Building Standards, based upon local conditions, including the following more significant provisions:

- Section 15.04.150 – Concrete Slabs
- Section 15.04.170 – Roofs shall be Class B Fire Retardant or Better
- Section 15.24.120 – Fire Sprinklers Required for all New Buildings and Significant Expansions
- Section 15.24.130 – Convenience Stairs for Buildings Four or More Stories in Height
- Chapter 15.28 – Business and Residential Security
- Chapter 15.40 – Limitations on Wood Burning Appliances

Although some of these regulations, especially the ones related to fire safety, have the effect of increasing the cost of housing, they have beneficial economic and safety effects over the long term by reducing losses due to fires and other factors.

INFRASTRUCTURE REQUIREMENTS

The City's infrastructure was initially designed to accommodate the ultimate buildout projections of the City, which have not changed significantly. Water is purchased from the San Francisco Public Utilities Commission (SFPUC) pursuant to an agreement which expires in 2034. The individual supply guarantee for Foster City (Estero Municipal Improvement District [EMID]) is 5.9 million gallons per day (MGD). Although the water supply agreement and accompanying water supply contract expire in 2034, the supply assurance survives their expiration and continues indefinitely. The individual supply guarantee can be reduced during times of drought or when the volume of water storage in SFPUC's reservoirs falls below certain levels. The Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) prepared by EMID address how water rationing and/or other measures will be used to address any temporary water shortage. The UWMP includes projections for increased population as well as implementation of conservation measures. The UWMP is required to be updated every five years. The current 2020 UWMP was adopted in July 2021.

PLACEHOLDER: insert additional information from Water Supply Assessment when available.

Wastewater is transported to the San Mateo/EMID Wastewater Treatment Plant (WWTP) jointly owned by the cities of San Mateo and Foster City/Estero Municipal Improvement District (EMID). EMID's wastewater collection system consists of more than 63 miles of sanitary sewer lines, more than 4.5 miles of sewer force mains, 49 pumping stations, 15 permanent standby generators, and three portable generators. After collection, wastewater is pumped to the WWTP. Foster City owns approximately 25% of the jointly owned facilities. The WWTP currently has treatment capacity of 60 MGD. The WWTP serves more than 130,000 people and businesses at an average flow of 12 MGD. The average daily wastewater flow collected from Foster City's users and pumped to the treatment plant is approximately 2.5.0 MGD. Foster City's purchased capacity during Peak Wet weather is 12.2 MGD and its maximum allowed average day in the month with maximum flows is 6.0 MGD.

The Wastewater Treatment Plant (WWTP) expansion project is currently under construction. This is the most significant rehabilitation work executed at the WWTP since it was constructed in the 1970s. Once completed, the upgraded WWTP will be able to better handle heavy storm events up to 78 million gallons per day (mgd) and produce high-quality treated water that will protect human health and the environment while meeting water quality regulations. In addition to the plant upgrades, a new administration building for operations and maintenance staff will be constructed to house the new main control room and laboratory. These facilities will be designed to provide high quality treated water that will benefit the City's residents, future generations, and the San Francisco Bay Community. Construction is projected to be complete and commissioning of the integrated plant by Summer 2024.

Although there are localized constraints in some of the industrial areas due to pipe sizes and/or lift station capacities, wastewater capacity is not a limiting factor for housing development.

ON- AND OFF-SITE IMPROVEMENTS

Street and infrastructure standards have a direct impact on housing construction costs, as well as on subdivision design. There have been no new public streets built in Foster City since the early 1980's except for Balclutha Drive between Foster City Boulevard and Shell Boulevard as part of the Peninsula Jewish Community Center project. No new public streets are anticipated. In general, residential street widths have a 50-foot right-of-way and are 35 feet from curb-to-curb. However, all recent multi-family projects have been developed as Planned Developments. Through this process, the City has allowed lesser street widths, with recent examples being 20 to 24 feet from curb-to-curb. By using a planned development process for key housing sites, allowances can be made to conform street standards and improvements to the projects' needs and impacts. The Land Use and Circulation Element includes a policy that allows private streets to be approved with narrower than standard street widths for public streets.

FEES

To assist jurisdictions in meeting requirements for analysis of fees and permit processing, 21 Elements released a survey to all jurisdictions in San Mateo County. The survey asked about potential government constraints to housing, including impact fees, entitlement fees, building permit fees, and permit processing times. In conjunction with that survey, 21 Elements hired Century Urban, a San Francisco based real-estate consulting firm, to examine the cost of land and labor for new housing development in the County. Combined, those two data sets provide a basis for a preliminary examination of constraints for jurisdictions in San Mateo County.

Participation in the 21 Elements government restraints survey was excellent, with 18 of 21 jurisdictions participating. While not all the respondents answered all the questions, the high overall participation results in a meaningful look at the landscape of government-imposed fees in San Mateo County. 21 Elements distributed the survey in November 2021 and accepted results through February 2022.

The survey asked jurisdictions to calculate fees for three hypothetical housing developments: a single-family house, a 10-unit apartment building, and a 100-unit apartment building.

Single-Family Home – Participants were asked to estimate fees for one of two, hypothetical single-family home developments:

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- 2,600-square-foot house with 500-square-foot garage. The house is two stories tall with four bedrooms and two bathrooms. The house is constructed on an empty lot in an existing neighborhood and requires no significant grading or other complications.
- 5,000-square-foot house with 1,000-square-foot garage. House is two stories tall with four bedrooms and three bathrooms. The house is constructed on an empty lot in an existing neighborhood and requires no significant grading or other complications.

Three jurisdictions—Atherton, Woodside, and Unincorporated San Mateo—choose to estimate fees for the larger house. All other respondents estimated fees for the smaller house. For purposes of comparison, all the data are presented in the same table, regardless of which size hypothetical house was chosen.

Small Multi-Family – Jurisdictions were asked to estimate the fees for the following hypothetical development:

- 10-unit apartment building with 9,000 square feet of two-bedroom apartments and 12,000 square feet of three-bedroom apartments. No zoning changes required, and the project is permitted by right. The development requires medium complexity, moderate grading work. There is existing public street frontage and no public landscaping or traffic signal work is required. There is air conditioning. There are no sprinklers.

Large Multi-Family – Jurisdictions were asked to estimate fees for the following, hypothetical development:

- 100-unit building on 2 acres with 80,000 total square feet construction type V over concrete podium.
 - Requires conditional use permit; high complexity.
 - Significant grading work (5,000 cubic yards).
 - Type 1 erosion/sediment control.
 - Existing public street frontage needs \$400,000 of frontage improvements (half-street reconstruction).
 - No public landscaping.
 - No traffic signal work.
 - Sprinklers and air-conditioning (HVAC).
 - Average Unit is 750 square feet; units range from studio to two-bedroom.

The Foster City fees estimated for these prototypical projects are shown in Table 5 and compared to neighboring jurisdictions in Table 6.

Table 5: Residential Development Fees Per Dwelling Unit for Prototypical Projects

Type of Fee	Single-Family	Multi-Family, Small Project	Multi-Family, Large Project
Planning Review (Entitlement)	3,000	500	100
Building Permit Fees	9,187	16,000	1,600
C and D Application Fee	318	34	3
Electrical Permit Fees (incl. fire alarm)	75	445	45
Fire	524		
General Plan, Building Ordinance, Zone Ordinance Fee	880	2,619	262
Grading Permit Fees	80	203	20
Green/SB 1473	34	104	10
Mechanical Permit Fees	80	1,314	131
Microfilming Processing Fee	500	1	1
Miscellaneous Fees	105	731	73
Plan Check Fee	7,401	11,197	1,120
Sewer Service	7,652	5,073	5,073
System Wide Technology Fee	326	2,010	201
Water Service Connection Fee	37,724	6,403	2,531
SMC Fire Fees		545	118
Total	67,886	47,179	11,288

Source: Foster City Community Development Department

Table 6: Total Fees per Unit Comparison: San Mateo County Jurisdictions (Includes Entitlement, Building Permits, and Impact Fees)

Jurisdiction	Single-Family	Small Multi-Unit	Large Multi-Unit
Atherton	\$15,941	No Data	No Data
Brisbane	\$24,940	\$11,678	No Data
Burlingame	\$69,425	\$30,345	\$23,229
Colma	\$6,760	\$167,210	\$16,795
Daly City	\$24,202	\$32,558	\$12,271
East Palo Alto	\$104,241	No Data	\$28,699
Foster City	\$67,886	\$47,179	\$11,288
Half Moon Bay	\$52,569	\$16,974	No Data
Hillsborough	\$71,092	No Data	No Data

Jurisdiction	Single-Family	Small Multi-Unit	Large Multi-Unit
Millbrae	\$97,756	\$6,824	\$55,186
Pacifica	\$33,725	\$40,151	No Data
Portola Valley	\$52,923	No Data	No Data
Redwood City	\$20,795	\$18,537	\$62,696
San Bruno	\$58,209	\$72,148	\$39,412
San Mateo	\$99,003	\$133,658	\$44,907
South San Francisco	\$81,366	\$76,156	\$32,471
Unincorporated San Mateo	\$36,429	\$27,978	\$10,012
Woodside	\$70,957	\$82,764	No Data

Source: 21 Elements

In order to get a sense of how dispersed the fee amounts charged by jurisdictions are, 21 Elements calculated the median, the range, and the interquartile range for all the fee types. A larger range and interquartile range indicate more dispersion of the fee amounts charged; a smaller range and interquartile range indicate more uniformity of the fee amounts charged. An interquartile range is the range of the middle 50% of the data—in this case fees charged. It is sometimes more useful than range in assessing dispersion because it excludes any outlier data.

Table 7: Total Fees per Unit – Distribution of Fees Charged by San Mateo County Jurisdictions

	Single-Family	Small Multi-Unit	Large Multi-Unit
Quartile 1	\$27,136	\$20,897	\$14,533
Median Fee Charged	\$55,566	\$36,355	\$28,699
Quartile 3	\$71,058	\$75,154	\$42,160
Interquartile Range	\$71,057	\$75,153	\$42,159
Total Range	\$97,481	\$160,387	\$52,684

Source: 21 Elements

Table 8: Total Fees as a Percentage of Total Development Costs

Jurisdiction	Single-Family	Small Multi-Family	Large Multi-Family
Atherton	0%	No Data	No Data
Brisbane	1%	1%	No Data
Burlingame	3%	4%	3%
Colma	0%	17%	2%
Daly City	1%	4%	2%
East Palo Alto	4%	No Data	4%
Foster City	3%	6%	2%

Jurisdiction	Single-Family	Small Multi-Family	Large Multi-Family
Half Moon Bay	2%	2%	No Data
Hillsborough	3%	No Data	No Data
Millbrae	2%	8%	7%
Pacifica	1%	5%	No Data
Portola Valley	1%	No Data	No Data
Redwood City	1%	2%	8%
San Bruno	2%	8%	5%
San Mateo	4%	14%	6%
South San Francisco	3%	9%	4%
Unincorporated San Mateo	1%	3%	1%
Woodside	2%	9%	No Data

Note: The above table is calculated using average soft costs (including an average of jurisdiction charged fees) and average land costs for the county. A more precise determination of fees as a percentage of total development costs can be calculated using jurisdiction specific land costs and fees.

Source: 21 Elements

Foster City's fees per unit, including the percentage of total development costs and a comparison to the median of fees are shown in Table 9. Foster City's fees are higher than the median but within the interquartile range for single-family and multi-family units in a small project but are significantly lower than the median and the quartile 1 for multi-family units in a large project.

Table 9: Summary of Foster City Fees Compared to Median

Project Type	Fees per Unit	Percentage of Total Development Cost	Median of Fees for 21 Jurisdictions
Single-Family	\$67,886	3%	\$55,566
Multi-Family in Small Project	\$47,179	6%	\$36,355
Multi-Family in Large Project	\$11,288	2%	\$28,699

Source: 21 Elements

Development Impact Fees are one-time charges levied on new developments and serve as tools to mitigate the impacts of new development by funding a range of capital programs required to address needs related to that development, including transportation, parks, utilities (such as water, sewer, and storm drain), public safety, and capital facilities such as the Recreation Center.

There are different categories of development impact fees based on the services they fund such as transportation fees, library fees, park fees, affordable housing fees, capital improvement fees, utility impact fees, etc.

Out of all these different categories, as of July 1, 2022 Foster City has impact fees for affordable housing (commercial linkage fee), park in-lieu fees, and sewer and water connection fees for new development. The park in-lieu fee was established in 1984 to ensure that new residential subdivisions contribute to the

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City's park system with park land dedication, credit for on-site facilities, or in-lieu fee payments. The Commercial Linkage Fee was adopted in 2016 and is levied on commercial developments to support affordable housing.

In 2021, the City entered into an agreement for a comprehensive Impact Fee Study. The City Council has reviewed the Impact Fee Study and as of July 1, 2022 is in the process of considering new development impact fees. As of July 1, 2022, although the ordinance amending the Municipal Code is not fully enacted or effective, the City Council indicated their support for development impact fees of \$18,644 for a single-family unit and \$14,538 for a multi-family unit. With the proposed new impact fees added, Foster City total fees for single-family units at \$86,530 are higher than the interquartile, total fees for multi-family units in small developments at \$61,717 are above median but within the interquartile, and total fees for multi-family units in large developments at \$25,826 are slightly less than the median.

The City of Foster City / Estero Municipal Improvement District creates an annual fees and charges schedule that is approved by the City Council / District Board. The Master Fee Schedule for the past three fiscal years can be found here: <https://www.fostercity.org/finance/page/master-fees-and-service-charges-schedule>. Entitlement processing fees are charged based on the actual staff and/or consultant time it takes to process the application.

LOCAL PROCESSING AND PERMIT PROCEDURES

The City recognizes that the time required to process a development proposal can be a barrier to housing production if it is lengthy. The City has streamlined its development review process over the years to make it more efficient, while still providing adequate opportunity for public review and input.

A property's designation on the General Plan Land Use map serves as a guide to land use potential. Specific standards for development, such as height, setbacks, lot coverage and uses are established by the City's Zoning Ordinance in the base district. The PD or planned development combining district is designed as an option to accommodate various types of development such as housing, neighborhood or community centers or other uses or a combination of uses, such as housing combined with commercial and offices. The district is established to allow flexibility of design which is in accordance with the objectives and spirit of the General Plan. Flexibility is provided by enabling the developer to request to modify the development standards, land uses, land intensities, building heights, design guidelines, etc. in the base district to respond to area and site conditions, as well as market and development timing needs.

In general, the PD approval process involves three major steps: (1) combined review and approval of rezoning and general development plan; (2) Specific Development Plan and Conditional Use Permit; and (3) construction approvals. The General Development Plan, approved as part of step 1, establishes the parameters for future development, including allowable uses, number of units, land use configuration, circulation and building heights. This provides certainty for the future development of the site, which may subsequently occur as one development or in phases.

The City utilizes an Inter-Departmental Evaluation Committee (IDEC) made up of representatives from each City department to provide feedback on a project within 2 to 3 weeks of the project application. This process eliminates future surprises that can result in delays in project processing.

Following the IDEC review, major projects are typically reviewed by the Planning Commission at one or more Study Sessions. This provides the developer with an opportunity to hear and respond to concerns raised by staff, the Planning Commission, or the public prior to the public hearing on the project. The Study Session process can take place while the environmental assessment as required by the California Environmental Quality Act is being performed.

Following the Study Session(s), the project is scheduled for a public hearing by the Planning Commission. Depending on the type of application, a public hearing by the City Council may also be required. If the project does not require an environmental impact report and the developer meets the City's submittal requirements and is able to respond quickly to requests for redesign, the process can move quickly, with elapsed time from Use Permit application to approval ranging from three to six months.

Typical permit processing times for various permit types in Foster City are described in Table 10.

Table 10: Permit Processing Times by Permit Types in Foster City

Permit Process	Type	Level of Review	Typical Processing Time (Months)	Detailed Description
Accessory Dwelling Unit Process	Ministerial (by-right)	Staff	1 to 2	Building permit
Ministerial By-Right	Ministerial (by-right)	Staff	1 to 2	Building permits for projects that comply with applicable building, zoning, and development regulations; parcel maps; and lot line adjustments
Discretionary By-Right	Discretionary	Staff	1 to 2	Includes certain architectural review approvals; use permit modifications; lot line adjustments
Discretionary (Planning Commission)	Discretionary	Planning Commission	3 to 6	Includes certain conditional use permits, certain architectural review permits, and planned development permits. Includes tentative maps; planned development permits are not required for residential development but are an option for residential developments in PD districts to allow greater flexibility than standard zoning
Discretionary (City Council)	Discretionary	Planning Commission Recommendation and City Council approval	6 to 12	Includes easement vacations, public right-of-way vacations, rezoning, and land use plan amendments

Source: Foster City Community Development Department

All new residential construction requires one or more permits from the local jurisdiction. The time required for the permit process can be a constraint on housing when the processing times are unduly long, or when the processing times for certain types of housing—particularly higher density or multi-unit housing—are longer or more burdensome than for other housing types. Longer processing times—or permitting uncertainty—increases costs for developers and can dampen new housing construction within a jurisdiction. Reducing processing times and increasing by-right housing permits can result in more housing—and possibly less expensive housing—within a jurisdiction. Estimated permit processing times for the jurisdictions in San Mateo County are included in Table 11. Foster City’s typical permit processing times are estimated to be shorter than most of the other jurisdictions in San Mateo County.

Table 11: Permit Processing Times for San Mateo County Jurisdictions (In Months)

	ADU Process	Ministerial By-Right	Discretionary By-Right	Discretionary (Hearing Officer if Applicable)	Discretionary (Planning Commission)	Discretionary (City Council)
Atherton	1 to 2	1 to 3	2 to 4	N/A	2 to 4	2 to 6
Brisbane	1 to 2	2 to 6	N/A	N/A	4 to 12	6 to 14
Burlingame	1 to 2	2 to 3	2 to 3	N/A	3-4 standard project; 12 major project	13 months
Colma	1 to 2	1 to 2	1 to 3	2 to 4	N/A	4 to 8
Daly City	1 to 2	2 to 4	N/A	N/A	4 to 8	8 to 12
East Palo Alto	1 to 3	8 to 12	6 to 14	20 to 40	20 to 40	20 to 40
Foster City	1 to 2	1 to 2	1 to 2	N/A	3 to 6	6 to 12
Half Moon Bay		1 to 2	2 to 4	3 to 6	4 to 12	6 to 15
Hillsborough	-	-	-	-	-	-
Millbrae	0 to 2	3 to 6	1 to 3	3 to 8	3 to 8	4 to 9
Pacifica	1 to 2	2 to 3	4 to 5	5 to 6	5 to 6	7 to 8
Redwood City	2 to 3	3 to 4	N/A	8 to 10	12 to 18	18 to 24
San Bruno	2	3 to 6	N/A	3 to 6	9 to 24	9 to 24
San Mateo	4 to 8	1 to 2	4 to 7	N/A	9 to 12	9 to 13
South San Francisco	1	1	2 to 3	2 to 3	3 to 6	6 to 9
Unincorporated San Mateo	1 to 3	3 to 6	4 to 9	6 to 12	6 to 18	9 to 24
Woodside	1 to 2	1 to 2	N/A	N/A	2 to 6	3 to 8

Source: 21 Elements

In conclusion, Foster City’s development and permitting process is not a constraint to housing development. The relatively small size of the City staff facilitates the various departments working closely to guide applicants through the development process. The City maintains public information on

the City's website to assist applicants, consistent with Government Code Section 65940.1(a)(1)(B), including information on fees, zoning and development standards, application requirements, fee reports, and nexus studies. Review by IDEC and at Planning Commission Study Sessions provide the applicant with early, informal feedback before expending additional time and expense on detailed plans.

Requests to Develop at Densities Below Those Permitted

State law requires the Housing Element to include an analysis of requests to develop housing at densities less than those projected in the Sites Inventory. Review of recent multi-family housing approvals indicates that the number of units approved has been consistent with those projected in the 2015-2023 Housing Element, and even higher in the Pilgrim Triton development due to the rezoning of the Phase C site from office to housing. Densities of recently approved projects are included in Appendix D, Table 2.

Length of Time between Application Approval and Building Permit Issuance

Many factors can impact the length of time between application approval and building permit issuance, including permits needed from other agencies, such as the Bay Conservation and Development Commission (BCDC), ability to obtain financing, performing required technical and engineering studies, completion of construction drawings, obtaining construction bids, and retention of a building contractor and subcontractors. For a recent example, the Laguna Vista (Pilgrim Triton Phase C) development, the Use Permit application approval was granted in April 2019, grading permits were issued in May 2020, and the first building permit was issued in October 2020. For a project of this size, 90 units, thirteen months from entitlement approval to a grading permit indicates the City's requirements did not unduly hinder the project from moving forward.

SB 35 Streamlining Process

Foster City was one of a small number of jurisdictions that was not subject to SB 35 streamlining for the RHNA 5 cycle, based on the pro-rata portion of the RHNA produced at the mid-point of the RHNA cycle. SB 35 requires a streamlined ministerial approval process for housing developments in jurisdictions that have not made sufficient progress toward producing housing. Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed-use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions.

Foster City does not have a written process in place for SB 35 streamlining but will follow the provisions of Government Code Section 65913.4 if it becomes subject to SB 35.

PROVISIONS FOR A VARIETY OF HOUSING NEEDS

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. A junior ADU (JADU) is a unit of no more than 500 square feet, which is located entirely within the walls of an

existing or proposed single-family residence, maintains a separate exterior entrance from the single-family residence, maintains an interior connection to the main living area of the single-family residence, either includes separate sanitation facilities or shares sanitation facilities with the existing structure, and includes an efficiency kitchen. ADUs and JADUs are also commonly known as in-law units, granny units, or second units.

Because of their small size and because they do not require a separate parcel or additional infrastructure, ADUs can provide affordable housing options for family members, seniors, students, live-in care providers, and other small households. ADUs can also provide additional rental revenue to the homeowners, making it more financially feasible for lower-income homeowners to remain in their homes.

In September 2019, the State Legislature passed several new bills, Senate Bill (SB) 13, Assembly Bills (AB) AB 68, AB 587, AB 670, AB 671, and AB 881 pertaining to ADUs and JADUs with the intended purpose of easing local zoning controls, reducing associated development fees, and streamlining the permit process. New State legislation, which is codified in Government Code Sections 65852.2 and 65852.22, was enacted effective on January 1, 2020, and January 1, 2021, that limits the ability of a local agency to regulate certain aspects of ADUs related to size, quantity, setbacks, parking, and permit processing. AB 345, effective January 1, 2021, requires the City to allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met, including that the property was built or developed by a qualified nonprofit corporation and that the property is held pursuant to a recorded tenancy in common agreement.

Foster City amended Chapter 17.78, Accessory Dwelling Units, in October 2020 to conform to the new state laws, including provision for ministerial approvals if all of the applicable standards are met. Housing Program H-D-4-a is included to continue implementation of Chapter 17.78 and periodically update the City's requirements to comply with State laws. In addition, the City has a webpage dedicated to ADUs to provide information to assist applicants. The rate of ADU applications has been relatively modest at about 2 to 3 per year for the past four years (2019-2022) but has increased to three units in just the first three months of 2022. Additional incentives are included in Housing Programs H-D-4-a through h to encourage ADUs and JADUs.

Housing for Persons Living with Disabilities

The City provides several ways to encourage housing for and accommodate housing needs of people living with disabilities. The City enforces the building code requirements for adaptable and accessible units. Adaptable units are built for easy conversion to disabled access. Two new accessible units are included in the City-owned Workforce Housing to be completed in 2022 that have preferences established for people with a mobility-related disability.

The adopted Reasonable Accommodation procedures established in Chapter 17.94, Reasonable Accommodation, provide additional ways to provide flexibility to the City's requirements. These regulations provide a process for someone to request an accommodation "when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities for persons with disabilities." Requests are acted on by the Community Development Director if no other

review is required and if related to another application, concurrently with review of the other application. Since adoption of this Chapter in 2013, no requests have been submitted.

Community Care Facilities

State law requires that group homes caring for six or fewer residents be classified as a residential use under zoning. The City's zoning regulations define a residential care facility as one that provides care to six or fewer occupants in addition to the caregiver's family. The zoning regulations further provide that a residential care facility is a permitted use within a residential district.

The City's zoning regulations include the following definition for community care facility:

"Community care facility" means any place or building which is maintained and operated to provide twenty-four hour nonmedical residential care day treatment, adult day care and foster family agency services for children, adults, or children and adults, including but not limited to the physically handicapped, mentally impaired, incompetent persons and abused or neglected children. Community care facilities are referred to as residential care facilities and day care centers.

Community care facilities with more than six residents (listed as convalescent homes, rest homes or nursing homes) are a conditional use in the R-4 District. Program H-F-1-i is added to review the City's zoning regulations for larger community care facilities and amend the zoning regulations to expand the districts in which these facilities are allowed and to ensure State law requirements related to fair housing and group homes are met.

According to the Community Care Licensing Division of the California Department of Social Services, community care facilities in Foster City include the Atria with assisted living and memory care, four licensed adult residential facilities, and nine adult residential assisted living facilities.

Definition of Family

Foster City defines a family as "...one person living alone or two or more persons living together and maintaining a common household." Consistent with State law, this definition does not result in discrimination against unrelated persons living together.

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however, not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

State law requires that transitional housing and supportive housing be treated as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Foster City’s zoning regulations allow transitional and supportive housing as permitted uses in all of the residential zoning districts.

Emergency Shelters and Low Barrier Navigation Centers

Emergency shelters are allowed as a permitted use by right in the PF, C-1, and C-2 Districts. Chapter 17.82 of the Municipal Code establishes the standards for emergency shelters. There are approximately 216 acres with more than 700 parcels in these zoning districts. Table 12 below summarized the acreage and number of parcels in each of the relevant zoning districts.

Table 12: Acreage and Number of Parcels in C-1, C-2, and PF Zoning Districts

Zoning District	Acreage	Number of Parcels
C-1	2.3	4
C-1/PD	14.9	4
C-2/PD*	103.0	680
P-F	63.8	34
P-F/PD	32.0	13
Total	216	735

**Includes 300 parcels with dwelling units on 18 acres in Metro Center.*

Source: Foster City Community Development Department

The standards included in Chapter 17.82 include the following:

- Maximum of ten beds.
- One parking space for each employee or volunteer on duty plus one parking space for every family and 0.35 spaces for each nonfamily bed. The Community Development Director shall reduce the parking requirements if the shelter can demonstrate a lower need. The shelter shall also provide bicycle parking of at least 0.5 spaces per bed.
- Waiting and intake area requirements.
- Provisions for on-site management and security.
- No emergency shelter shall be located within three hundred feet of another emergency shelter.
- Maximum length of stay is limited to not more than sixty days per calendar year or one hundred eighty days if no alternative housing is available.
- Lighting standards.
- Outdoor smoking area to be provided.
- No space for outdoor congregating in front of the building.
- A screened refuse area shall be provided.
- Access for persons with disabilities shall be provided.

These sites are located throughout the community and all are within ½-mile of public transit. These sites can easily accommodate the four unsheltered individuals counted in the 2019 Point-in-Time Homeless Count.¹

A Low-Barrier Navigation Center (LBNC) is a "Housing First," low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing. Assembly Bill 101 (AB 101) established requirements for local jurisdictions to allow LBNCs as a by-right use in certain districts. The Housing Element includes Program H-F-2-e to amend the zoning regulations to allow LBNCs by right in specific zoning districts.

The Housing Element includes several programs to collaborate with county-wide efforts to address homelessness in Programs H-F-2-a through H-F-2-h.

Manufactured Housing

State law (Government Code Sections 65852.3 through 65852.5) requires that modular/manufactured homes that meet the National Manufactured Home Construction and Safety Standards Act be considered a single-family dwelling and permitted in all single-family zoning districts. Although this is not specifically mentioned in the Municipal Code, Foster City did permit a manufactured ADU in 2021. Housing Program H-D-6-b includes amending the zoning regulations to explicitly permit modular/manufactured homes in the R-1 zoning district.

NON-GOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are generally market factors over which individual local governments have little or no control and include land, labor and construction costs, and availability of financing.

DEVELOPMENT COSTS

Information on the development costs of certain residential prototypes in San Mateo and Santa Clara Counties has been provided by Century/Urban as part of the 21 Elements collaboration (see Attachment 1). In addition, Foster City had an analysis of development costs performed by Economic & Planning Systems, Inc. (EPS) as part of the analysis to establish an affordable housing in-lieu fee related to the adoption of Chapter 17.90, Below Market Rate Inclusionary Housing Program. The EPS work included two studies: one for rental apartments and one for for-sale townhouses.² This analysis will focus on multi-family development because there is no vacant land zoned for single-family development in Foster City.

Land cost is a significant component of the total housing development costs. Due in part to the desirability of the region and because land is in short supply, land costs in San Mateo County are high. These costs vary both between and within jurisdictions based on factors like the desirability of the location and the permitted density with multi-family and mixed-use land costing more.

¹ San Mateo County One Day Homeless Count and Survey, 2019: <https://www.smcgov.org/media/33506/download?inline=>.

² Economic & Planning Systems, Inc. Rental Inclusionary Housing In-Lieu Fee, January 20, 2022, and Ownership Inclusionary Housing In-Lieu Fee, January 11, 2022.

APPENDIX C: CONSTRAINTS

Land costs include acquisition and holding the land throughout the development process. For typical multi-family construction in San Mateo County, The Century/Urban report estimates land costs at approximately \$100,000 per unit in San Mateo County but noted a range of land costs between \$40,000 to \$160,000 per unit. The EPS study estimates land costs for a mid-density multi-family apartment development at \$223,923 per unit based on CoStar reported land sale transactions in Foster City. The EPS study estimates land costs using the same cost per acre for a low-density townhouse development at \$461,019 per unit.

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. Century/Urban notes that project costs will vary by geography, topography, site conditions, finish level, entitlement and permit status, construction type, and time among other factors. For San Mateo County, construction costs for multi-unit buildings vary based on the form of parking (structure vs. surface) in addition to other environmental factors such as topography, pre-existing structures etc. For a small multi-family development with surface parking, Century/Urban estimates hard costs at \$521,500 per unit and soft costs at \$165,000 per unit for a total cost including land of \$786,500 per unit. The EPS study is a bit higher with a total cost of \$847,788 per unit, including \$385,000 in direct costs, \$134,750 in indirect costs, and \$104,114 in developer fee.

The construction costs estimated by EPS for a typical townhouse are higher, with a total cost per unit of \$1,325,687, including \$519,900 in direct costs, \$181,965 in indirect costs, and \$162,804 in developer fee.

Based on these studies, for multi-family homes in San Mateo County, land costs account for 13% to 26% of the total cost, hard costs account for between 45% to 66%, and the remaining 21% to 26% is soft costs.

AVAILABILITY OF FINANCING

The availability of financing can impact the cost and supply of housing. Two types of financing are needed: 1) capital financing for the developer to finance the initial site preparation and construction, and 2) financing for the purchase of units by an investor or homeowner.

Fluctuation in interest rates can have a significant impact on costs for construction or purchase, as well as impact whether a potential buyer can qualify for a loan. Following several years of historically low interest rates, the expectation is that interest rates are likely to rise in 2022 and beyond Kiplinger forecasts that mortgage rates will increase from the current average of 5.0% for 30-year fixed-rate loans, to 5.5% by the end of 2022.³

AVAILABILITY OF CONSTRUCTION LABOR

A factor contributing to the high construction costs on the Peninsula is the scarcity of construction labor. Contractors have difficulty attracting and retaining workers because most cannot afford to live in the area on construction labor wages. Many construction workers have to commute long distances from their jobs to more affordable housing. Carpenters Union Local 217 of San Mateo County reports that two-

³ Kiplinger, Interest Rates: The Fed Gets Aggressive, April 14, 2022: <https://www.kiplinger.com/economic-forecasts/interest-rates>.

thirds of San Mateo County construction workers are housing burdened, while residential construction workers earn one-third less than their non-residential construction counterparts do.

NEIGHBORHOOD OPPOSITION

Opposition from neighbors can be a significant obstacle to obtaining approvals for new housing developments. Most notably, developments that are high-density, multi-family developments, supportive housing, and low-income housing draw the most public opposition because they are perceived to increase traffic, increase crime, and diminish property values. However, studies show that well managed affordable housing developments have not caused such problems for their neighborhoods. City officials and developers can work to assuage these concerns by requiring design review, emphasizing management of new development, and engaging in public education to address myths about high density/low-income/supportive housing (HCD). The City's history of mixed-income housing can also illustrate that the inclusion of affordable housing has not had the adverse impacts that some people feared. Undergoing a thorough public planning process to address and develop clear and explicit requirements can combat public opposition. Foster City has a large proportion of its housing stock within homeowners' associations, which can also be a constraint to the production of additional housing units, such as the addition of ADUs/JADUs or the potential redevelopment of housing sites. There are 43 homeowners' associations in Foster City, encompassing 5,305 housing units on 525 acres. This is approximately 38% of the City's housing units.

NON-GOVERNMENTAL CONSTRAINTS SPECIFIC TO FOSTER CITY

Geologic Conditions

Foster City is entirely a land-fill community located along and over the San Francisco Bay. At this point in its development, the City is almost entirely built out. On average, Citywide, the depth of soil above the Bay mud is only about 4 feet. The result is that the soils throughout the City are very brackish and when developed begin to corrode underground infrastructure. This is not a problem for sites developed in the last 25 years because they were constructed using appropriate materials, but for older sites—those most likely to be redeveloped for housing—all or most of the originally placed infrastructure must be removed and replaced adding additional costs to projects. Additionally, as part of the site preparation once a site is cleared, it is not uncommon to have to address problems associated with (minor) land subsidence, requiring the re-compaction of site soils and associated additional site preparation costs.

Because the City is constructed on landfill, constructing residential projects at the densities required in order to amortize the costs of redeveloping a site, replacing all or most underground infrastructure, and other site preparation issues, most new multi-story buildings must be constructed on a pile supported foundation, which constitutes an expense that is not common to residential development in most cities. Further, there is no vacant land left which is appropriately zoned for the development of new housing. Increased housing production will require the redevelopment of existing underutilized residential sites or failing commercial properties.

High Water Table

As mentioned above, the depth of soil to bay mud is typically only about 4 feet. This makes construction of underground parking or basements not economically feasible.

Electric Transmission Lines

Electric transmission lines traverse large and various areas of Foster City including areas zoned for housing and commercial use. Because of the limitations imposed by PG&E regarding the distance that residential units must maintain from the “swing line” of the power lines and the very limited number and height of uses that can be placed within the power line easement area beneath the transmission lines, large portions of sites that may otherwise lend themselves to housing production cannot be developed and may only be used as at-grade parking, landscaping, and recreation facilities, resulting in a lower yield of units per gross acre than would otherwise be possible. The largest transmission lines through residential and mixed-use areas are along Foster City Boulevard south of State Route 92, encompassing over 300 acres of land.

Housing Constraints Action Plan

As stated at the beginning of this Appendix, many factors can constrain the provision of the quantity and affordability of housing. The City’s policies and regulations are designed to address the City’s goals for the overall quality of housing, preservation of the City’s waterfront character, or safety or environmental goals, but can also result in constraints to housing. Table 13 below identifies the links between the constraints issues and the highlights of the actions proposed to address these constraints.

Table 13: Housing Constraints Action Plan

Housing Constraints Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Zoning densities	Limited densities in areas with higher densities already adjacent and services nearby unnecessarily restrict additional housing.	<ul style="list-style-type: none"> H-D-1-b: General Plan and Zoning Amendments to Facilitate Housing on Housing Opportunity Sites in the Site Inventory 	<ul style="list-style-type: none"> Upon Housing Element Adoption
Development standards	Uncertainty of the City's expectations can result in additional processing time and cost.	<ul style="list-style-type: none"> H-D-6-e Multi-Family Objective Design Standards H-D-6-f SB 9 Objective Design Standards 	<ul style="list-style-type: none"> 2023 2023
Zoning constraints such as minimum unit sizes	Minimum unit sizes limit and/or preclude some types of housing	<ul style="list-style-type: none"> H-D-6-b Minimize Zoning Constraints 	<ul style="list-style-type: none"> Amend or rescind minimum floor areas in Chapter 17.56 concurrent with Housing Element Adoption; evaluate other incentives by 2024
Parking requirements	Parking requirements in excess of needs add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-c Reevaluate Parking Requirements 	<ul style="list-style-type: none"> 2024
Fees	Fees add to the cost of housing.	<ul style="list-style-type: none"> H-D-6-d Development Fee Waivers 	<ul style="list-style-type: none"> 2023 and ongoing
Processing procedures	Processing time can add to the cost of development.	<ul style="list-style-type: none"> H-D-3-a: Update Planned Development Process H-D-6-a Minimize Governmental Constraints 	<ul style="list-style-type: none"> 2026 2024
Infrastructure	Water and sewer availability and roadway capacity can limit the ability to add housing.	<ul style="list-style-type: none"> H-A-3-b Water and Sewer District Coordination Water Conservation Requirements H-B-5-h Water Supply Assessment 	<ul style="list-style-type: none"> Provide Housing Element within one week of adoption; assist with update of next UWMP due in 2025 Report to EMID Board by 2023 Ongoing

APPENDIX C: CONSTRAINTS

Attachment 1: Memo from Century Urban, San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research, dated April 7, 2022.



BAIRD + DRISKELL

TO: Baird + Driskell
FROM: Century Urban, LLC
SUBJECT: San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research
DATE: April 7, 2022

Century | Urban has been engaged by Baird + Driskell to perform research on the development costs of certain residential prototypes in San Mateo and Santa Clara Counties as well as the unit mixes of residential projects delivered since 2013 in San Mateo County. The research findings shown below in Exhibits 1, 2, and 3 are based on Century | Urban's recent work on other assignments as well as on third-party data sources, further detailed below, which Century | Urban considers credible but has not independently verified.

The estimated prototype project costs shown below reflect high-level averages and do not represent any specific project budget. Project costs vary by geography, topography, site conditions, finish level, entitlement and permit status, contractor type, and time among other factors. Key elements of the prototypes were provided by Baird + Driskell.

The San Mateo County unit mix results represent the data available to Century | Urban through its research and does not represent every project built in each market or market-level conclusions. However, the data does present over 100 projects and over 13,000 units and as such is informative with respect to the types and sizes of units built during the period surveyed.

With respect to the unit mix data, please note that a lack of data for a given city does not necessarily mean that no projects or units were built in that city, but rather that no relevant data was available for that city.

Land prices range substantially across the surveyed transactions. To convey the range of land costs reviewed, Century | Urban provided the averages of the bottom third of the land sales, the middle third, and the highest third. Further detail on the single family home land sales that were available is reflected in Exhibit 3.



Research and Data Sources

The estimates shown below are based on data and sources including but not limited to: similar projects Century | Urban has underwritten and/or priced; specific project economics Century | Urban has reviewed; direct conversations with developers and cost estimators; database research including CoStar, MLS, Redfin, and title databases; online research sources including City and project websites; market reports compiled by real estate sales and research organizations; and, Century | Urban's general experience assessing residential project feasibility in the San Francisco Bay Area.

Single Family Home Land Price Data

To generate the single-family land values utilized in the development cost estimates, Century | Urban collected sales data for land lots totaling one acre or less which transacted over the past three years across the surveyed jurisdictions in San Mateo and Santa Clara counties. Over 250 data points were collected. The data does not include properties with existing homes or infrastructure that were redeveloped as new single-family homes, and the data for some cities is limited.

As the data collected is not comprehensive, summaries and averages may be valuable for reaching overall conclusions about the range of land prices in the counties, but they may or may not be representative of a given City's average or median land price or the land price for a given parcel. The table in Exhibit 3 should therefore be reviewed noting the limited number of data points for certain cities. Land prices vary substantially by location, topography, site conditions, shape of the parcel, neighboring uses, access, noise, and many other factors. In addition, completed sales are necessarily past transactions and may not represent the current state of the market and expected future land sale prices.

**Exhibit 1: Total Development Cost: Single-family****Baird and Driskell****Total Development Costs - San Mateo and Santa Clara Counties**

Large numbers rounded to nearest \$'000 or nearest \$'0,000

	Single Family Small		Single Family Large	
	Total	\$ / SF	Total	\$ / SF
Prototype Elements				
1) Gross Residential Square Feet	2,600		5,000	
Hard Costs				
1) Residential Hard Costs	\$1,040,000	\$400	\$2,500,000	\$500
2) Site improvements and utilities				
3) Grading and erosion control				
4) Parking Hard Costs				
5) Contingency 5%	\$52,000	\$20	\$125,000	\$25
Total Hard Costs	\$1,092,000	\$420	\$2,625,000	\$525
Soft Costs				
1) Soft Costs 25.0%	\$270,000	\$104	\$660,000	\$132
2) City Fees	\$75,000	\$29	\$75,000	\$15
3) Soft Cost Contingency 5%	\$20,000	\$8	\$40,000	\$8
Total Soft Costs	\$365,000	\$133	\$775,000	\$147
% of hard costs	33%		30%	
Land Costs	Total	Per SF Bldg	Total	Per SF Bldg
1) Land Costs - San Mateo	\$1,030,000	\$396	\$1,030,000	\$206
2) Land Costs - Santa Clara	\$1,320,000	\$508	\$1,320,000	\$264
Single Family Land Cost Range				
SFH Land - Lower Price Tier	\$210,000	\$81	\$210,000	\$42
SFH Land - Middle Price Tier	\$730,000	\$281	\$730,000	\$146
SFH Land - Higher Price Tier	\$2,510,000	\$965	\$2,510,000	\$502
Total Development Cost - San Mateo	\$2,487,000	\$949	\$4,430,000	\$878
Total Development Cost - Santa Clara	\$2,777,000	\$1,060	\$4,720,000	\$936

Total Development Cost by Range of Land Cost

Single Family - Lower Land Price Tier	\$1,667,000	\$633	\$3,610,000	\$714
Single Family - Middle Land Price Tier	\$2,187,000	\$833	\$4,130,000	\$818
Single Family - Higher Land Price Tier	\$3,967,000	\$1,518	\$5,910,000	\$1,174

**Exhibit 1: Total Development Cost: Multi-family****Baird and Driskell****Total Development Costs - San Mateo and Santa Clara Counties**

Large numbers rounded to nearest \$'000 or nearest \$'0,000

		Multi-Family Small			Multi-Family Large		
		Total	\$ / SF	\$ / Unit	Total	\$ / SF	\$ / Unit
Prototype Elements							
1)	Gross Residential Square Feet	10,000			93,750		
2)	Parking Square Footage	3,750			40,000		
3)	Parking Type	Surface Lot			Standalone above grade		
4)	Units	10			100		
5)	Avg Net SF / Unit	850			750		
6)	Efficiency	85%			80%		
Hard Costs							
1)	Residential Hard Costs	\$4,150,000	\$415	\$420,000	\$39,840,000	\$425	\$400,000
2)	Site improvements and utilities	\$605,000			\$1,165,000		
3)	Grading and erosion control	\$110,000			\$335,000		
4)	Parking Hard Costs	\$100,000	\$28		\$4,800,000	\$120	
5)	Contingency 5%	\$250,000	\$21	\$21,000	\$2,310,000	\$21	\$20,000
Total Hard Costs		\$5,215,000	\$522	\$521,500	\$48,450,000	\$517	\$484,500
Soft Costs							
1)	Soft Costs 25.0%	\$1,303,750	\$130	\$130,000	\$12,110,000	\$129	\$120,000
2)	City Fees	\$350,000	\$35	\$35,000	\$2,800,000	\$30	\$28,000
3)	Soft Cost Contingency 5%	\$80,000	\$8	\$8,000	\$750,000	\$8	\$7,500
Total Soft Costs		\$1,733,750	\$165	\$165,000	\$15,660,000	\$159	\$148,000
% of hard costs		33%			32%		
Land Costs		Total		Per Unit			Per Unit
1)	Land Costs - San Mateo	\$1,000,000		\$100,000	\$10,000,000		\$100,000
2)	Land Costs - Santa Clara	\$600,000		\$60,000	\$6,000,000		\$60,000
Range of Land Costs							
Apts/Condo- Lower Price Tier		\$400,000		\$40,000	\$4,000,000		\$40,000
Apts/Condo- Middle Price Tier		\$800,000		\$80,000	\$8,000,000		\$80,000
Apts/Condo- Higher Cost Tier		\$1,600,000		\$160,000	\$16,000,000		\$160,000
Total Development Cost - San Mateo		\$7,948,750	\$795	\$786,500	\$74,110,000	\$791	\$732,500
Total Development Cost - Santa Clara		\$7,548,750	\$755	\$746,500	\$70,110,000	\$748	\$692,500
Total Development Cost by Range of Land Cost							
Apts/Condo- Lower Land Price Tier		\$7,348,750		\$726,500	\$68,110,000		\$672,500
Apts/Condo- Middle Land Price Tier		\$7,748,750		\$766,500	\$72,110,000		\$712,500
Apts/Condo- Higher Land Price Tier		\$8,548,750		\$846,500	\$80,110,000		\$792,500

**Exhibit 2: Unit Mixes – Number of Units by Unit Type and Unit Mix Percentages****San Mateo County Apartments**

Number of Units	Unit Numbers							Unit Mix				
	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
Proposed	25	936	1,639	888	124	56	3,643	26%	45%	24%	3%	2%
Existing	63	905	4,223	2,626	523	1	8,279	11%	51%	32%	6%	0%
Final Planning	3	328	19	75	33	7	462	71%	4%	16%	7%	2%
Under Construction	16	268	619	523	79	0	1,489	18%	42%	35%	5%	0%
Totals	107	2,437	6,500	4,112	759	64	13,872	18%	47%	30%	5%	0%

	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
South San Francisco	8	90	853	604	55	0	1,602	6%	53%	38%	3%	0%
San Mateo	19	228	734	715	154	1	1,832	12%	40%	39%	8%	0%
Redwood City	28	1,019	2,262	1,125	163	0	4,569	22%	50%	25%	4%	0%
Menlo Park	12	600	995	411	80	47	2,133	28%	47%	19%	4%	2%
Millbrae	3	147	151	133	23	0	454	32%	33%	29%	5%	0%
Foster City	5	12	367	302	83	0	764	2%	48%	40%	11%	0%
Burlingame	11	105	606	474	28	0	1,213	9%	50%	39%	2%	0%
Daly City	3	206	79	72	23	0	380	54%	21%	19%	6%	0%
San Carlos	7	0	101	84	88	9	282	0%	36%	30%	31%	3%
Half Moon Bay	2	0	149	21	2	0	172	0%	87%	12%	1%	0%
East Palo Alto	2	8	55	80	27	7	177	5%	31%	45%	15%	4%
San Bruno	4	4	119	62	14	0	199	2%	60%	31%	7%	0%
Belmont	1	18	25	21	17	0	81	22%	31%	26%	21%	0%
El Granada	1	0	3	6	0	0	9	0%	33%	67%	0%	0%
Pacifica	1	0	1	2	2	0	5	0%	20%	40%	40%	0%
Total	107	2,437	6,500	4,112	759	64	13,872	18%	47%	30%	5%	0%

San Mateo County Condominiums

Number of Units	Unit Numbers							Unit Mix				
	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
Proposed	2	72	0	8	1	1	82	88%	0%	10%	1%	1%
Existing	12	0	46	293	194	0	533	0%	9%	55%	36%	0%
Final Planning	0	0	0	0	0	0	0					
Under Construction	1	0	0	10	0	0	10	0%	0%	100%	0%	0%
Total with Unit Mix Data	15	72	46	311	195	1	625	12%	7%	50%	31%	0%

	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
South San Francisco	1	0	40	57	0	0	97	0%	41%	59%	0%	0%
San Mateo	5	72	0	201	97	1	371	19%	0%	54%	26%	0%
Daly City	2	0	0	2	84	0	86	0%	0%	2%	98%	0%
San Carlos	1	0	3	8	9	0	20	0%	15%	40%	45%	0%
Menlo Park	1	0	0	15	0	0	15	0%	0%	100%	0%	0%
Burlingame	3	0	3	18	1	0	22	0%	14%	82%	5%	0%
Redwood City	1	0	0	10	0	0	10	0%	0%	100%	0%	0%
Half Moon Bay	1	0	0	0	4	0	4	0%	0%	0%	100%	0%
Brisbane	No data available											
Belmont	No data available											
Foster City	No data available											
Pacifica	No data available											
Total	15	72	46	311	195	1	625	12%	7%	50%	31%	0%

**Exhibit 2: Unit Mixes – Unit Sizes****San Mateo County Apartments****Average Unit Sizes**

	<u>Studios</u>	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
Proposed	506	688	1,115	1,565	2,208
Existing	535	745	1,108	1,411	1,939
Final Planning					
Under Construction	508	708	1,081	1,413	
Total Data Available	524	733	1,105	1,422	2,186

	<u>Studios</u>	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
South San Francisco	511	705	1,116	1,321	
San Mateo	590	769	1,109	1,436	1,939
Redwood City	546	756	1,125	1,421	
Menlo Park	538	692	1,062	1,434	1,782
Millbrae	475	656	1,147	1,369	
Foster City	579	716	1,088	1,402	
Burlingame	518	785	1,128	1,368	
Daly City	422	649	932	1,187	
San Carlos		774	1,206	1,520	2,303
Half Moon Bay		659	957	1,330	
East Palo Alto		530	795		
San Bruno	476	716	1,006	1,386	
Belmont					
El Granada		616	1,047		
Pacifica		1,750	900	1,100	

San Mateo County Condominiums**Average Unit Sizes**

Insufficient data

**Exhibit 3: Single Family Land Sale Data Summary****Single Family Home Land Sites up to 1 acre, last 3 years**

County	City	Available Data Points	Per Square Foot				Per Single Family Home			
			Min	Max	Median	Average	Min	Max	Median	Average
San Mateo County	Moss Beach	19	\$14	\$117	\$64	\$64	\$125,000	\$582,500	\$375,000	\$335,053
San Mateo County	Woodside	4	\$10	\$88	\$24	\$36	\$150,000	\$2,000,000	\$377,250	\$726,125
San Mateo County	South San Francisco	4	\$33	\$89	\$59	\$60	\$165,000	\$3,800,000	\$431,000	\$1,206,750
San Mateo County	Montara	12	\$23	\$269	\$65	\$79	\$275,000	\$1,750,000	\$439,000	\$533,917
San Mateo County	Half Moon Bay	33	\$1	\$324	\$75	\$91	\$5,000	\$2,300,000	\$447,000	\$514,455
San Mateo County	Pacifica	6	\$14	\$105	\$70	\$63	\$300,000	\$925,000	\$447,500	\$500,000
San Mateo County	Belmont	12	\$2	\$721	\$56	\$118	\$55,000	\$4,470,000	\$495,000	\$960,583
San Mateo County	East Palo Alto	5	\$72	\$135	\$92	\$100	\$235,000	\$3,550,000	\$675,000	\$1,379,600
San Mateo County	Redwood City	18	\$6	\$345	\$129	\$145	\$50,000	\$5,350,000	\$825,000	\$1,170,250
San Mateo County	Emerald Hills	2	\$125	\$132	\$129	\$129	\$975,000	\$980,000	\$977,500	\$977,500
San Mateo County	San Bruno	2	\$179	\$207	\$193	\$193	\$560,000	\$1,500,250	\$1,030,125	\$1,030,125
San Mateo County	San Carlos	11	\$2	\$405	\$94	\$126	\$29,000	\$2,980,000	\$1,100,000	\$1,214,455
San Mateo County	San Mateo	1	\$500	\$500	\$500	\$500	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
San Mateo County	Portola Valley	4	\$47	\$129	\$58	\$73	\$1,325,000	\$3,000,000	\$1,578,000	\$1,870,250
San Mateo County	Burlingame	1	\$125	\$125	\$125	\$125	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
San Mateo County	Menlo Park	3	\$165	\$591	\$459	\$405	\$2,580,000	\$6,500,000	\$2,780,000	\$3,953,333
San Mateo County	Millbrae	1	\$239	\$239	\$239	\$239	\$3,080,500	\$3,080,500	\$3,080,500	\$3,080,500
San Mateo County	Hillsborough	3	\$85	\$306	\$116	\$169	\$3,050,000	\$8,000,000	\$4,000,000	\$5,016,667
San Mateo County	Atherton	2	\$147	\$208	\$178	\$178	\$2,500,000	\$6,400,000	\$4,450,000	\$4,450,000
San Mateo County	Total	143	\$1	\$721	\$84	\$110	\$5,000	\$8,000,000	\$510,000	\$1,026,691
Santa Clara County	Los Gatos	15	\$1	\$251	\$6	\$50	\$9,500	\$3,250,000	\$250,000	\$716,237
Santa Clara County	Morgan Hill	11	\$1	\$495	\$15	\$79	\$29,000	\$1,365,000	\$475,000	\$490,533
Santa Clara County	San Jose	54	\$12	\$677	\$75	\$150	\$32,000	\$5,300,000	\$925,000	\$949,380
Santa Clara County	Campbell	8	\$13	\$897	\$120	\$194	\$10,000	\$1,500,000	\$1,038,000	\$975,000
Santa Clara County	Mountain View	3	\$76	\$271	\$141	\$163	\$1,050,000	\$2,300,000	\$1,150,000	\$1,500,000
Santa Clara County	Santa Clara	1	\$169	\$169	\$169	\$169	\$1,275,000	\$1,275,000	\$1,275,000	\$1,275,000
Santa Clara County	Sunnyvale	3	\$167	\$602	\$214	\$328	\$1,080,000	\$5,750,000	\$1,345,000	\$2,725,000
Santa Clara County	Cupertino	4	\$47	\$297	\$197	\$185	\$872,000	\$2,900,000	\$2,175,000	\$2,030,500
Santa Clara County	Monte Sereno	2	\$61	\$1,006	\$534	\$534	\$2,142,714	\$2,427,500	\$2,285,107	\$2,285,107
Santa Clara County	Saratoga	5	\$61	\$171	\$74	\$93	\$1,380,000	\$2,900,000	\$2,640,000	\$2,386,000
Santa Clara County	Palo Alto	7	\$79	\$584	\$333	\$323	\$2,050,000	\$4,000,000	\$3,100,000	\$2,965,000
Santa Clara County	Los Altos	5	\$121	\$352	\$257	\$235	\$1,600,000	\$7,250,000	\$3,470,000	\$3,723,600
Santa Clara County	Los Altos Hills	1	\$99	\$99	\$99	\$99	\$3,995,000	\$3,995,000	\$3,995,000	\$3,995,000
Santa Clara County	Total	119	\$1	\$1,006	\$84	\$157	\$9,500	\$7,250,000	\$1,065,000	\$1,320,556

The data in the table above represents the available single family home lot sales data points collected for this high-level survey. As the data is limited for certain cities, the specific, median, and average amounts per city may not be representative of a city's current median or average land costs or the city's land costs relative to other cities listed.

APPENDIX D | HOUSING RESOURCES AND SITES

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INTRODUCTION

Resources to provide additional housing include both physical sites as well as financial and administrative resources. State Housing Element Law (Government Code Sections 65583(a)(3)) requires that cities demonstrate they have adequate sites to meet their housing obligations. The City must complete an analysis of land resources to demonstrate capacity to meet the projected housing needs during the planning period, taking into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types and incomes. The inventory includes sites that can be developed with housing within the planning period, including non-vacant (i.e., underutilized) sites having potential for redevelopment. HCD guidance also states that the inventory can include sites that are in the process of being made available for residential development (i.e., through rezoning), provided that the Housing Element includes a program that “commits the local government to completing all necessary administrative and legislative actions early in the planning period.” The housing projection period for this Housing Element is January 2023 to January 2031.

The analysis demonstrates that there is adequate supply of suitable land to accommodate the City’s housing allocation of 1,896 units, including housing for very low-, low-, moderate-, and above-moderate income households. The chapter starts with a description of the City’s housing target for the 2023-2031 planning period, called the Regional Housing Needs Allocation (RHNA). It then provides an analysis of suitable sites, including residential units in the pipeline, anticipated Accessory Dwelling Units, and sites where housing is or will become an allowed use. The chapter then provides an overview of financial and administrative housing resources.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

RHNA is the State-required process that seeks to ensure each California jurisdiction is planning for enough housing to accommodate their “fair share” of the State’s housing needs for all economic segments of the community. The RHNA process for the nine-county Bay Area is described below.

REGIONAL HOUSING NEEDS DETERMINATION

The California Department of Housing and Community Development (HCD) provided the Association of Bay Area Governments (ABAG) with a Regional Housing Needs Determination of **441,176 units**. This is the number the Bay Area must plan for between 2023 and 2031. It represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The Regional Housing Needs Determination for the first time ever also included adjustments related to the rate of overcrowding and the share of cost-burdened households, which resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

RHNA METHODOLOGY

ABAG developed a RHNA methodology to allocate the Regional Housing Needs Determination across all cities, towns, and counties in the region. The RHNA methodology must be consistent with State objectives, including but not limited to promoting infill, equity, and environmental protection; ensuring

jobs-housing balance; and affirmatively furthering fair housing. The allocation also takes into account factors such as employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. ABAG developed the RHNA methodology in conjunction with a committee of elected officials, staff from jurisdictions, and other stakeholders called the Housing Methodology Committee. More information about ABAG's RHNA methodology is available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

HOUSING ELEMENT UPDATES

Each jurisdiction must then adopt a Housing Element that demonstrates how it can accommodate its assigned RHNA for each income category through its zoning. HCD reviews each jurisdiction's Housing Element for compliance with State law. Foster City's Housing Element must demonstrate capacity to accommodate **1,896 units** as further described below.

FOSTER CITY'S FAIR SHARE

In determining a jurisdiction's share of new housing needs, ABAG splits each jurisdiction's allocation into four income categories:

- Very Low-Income – 0% to 50% of Area Median Income (AMI)
- Low-Income – 51% to 80% of AMI
- Moderate-Income – 81% to 120% of AMI
- Above Moderate-Income – more than 120% of AMI

In December 2021, ABAG identified the Foster City's fair share of the region's housing needs as 1,896 new housing units, as shown in Table 1.

Income Levels in San Mateo County

The Area Median Income (AMI) in San Mateo County for a family of four is \$149,600. How this breaks down into income categories for different household sizes is shown below.

Income Level	Persons Per Household		
	1	2	4
Very Low	\$63,950	\$73,100	\$91,350
Low	\$102,450	\$117,100	\$146,350
Moderate	\$125,650	\$143,600	\$179,500

Source: Department of Housing and Community Development, 2021.

Where this Housing Element refers to housing that is affordable to the different income levels shown above, we mean a household spends no more than 30 percent of their income on housing.

Table 1: Foster City Regional Housing Needs Allocation, 2023-2031

Income Category	Units	Percent of Total
Very Low-Income (0-50% AMI)	520	27%
Low-Income (51-80% AMI)	299	16%
Moderate-Income (81-120% AMI)	300	16%
Above Moderate-Income (Over 120% of AMI)	777	41%
Total	1,896	100%

Note: AMI = Area Median-Income. Percentages may not add up to 100 percent due to rounding.

Source: Association of Bay Area Governments, Final Regional Housing Needs Allocation (RHNA) Plan, 2021.

In addition, each jurisdiction must also address the projected need of extremely low-income households, defined as households earning 30% or less of AMI. The Consolidated Planning/CHAS Data provided by the US Housing and Urban Development Department (HUD) indicates that approximately 50% of the very low-income households are in the extremely low-income category. As such, there is a projected need for 260 extremely low-income housing units.

RHNA BUFFER

Recent changes to State law require jurisdictions to continually maintain adequate capacity in their sites inventories to meet their RHNA. The State's "No Net Loss" requirements (Government Code Section 65853) stipulate that a jurisdiction must provide sufficient sites at all times throughout the RHNA planning period. A jurisdiction can fall out of compliance if they take actions such as:

- Reduce a site's residential density.
- Approve development applications with fewer units on the site than identified in the Housing Element.
- Approve development applications with higher income units than stated in the Housing Element.

RHNA CYCLES

This current RHNA cycle is the sixth time the State has gone through the RHNA/Housing Element process. When referring to the current RHNA and current Housing Element planning period, the term "6th cycle" may be used.

In the event that a site is developed below the density projected in the Housing Element or at a different income level than projected, a jurisdiction must have adequate sites available to accommodate the remaining balance of the RHNA. If a jurisdiction does not have adequate sites, it must identify and potentially rezone additional sites that can accommodate the remaining need. In order to ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the Planning Period, HCD recommends that jurisdictions create a buffer of at least 15% to 30% more capacity than required, especially to accommodate the lower-income RHNA.

For these reasons, the City is including an additional capacity buffer of at least 15% above the RHNA in the very low-, low- and moderate-income categories to ensure sufficient capacity to meet the RHNA.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Affirmatively Furthering Fair Housing (AFFH) means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” The HCD Site Guidebook states that for purposes of the sites inventory, AFFH means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate the lower-income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.¹

The location of housing is a key factor in addressing disparities in access to all types of housing and to facilitating inclusive communities. Providing additional housing opportunities in high resource areas can provide improved access to public services, recreation amenities, educational and employment opportunities, and other essential services such as grocery stores and medical services. Foster City has, since its beginning, provided a mix of housing types in each neighborhood. Higher density developments in the R-3 and R-4 zones are included in each of the nine original neighborhoods as well as the Town Center and Pilgrim Triton neighborhoods.

AB 686 requires an analysis of sites identified to meet RHNA obligations for their ability to affirmatively further fair housing. As indicated in the AFFH analysis, all of Foster City is considered a high resource area. In addition, there are not concentrations of poverty or significant racially segregated housing areas. Foster City’s primary issue is the high cost of housing and the need for more affordable housing.

Location of Existing Affordable Housing

The geographic distribution of existing deed restricted below market rate housing is shown in Figure 2. These units are located primarily in the central core of the City along East Hillsdale Boulevard from Metro Senior Apartments on Village Lane and Town Green Lane on the west to Miramar Apartments at Gull Avenue on the east, with Marlin Cove Apartments on Foster City Boulevard being the most southerly location. ADUs and the Existing Unit Purchase Program provide scattered additional affordable housing units throughout the single family neighborhoods.

Distribution of Sites in the Sites Inventory

The proposed housing sites in the Sites Inventory are well distributed throughout the City. The additional housing site locations in the Sites Inventory will expand deed restricted affordable housing to the southern edge of the City with inclusion of the Lantern Cove and Schooner Bay sites and farther west to the Harbor Cove site. In addition, ADUs distributed throughout the single-family neighborhoods with increase housing options in these areas.

¹ HCD Site Guidebook, p. 8-9,

Potential Effect on Patterns of Segregation

Although Foster City doesn't have significant segregation issues within the City, from a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of segregation, disparate impacts for impacted racial and ethnic groups, and foster more inclusive communities free from barriers that restrict access to opportunity.

Potential Effect on Access to Opportunity

The wide distribution of housing sites will provide additional housing options for lower-income households to choose housing near amenities and services that are important to them, such as parks, schools, transit, or other features. The sites in the Sites Inventory were selected based on accessibility to a variety of services and amenities, such as parks, schools, shopping, transit, and transportation. From a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disparate impacts for impacted racial and ethnic groups by providing more affordable housing choices near desirable resources such as employment and high-quality education. This will foster more inclusive communities free from barriers that restrict access to opportunity.

Potential Effect on Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."²

Overpayment is a significant housing challenge for lower-income residents. There is not a geographic concentration of cost burdened renters, but there are concentrations of cost burdened owners. There are disparities in housing cost burden in Foster City by race and ethnicity. Black or African American (58%) and Hispanic households (42%) experience the highest rates of cost burden in the City. Asian (29%) and non-Hispanic White households (30%) are least likely to be cost burdened.

The increased quantity and distribution of affordable housing as proposed in the Sites Inventory will address disproportionate housing needs by providing more affordable housing in a wider variety of locations in the city. From a broader regional perspective, providing increased lower-income housing opportunities in a high resource community such as Foster City will help overcome Countywide and regional patterns of disproportional housing needs.

² California Department of Housing and Community Development Guidance, 2021, page 39.

SITES INVENTORY

The Sites Inventory includes several categories of sites. This section describes the Sites Inventory Methodology and then includes a detailed discuss of the sites in each category. The categories of sites in Foster City include:

- Pipeline projects (units permitted or under construction but not completed as of June 30, 2022).
- Proposed Projects (projects that have submitted an application but are not yet approved).
- Accessory Dwelling Units (ADUs).
- Sites from the previous (5th) cycle Housing Element.
- Non-vacant residentially zoned sites capable of additional development.
- Non-vacant non-residentially zoned sites capable of residential or mixed-use development.

SITES INVENTORY METHODOLOGY

The City has identified adequate sites to accommodate the remaining RHNA and a healthy buffer for all income categories after credits are applied. To identify suitable sites, the City identified sites that currently allow residential uses or are appropriate to rezone to allow residential uses. Sites that are appropriate for residential development include the following:

- Sites identified in the 2015-2023 Housing Element that are still available;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

From the remaining sites, the City and consultant team used HCD guidance and trends from recent projects to calculate the realistic capacity of sites, as described in this section.

Recent Development Trends

The City has had several multi-family developments built in recent years, including a 100% affordable senior apartment housing development. Table 2 presents recent residential developments within the City. These developments represent the completion of the Pilgrim Triton and Foster Square master planned areas. Each master planned area was subject to a negotiated Development Agreement that established the maximum number of units including below market rate units. Each development included 20% below market rate housing. Foster Square includes the 66-unit Alma Point 100% affordable senior apartments, owned and managed by Mid-Pen Housing. The developments in Pilgrim Triton include 20% below market rate units mixed with market rate units.

Table 2: Recent Development Densities

Project Name	Site Size (Acre)	Zoning District	Unit Count	Built Density (du/ac)	Yield	Status
Foster Square						
Alma Point Senior Apartments	0.8	CM/PD/SHO	66	82.5	--	Completed in 2016
Atria	1.41	CM/PD/SHO	131	92.9		Completed in 2016
Foster Square Condos	5.0	CM/PD/SHO	200	40.0		Completed 2017-2021
Pilgrim Triton						
One Hundred Grand Apartments	3.4	CM/PD	166	48.8		Completed 2015
Triton Apartments	3.8	CM/PD	200	52.6		Completed 2016
Waverly Cove Townhouses	1.5	CM/PD	20	13.6		Completed 2020
Workforce Apartments	0.7	CM/PD	22	31.0	--	Completed April 2022
Laguna Vista Condominiums	4.1	CM/PD	70	17.2	--	Under Construction
Average Density				42.3		

Source: Foster City Community Development Department

Site Criteria

The City examined several factors to assess the suitability and feasibility of properties for residential development, using the criteria included in Housing Element Program H-D-1-a, which are closely related to the recommended “Best Practices” in the HCD Site Inventory Guidebook. In order to have measurable indicators, the following were used:

- Distance to major roadways. The City’s roadway system is classified into arterials, collectors, and local streets as indicated on Map G-5 in the Land Use and Circulation Element. Proximity to an arterial would minimize impacts on local streets.
- Distance to an evacuation route. Foster City is basically an island with limited ingress/egress points: East Hillsdale Blvd. to San Mateo, SR 92 on/off ramps at Edgewater Blvd. and Foster City Blvd., and East Third Avenue to San Mateo. From the areas south of SR 92, access to East Hillsdale Blvd. was used to gauge distance to a major evacuation route.
- Distance to a park.
- Distance to a grocery store.
- Distance to a bus stop (excluding the routes intended for school children).
- Distance to the public library or City Recreation Center.
- Adjacencies. The percentage of border not adjoining single-family or townhouse development was used to identify sites with more ability to locate new units away from existing low-density development.
- Affirmatively furthering fair housing by expanding the geographic distribution and variety of housing types and sizes in the City.

The application of these site criteria to the sites is provided in Table 3.

Table 3: Housing Site Selection Criteria

Site Name	Distance to Arterial St	Distance to E. Hillsdale Blvd (Evacuation)	Distance to Park	Distance to Grocery Store	Distance to Bus Stop	Distance to Rec Center or Library	% Border with SF or TH	AFFH-Expand Locations	Size
Pipeline Projects									
Laguna Vista Condos & Apartments	0.0	0.0	0.0	0.7	0.1	0.5	0	N	
Project Applications									
Lantern Cove	0.3	1.4	0.2	0.8	0.8	2.0	13%	Y	16.8
Schooner Bay	0.0	1.7	0.1	1.0	1.1	2.2	0%	Y	24.8
Eaves Apartments MF ADUs	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11
Triton Apartments MF ADUs	0.1	0.1	0.0	0.9	0.1	0.6	0%	N	
RHNA 5 Sites									
Franciscan Apartments	0.0	0.4	0.0	0.5	0.0	0.6	30%	N	6.4
Sand Cove Apartments	0.0	0.3	0.0	0.1	0.0	0.0	0%	Y	8.77
The Lagoons Apartments	0.0	0.4	0.0	0.5	0.1	0.2	0%	Y	9.64
Beach Cove Apartments	0.0	0.7	0.1	0.1	0.1	0.8	14%	Y	18.7
Shadow Cove Apartments	0.0	0.8	0.2	0.1	0.0	0.9	15%	Y	7.9
Harbor Cove Apartments	0.0	0.0	0.0	0.2	0.0	0.6	0.0	Y	15.1
Other Residential Sites									
Eaves Apartments	0.0	0.9	0.2	0.1	0.1	1.0	42%	Y	11.0
Foster's Landing Apartments	0.0	0.3	0.1	0.4	0.1	0.1	0%	N	46.35
Commercial Sites to Convert or Allow Mixed Use									
OSH	0.0	0.0	0.2	0.6	0.1	0.5	0%	N	6.345

Notes: = Up to 0.5 miles; less than 30% border with SF or TH

 = 0.6 to 0.9 miles; 30% or more border with SF or TH

 = 1.0 miles or more

Y = would expand geographic area of BMR housing

N = would not expand geographic area of BMR housing

Source: Urban Planning Partners and Foster City Community Development Department.

Infrastructure Availability

Parcels included in the sites inventory must have sufficient water, sewer, and dry utilities available and accessible to support housing development. The Housing Element must describe existing or planned, water, sewer, and other dry utilities supply, including the availability and access to parcels on the sites inventory, distribution facilities, general plan programs or other mandatory program or plan to support housing development on the site. The Housing Element must include sufficient detail to determine

whether the service levels of water delivery/treatment systems and sewer treatment facilities are sufficient and have the capacity to accommodate development on all identified sites. If infrastructure is not available, the Housing Element must include a program that ensures access and availability to infrastructure to accommodate development within the planning period.

All of the sites in the Sites Inventory are currently developed and therefore have infrastructure available at the site.

One of the critical infrastructure components in Foster City is the water supply. All of the water used in the City/Estero Municipal Improvement District is purchased from the San Francisco Public Utilities Commission. The Urban Water Management Plan and Water Shortage Contingency Plan indicate that in multiple dry years, a sequence of conservation measures is necessary to ensure an adequate water supply. In order to ensure there is adequate water supply, Housing Program H-A-3-c is included as follows:

- H-A-3-c **Water Supply for New and Renovated Developments.** Work with EMID to develop water conservation requirements for new and renovated developments that will provide sufficient water capacity to accommodate the RHNA. If necessary, require new and renovated developments to be “net neutral,” i.e., use both on-site and off-site conservation measures to not increase net water demand.
 Target: 2023-2024
 Responsible Agency: Community Development Department and EMID

Affirmatively Furthering Fair Housing (AFFH)

This means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” For purposes of the sites inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. Instead, sites identified to accommodate the lower-income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing.

Default Density

The statute allows jurisdictions to use higher density as a proxy for lower-income affordability, in other words—be able to skip detailed analysis of the economic feasibility of providing lower-income units on a site if the site is zoned to accommodate a default density. Parcels must be zoned to allow sufficient density to accommodate the economies of scale needed to produce affordable housing. Because San Mateo County is considered a “metropolitan county,” the default density is at least 30 units per acre. “At least” means the density range allowed on the parcel must include the default density.

Size of Sites

Parcel sizes between 0.5 acres and 10 acres in size are considered to be able to accommodate development for lower-incomes. Parcels smaller than 0.5 acres or larger than 10 acres in size require additional analysis to demonstrate that they can accommodate the lower-income RHNA. Otherwise,

they can be used in the sites inventory to count toward the moderate or above-moderate RHNA. The sites inventory does not include any sites less than 0.5 acres. For the sites that are larger than 10 acres in size, additional analysis is included.

Realistic Capacity Analysis

The statute requires an analysis of the realistic capacity of each site. This can include:

- Use of minimum densities provided by the zoning of the parcel, or
- Utilize various factors to calculate realistic capacity and describe the methodology used including:
 - Typical densities of existing or approved residential development at a similar affordability level.
 - Current or planned availability and accessibility of infrastructure.
 - Applicable land use controls and site improvement requirements.
 - Adjust for any areas that cannot be developed.

The capacity calculation must be adjusted to reflect the realistic potential for residential development, including factors such as local or regional development trends, track records/past production trends for similar sites, and current or planned availability of infrastructure.

Non-Vacant Sites

There are special considerations and analysis required to include nonvacant sites in the Sites Inventory. A nonvacant site is a site with any sort of existing use, including sites with structures, improvements, or income production. If the inventory identifies non-vacant sites to address a portion of the RHNA, the Housing Element must describe the realistic development potential of each site within the planning period (2023-2031). The analysis must consider the extent that the non-vacant site's existing use impedes additional residential development, the jurisdiction's past experience converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives or standards that encourage additional housing development on the non-vacant sites.

For jurisdictions that rely on non-vacant sites for more than 50% of the lower-income RHNA, the non-vacant site's use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. Foster City's Sites Inventory relies on non-vacant sites for more than 50% of the lower-income RHNA.

Examples of substantial evidence that an existing use will likely be discontinued in the current planning period include, but are not limited to:

- The lease for the existing use expires early within the planning period;
- The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses;
- There is a development agreement that exists to develop the site within the planning period;
- The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period; or

- The property owner provides a letter stating its intention to develop the property with residences during the planning period.

SITES FROM THE PREVIOUS (5TH) CYCLE HOUSING ELEMENT

Sites that were used in the previous Housing Element can be reused if certain requirements are met:

- A program is included requiring rezoning to allow residential use “by right” at specified densities for projects that include at least 20% of units affordable to lower-income households – OR –
- If a site is rezoned to a higher density, it can be considered a “new” site (only if it was not utilized to accommodate a shortfall of sites to accommodate the previous RHNA).

Sites that were used in the previous RHNA 5 Housing Element cycle but not yet redeveloped are shown in Table 4. No sites from RHNA 4 Housing Element are proposed to be reused. The location of these sites is shown on Figure 2.

Table 4: Sites Used in Previous RHNA 5 Housing Element (2015-2023)

Site	Acres	Zoning in RHNA 5 Housing Element	Current Zoning	Proposed Zoning to be Adopted Concurrent with Housing Element	Existing Density (units/acre)	Density per General Plan (units/acre)
Harbor Cove	15.1	R-3	R-3	R-4/PD	26.49	20-35
Beach Cove	18.7	R-4/PD	R-4/PD/AHO	Same with by right provision	22.25	20-35
Franciscan	6.4	R-3	R-3/AHO	R-4/AHO	19.06	20-35
Sand Cove*	8.77	R-3/PD	R-3/PD/AHO	R-4/PD/AHO	19.16	20-35
Lagoons*	9.64	R-3/PD	R-3/PD/AHO	R-4/PD/AHO	18.26	20-35
Shadow Cove	7.9	R-4/PD	R-4/PD/AHO	Same with by right provision	20.84	20-35

* The Lagoons was formerly part of Sand Cove

Source: Foster City Community Development Department

As in the previous Housing Element, these sites were deemed appropriate for additional development after analysis of the following factors:

- **Existing Density.** Site with lower existing densities may be more likely to consider redevelopment if they increase their density. Many of the older apartment developments have a density of less than 20 units/acre.
- **Land Area.** A larger site could mitigate potential impacts with increased setbacks and/or lower heights near the adjacent developments.
- **Age.** The older apartment developments are believed to be more likely to be considering making significant investments in either upgrading or redeveloping their property in order to remain competitive in the marketplace and/or to correct existing problems.

- **Adjacent Uses.** Site that border streets and/or the lagoon, will be able to redevelop with less significant impacts on adjacent development, compared to sites that have more adjacencies to single-family developments.

In addition, these sites are located in the central part of the city, near public transit, parks, retail, major public amenities such as the Recreation Center and Library and are all located adjacent to major arterials providing direct access to the City's major evacuation routes.

The preliminary applications to redevelop the Lantern Cove Apartments and Schooner Bay Apartments with additional units illustrates the economic viability of redeveloping older, larger, existing apartment developments. The age of the sites reused from the previous Housing Element are more than ten years older than Lantern Cove and Schooner Bay, making redevelopment of them even more likely to be economically viable. The relatively large size of the sites provides options to place the higher density portions of the development away from edges that border existing lower density uses.

Other examples of redevelopment of apartment properties approved or constructed in the area are further evidence of the economic viability of redeveloping existing apartment sites, including:

- Village Lake in Mountain View, 777 West Middlefield Road: construct 716 new apartment units (including 144 affordable units), replacing 208 existing apartment units.
- Laguna Clara in Santa Clara: removal of 42 units, retaining 222 units, addition of 225 units over a parking garage for a total of 447 units on the site.
- Reserve at Mountain View, 870 East El Camino Real: removal of 42 units, addition of 233 units for a total of 371 units on the site.
- 555 Middlefield Road, Mountain View: Retain 402 existing units, addition of 323 units, for a total of 725 units on the site.

The addition of ADUs at multi-family properties is another way to add units to existing apartment developments. Foster City has recently received several preliminary applications for multi-family ADUs, as described above, including at The Eaves and The Triton. A similar proposal for multi-family ADUs at Harbor Cove was submitted in 2021.

The owner of three of the sites, Beach Cove, Sand Cove, and Shadow Cove, has expressed interest in developing additional units at their sites. These indications of owner interest as well as the examples of redevelopment and multi-family ADUs provide evidence that the addition of units at similar properties is economically feasible.

Harbor Cove

This site borders Edgewater Boulevard on the west, East Hillsdale Boulevard on the north, Foster City Lagoon on the east and the Isle Cove condominium development on the south. The 15.1-acre site contains 400 apartment units at an existing density of 26.49 units per acre. The apartment buildings are three stories with a combination of carports and surface parking concentrated in three large carport areas. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The existing zoning is R-3.

The owner has made significant investments in building renovations in 2015-2016, making it less likely that those buildings would be redeveloped. However, there is potential to redevelop the parking areas with units above parking. The concentration of the existing parking into three areas of the site provides potential to redevelop those portions of the site with units located above parking without removing existing buildings. Given that the two largest existing parking areas occupy more than two acres, a reasonable additional capacity in these two parking areas is 70 units at 35 units per acre plus providing replacement parking for the existing units.

In addition, the owners of Harbor Cove submitted preliminary plans to the City in 2021 for the addition of 21 ADUs in some of the existing unused storage rooms and two free standing unused laundry rooms. Combining the capacity for 70 units in the carport areas and 21 ADU yields a reasonable capacity of 91 units.



Harbor Cove Apartments



Harbor Cove Apartments Site

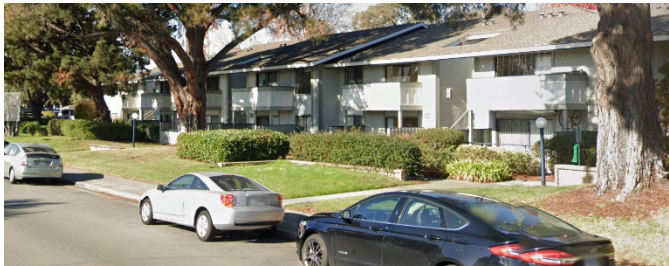
Beach Cove

This site is located on Catamaran Street between Marlin Avenue and Clipper Lane. The site borders the Martinique Cove single family homes on the west, Foster City Lagoon and Marlin Cove mixed use site on the north, a small section of Marlin Avenue on the east, and Catamaran Street on the south. The 18.7-acre site contains 416 apartment units at an existing density of 22.25 units per acre. It was built in 1973. The apartment buildings are two-stories with a combination of carports and open surface parking. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. Beach Cove is zoned R-4/PD/AHO, which allows up to 35 units per acre.

The site includes two large parking areas near the center of the site that have potential for hosting additional units without displacing existing tenants. The owner has indicated that some of the amenity spaces are under-utilized and/or redundant and may also provide potential space for additional units. The owner has indicated an interest in developing additional units at the site.

A reasonable development capacity for the site is 35 units per acre given that the site borders the Lagoon, existing multi-family, or streets with a relatively short border with Clipper Lane. None of the property lines abut single family or townhouse yards. The site is near shopping, parks, transit, and two arterial streets. Development at 35 units per acre would yield 239 additional units.

The owner of Beach Cove Apartments, Woodmont Companies, has submitted a letter dated March 24, 2022 indicating they are interested in working with the City to create a plan for additional units and have requested that their site be included in the Housing Element Sites Inventory.



Beach Cove Apartments



Beach Cove Apartments Site

Franciscan

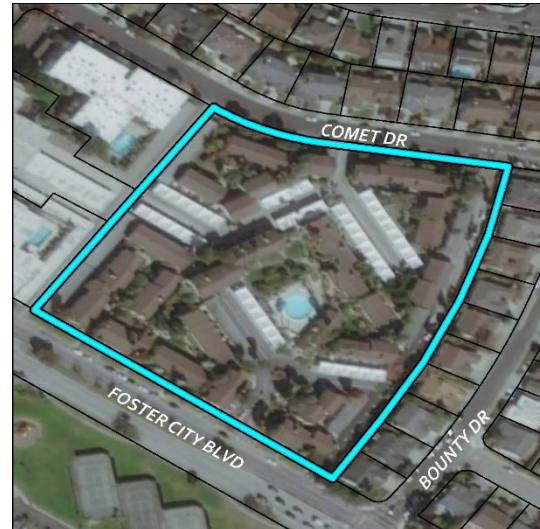
This site has frontages on both Foster City Boulevard and Comet Drive and borders Kula Kai and Tradewinds Apartments on the west and single-family homes on the east. The 6.45-acre site contains 122 apartments at an existing density of 18.91 units per acre. It was built in 1964. The apartment buildings are two stories with parking provided primarily in carports. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The Franciscan is zoned R-3/AHO.

A reasonable development capacity for the site is 35 units per acre given that the site is in the heart of the City and on an arterial with public transit. The site is large enough that massing could be set back from the one border adjoining single-family homes. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 104 additional units.

Owner interest at similar properties is an indication that creating additional units at the Franciscan would also be economically feasible.



Franciscan Apartments



Franciscan Apartments Site

Sand Cove

This site borders Shell Boulevard, the Recreation Center tennis court parking area, and the Foster City Lagoon. The 8.77-acre site contains 168 apartment units at an existing density of 19.16 units per acre. It was built in 1970. The apartment buildings are two stories with parking provided primarily in carports. The site is one of the two RHNA 5 sites (with the Lagoons) with no borders adjoining other existing residential uses. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning of the site is R-3/PD/AHO.

The carports are arranged along the Shell Boulevard frontage and the border with Leo Ryan Park to the north. The setback on Shell Boulevard is larger than across the street at Foster's Landing and could provide additional buildable area than the current layout.

A reasonable development capacity for the site is 35 units per acre given that the site is in the heart of the City and on an arterial with public transit. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 139 additional units.

The owner of Sand Cove Apartments, Woodmont Companies, has submitted a letter dated March 24, 2022, indicating they are interested in working with the City to create a plan for additional units and have requested that their site be included in the Housing Element Sites Inventory.



Sand Cove Apartments



Sand Cove Apartments Site

The Lagoons

The Lagoons was originally part of the Sand Cove development and has the same architectural style. The site borders Bounty Drive on the north, Shell Boulevard on the west, Boat Park on the east, and the Lagoon on the south. The site is one of the two RHNA 5 sites (with Sand Cove) with no borders adjoining residential uses. The 9.64-acre site contains 176 apartments for a density of 18.28 units per acre. The apartment buildings are two stories with parking provided primarily in carports. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning for the site is R-3/PD/AHO.

The carports are arranged along the Bounty Drive frontage and the border with Boat Park to the east. The setback on Bounty Drive is larger than across the street at Foster's Landing and could provide additional buildable area than the current layout.

A reasonable development capacity for the site is 35 units per acre given that the site is in the heart of the City between two arterials with public transit. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 161 additional units.

Owner interest at similar properties is an indication that creating additional units at the Lagoons would also be economically feasible.



The Lagoons Apartments



The Lagoons Apartments Site

Shadow Cove

The site borders Foster City Boulevard on the west, Foster City Lagoon on the north, single family development on the east, and Marlin Avenue on the south. The 7.9-acre site contains 164 apartments for a density of 20.76 units per acre. The apartment buildings are two stories with parking provided primarily in carports. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning for the site is R-4/PD/AHO.

The carports are arranged along the Foster City Boulevard and Marlin Avenue frontages, and the border with Leo Ryan Park to the north. The setback on Shell Boulevard is larger than across the street at Foster's Landing and could provide additional buildable area than the current layout.

A reasonable development capacity for the site is 35 units per acre given that the site is in the heart of the City and on an arterial with public transit. The site is near shopping, parks, transit, and City services. Development at 35 units per acre would yield 113 additional units.

The owner of Shadow Cove Apartments, Woodmont Companies, has submitted a letter dated March 24, 2022 indicating they are interested in working with the City to create a plan for additional units and have requested that their site be included in the Housing Element Sites Inventory.



Shadow Cove Apartments



Shadow Cove Apartments Site

Rezoning Program for Reuse of RHNA 5 Sites

Per the requirements for reusing sites, these sites would need to be either: 1) rezoned to allow residential use “by right” at specified densities that include at least 20% of units affordable to lower-income, or 2) to rezone them to a higher density.

As identified in Table 5, three (3) of the sites are zoned R-3, Medium Density Multiple-Family Residence or R-3/PD, Medium Density Multiple-Family Residence/Planned Development and two (2) of the sites are zoned R-4/PD, High Density Multiple-Family Residence. The R-3 zoning allows a maximum density of 19.89 units per acre. Following the addition of minimum densities into the General Plan providing a range of 20-35 units per acre for the Apartment Residential designation, the R-3 zoning became technically inconsistent with the General Plan because it allows only 19.89 units per acre instead of 20 units per acre.

Pursuant to the HAA, sites zoned R-3 are entitled to use the General Plan density of 35 units/acre because the R-3 allowed density of 19.89 is less than the minimum density of 20 units per acre included in the General Plan for Apartment Residential.

This Housing Element includes Program H-D-1-c providing zoning actions to be approved concurrently with or prior to adoption of this Housing Element, including these actions that relate to the RHNA 5 sites:

- **Rezone R-3 RHNA 5 sites to R-4.** These sites include Harbor Cove, Franciscan, Sand Cove, and The Lagoons.
- **Rezone R-4 RHNA 5 sites to allow by right development for projects with 20% or more lower-income units.** These sites include Beach Cove and Shadow Cove.
- **Amend R-3 (Chapter 17.18) and R-4 (Chapter 17.20) for consistency with General Plan minimum and maximum densities.**

Amending the R-3 zoning to be consistent with the General Plan minimum density will provide the City with the ability to designate some properties for lower allowed density than the R-4 District. Rezoning the carryover R-3 sites in the Sites Inventory to R-4 is appropriate given the locations of these properties near the center of the City with access to arterials, transit, shopping, parks and other amenities. The relatively large size of the sites provides opportunities to add new units with minimal impacts to the surrounding neighborhood. These sites have been previously analyzed in the 2015-2021 Housing Element and deemed to be suitable for additional units due to their size, location, and surroundings.

Amending the R-4 zoning to provide a range of 25 to 35 units per acre would not increase the maximum density but would establish a minimum density for any redevelopment of these sites.

Table 5: Capacity of Sites Reused from Previous RHNA5 Housing Element

Site Name	APN	Address	Acres	Existing Zoning	Proposed Zoning	Affordability Category	Additional Capacity
Harbor Cove	094-470-420	900 E. Hillsdale Blvd	15.1	R-3	R-4/PD	Lower	91
Beach Cove	094-320-040, 094-330-010	699-703 Catamaran St	18.7	R-4/PD/AHO	R-4/PD/AHO with by-right for redevelopment with 20% lower income	Lower	239
Franciscan	094-091-020	888 Foster City Blvd	6.4	R-3/AHO	R-4/PD/AHO	Lower	104
Sand Cove	094-470-160	777 Shell Blvd	8.77	R-3/PD/AHO	R-4/PD/AHO	Lower	139
Lagoons	094-472-010	611 Bounty Dr	9.64	R-3/PD/AHO	R-4/PD/AHO	Lower	16
Shadow Cove	094-312-420	1055 Foster City Blvd	7.9	R-4/PD/AHO	R-4/PD/AHO with by-right for redevelopment with 20% lower income	Lower	113
Total							847

Source: Foster City Community Development Department

PIPELINE PROJECTS

Units permitted or under construction but not yet completed as of June 30, 2022, will count toward the 2023-2031 RHNA. The only residential units permitted or under construction as of June 30, 2022 are in the Pilgrim Triton Phase C (Laguna Vista) development and four ADUs, as shown in Table 6. Of the 70 Laguna Vista condominiums, 24 were granted occupancy as of June 30, 2022, leaving 46 units under construction, all of which are above-moderate income. In addition, the 22-unit Workforce Apartments were not completed as of June 30, 2022 and will therefore count toward the 2023-2031 RHNA. In addition, there are four ADUs under construction, for a total of 62 Pipeline Units.

Affordability of ADUs is projected based on surveys of existing ADUs as reported in "Draft Affordability of Accessory Dwelling Units," prepared by ABAG Housing Technical Assistance Team with Funding from REAP, dated September 8, 2021.

Table 6: Pipeline Projects

Site Name	APN	Address	Zoning	Affordability Category	Capacity
Laguna Vista	094-013-020	Pilgrim Drive	CM/PD	Above-Moderate	46
Workforce Apts	094-013-020	501 Pilgrim Drive	CM/PD	Very low, Low	22
ADUs	Various	Various	R-1	Very low, Low, Moderate	4

Source: Foster City Community Development Department

PROPOSED PROJECTS

Proposed projects are those that have submitted an application but have not yet been approved. Affordability must be based on the projected sales prices, rent levels, or other mechanisms establishing affordability. There are several proposed project applications in this category as listed in Table 7.

Table 7: Proposed Projects

Site Name	APN	Address	Acres	Zoning	Affordability Category	Capacity
Lantern Cove	097-160-110	244 Rock Harbor Lane	16.8	R-3/PD/AHO	Extremely low, very low, low, above moderate	356
Schooner Bay	097-150-050, -110, -120, 097-140-070, -080	South end of Edgewater Blvd	24.8	R-3/PD	Extremely low, very low, low, above moderate	646
Eaves Apartments ADUs	094-141-010	700 Marlin Ave	11.0	R-3	Very low, low, moderate, above moderate	22
Triton Apts. ADUs	094-013-040	55 Triton Park Lane	3.8	CM/PD	Very low, low, moderate, above-moderate	10
Total						1,034

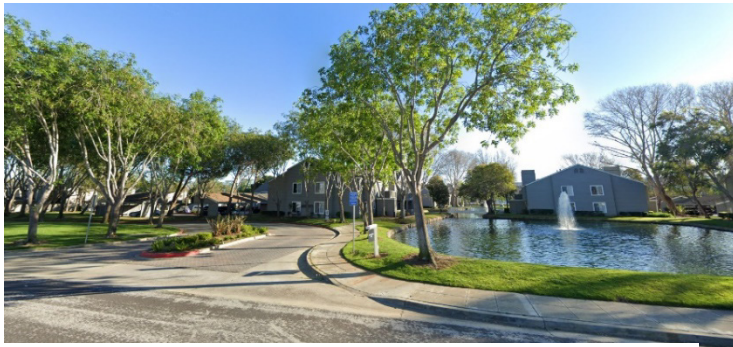
Source: Foster City Community Development Department

Lantern Cove

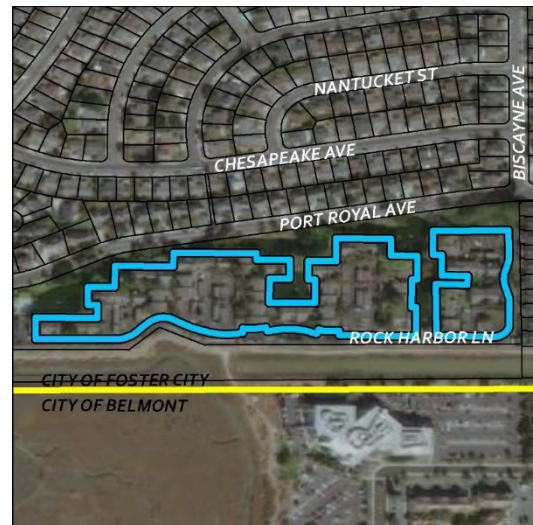
Lantern Cove is located on the southern boundary of the City with access from Port Royal Avenue between Biscayne Avenue and Boothbay Avenue. The 16.8-acre site currently includes 232 apartments in two-story buildings built in 1985. The existing site density is 13.8 units per acre.

A preliminary application was submitted in 2020 for 356 additional units at Lantern Cove. The application includes removal of 64 units, constructing a new building with 420 units for a net new 356 units.

The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning of the Lantern Cove site, R-3/PD/AHO, includes the Affordable Housing Overlay (AHO) Combining District, which requires 4% extremely low-income, 4% very low-income and 7% low-income units for the net new units in development. In addition, the 64 replacement units replacing units removed would either need to include lower (very low- and low-income) units at the same ratio as the existing tenants or replacement units would be required to match the citywide average of lower-income renter households. Replacement units cannot also be counted as inclusionary units required by the AHO.



Lantern Cove Apartments



Lantern Cove Apartments Site

Schooner Bay

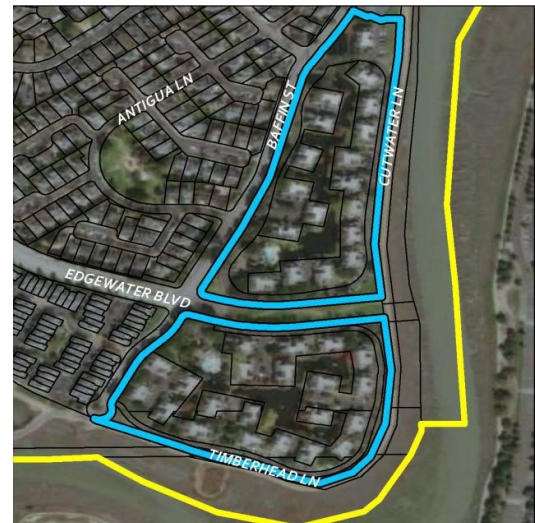
Schooner Bay is located in the southeast corner of the City at the end of Edgewater Boulevard. The 24.8-acre property includes 312 apartment units. The existing density is 12.58 units per acre.

Equity Residential has advised City staff that they will submit a preliminary application in April 2022 for 646 additional units at Schooner Bay Apartments. The application includes removal of 112 units and construction of 758 new units for a total of 646 net new units.

The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning of the Schooner Bay site, R-3/PD/AHO, includes the Affordable Housing Overlay (AHO) Combining District, which requires 4% extremely low-income, 4% very low-income and 7% low-income units for the net new units in development. In addition, the 112 replacement units replacing units removed would either need to include lower (very low- and low-income) units at the same ratio as the existing tenants or replacement units would be required to match the citywide average of lower-income renter households. Replacement units cannot also be counted as inclusionary units required by the AHO.



Schooner Bay Apartments



Schooner Bay Apartments Site

Eaves Apartments Multi-Family ADUs

The Eaves is located at the southeast corner of Foster City Boulevard and Marlin Avenue. The Eaves Apartments includes 288 units on 11 acres. The site is zoned R-3. State law and Chapter 17.78 of the Foster City Municipal Code allow multi-family ADUs up to 25% of the existing number of dwelling units. For The Eaves, this would allow a maximum of 72 ADUs. Multi-family ADUs are limited to 850 square feet for a studio or one-bedroom unit and 1,000 square feet for an ADU with two or more bedrooms. Up to two detached ADUs are permitted on a multi-family property and have the same size limits.

Preliminary plans were submitted in March 2022 for 22 multi-family ADUs at The Eaves Apartments. The ADUs would be created from existing tuck-under parking spaces, an existing second floor lounge, and also include two of the ADUs in a freestanding structure(s). The ADUs would be studio apartments of about 500 square feet each. Affordability of ADUs is projected based on surveys of existing ADUs as reported in "Draft Affordability of Accessory Dwelling Units," prepared by ABAG Housing Technical Assistance Team with Funding from REAP, dated September 3, 2021.



The Eaves Apartments



Eaves Apartments Site

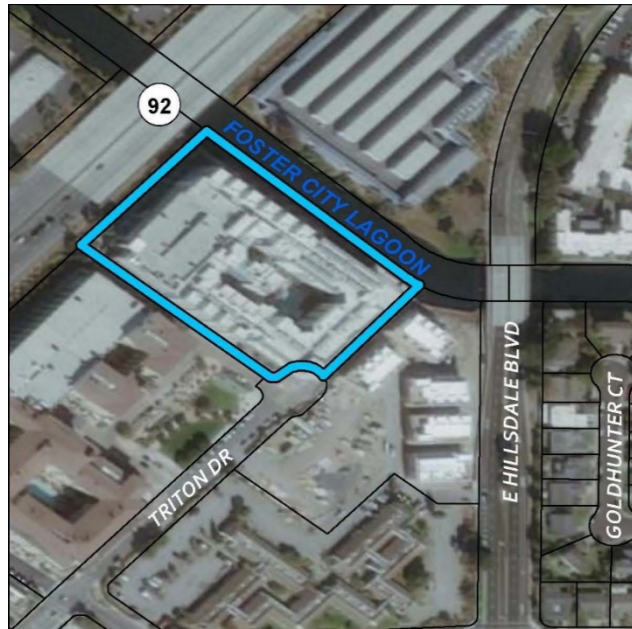
Triton Apartments Multi-Family ADUs

The Triton Apartments is located at 55 Triton Park Lane. The Triton Apartments includes 220 units on 3.8 acres. The site is zone CM/PD and is part of the Pilgrim Triton development.

Preliminary plans were submitted in January 2022 for ten (10) multi-family ADUs at The Triton Apartments. The ADUs would be created from the vacant retail space, including two levels of five units each in the existing “double height” retail space. The units include studio, one-bedroom, and two-bedroom units ranging in size from 400 square feet to 950 square feet. Affordability of ADUs is projected based on surveys of existing ADUs as reported in “Draft Affordability of Accessory Dwelling Units,” prepared by ABAG Housing Technical Assistance Team with Funding from REAP, dated 9/8/21.



The Triton Apartments



The Triton Apartments Site

ACCESSORY DWELLING UNITS

In addition to pipeline projects, HCD guidance stipulates that a projection of Accessory Dwelling Units (ADUs) expected to be built within the eight-year planning period can also be counted as part of the inventory. The units projected in this section include ADUs and Junior ADUs (JADUs) at single family houses (not multi-family ADUs). The City has had a few ADUs permitted and constructed at single family houses in recent years, particularly since 2018 State legislation was enacted to facilitate the construction of ADUs. Figure 6-1 shows the City's issuance of ADU building permits since 2015. Even if no more ADU permits were issued in 2022 after March 31, the City has issued an average of 2.66 building permits were issued for ADUs over the last three years (2020-2022), with the biggest growth in the last two years.

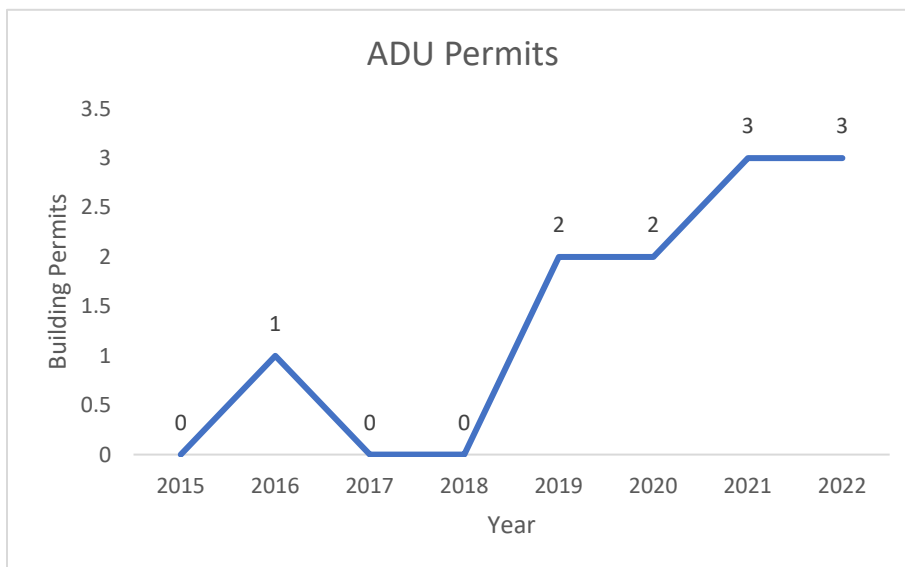


Figure 1: Foster City ADU Permit Trends

Note: 2022 number is for January through March.

Source: City of Foster City and Urban Planning Partners, 2022.

The significant growth in ADUs, including three permits issued in the first three months of 2022, indicates that the City can reasonably expect increased ADU production at the 2021 rate of three per year through the duration of the planning period, especially since the COVID-19 pandemic disrupted permitting and construction during much of 2020. At a rate of 3 ADUs/year, a total of 24 ADUs would be constructed in Foster City during the eight-year planning period this cycle. This number is conservative given additional changes in State law, the City's efforts to further facilitate ADU construction, actual ADU production over the last two years, and new programs to promote the production of ADUs. The City currently promotes ADUs by:

- A dedicated webpage on ADUs
- Allowing on-line permit submittal
- Special provision for unpermitted ADUs built before January 1, 2020 that a homeowner can request to the City's Chief Building Official to delay enforcing any building standards if the Building Official determines that the unpermitted ADU meets health and safety standards (This provision shall sunset on January 1, 2025.)

In addition, several new programs are included in the Housing Element to encourage the production of ADUs, including:

- H-D-4-b **ADU Financial Incentive Program.** Provide or partner with another organization to provide a financial incentive program for homeowners to construct an ADU that is restricted for lower-income households for 10-15 years.
 Target: create program by 2023; provide 10 units by 2031
 Responsible Agency: Community Development Department
- H-D-4-c **Preapproved ADU Designs and Expedited Review.** Adopt preapproved ADU and JADU designs/plans to streamline the review process, facilitate reduced applicant cost and expedited review for ADUs/JADUs. Ensure preapproved designs/plans provide choices and diversity in size to accommodate a variety of household sizes and types.
 Target: 2024
 Responsible Agency: Community Development Department
- H-D-4-d **Improved Public Information on ADUs.** Promote information and tools available to facilitate ADU construction. Provide easily accessible information on the City's website and at the public counter.
 Target: 2023 for improved website and counter information; then ongoing
 Responsible Agency: Community Development Department

In order to determine assumptions around ADU affordability in the Bay Area, ABAG further examined the data from a survey conducted by the University of California at Berkeley's Center for Community Innovation in collaboration with Baird + Driskell Community Planning. The survey received responses from 387 Bay Area homeowners who had constructed ADUs in 2018 or 2019. The analysis found that many ADUs are made available to family members, often at no rent. Of the ADUs that were on the open market (i.e., not rented to family or friends), most charged rents between \$1,200 and \$2,200. The ABAG analysis found that these market rate units were usually affordable to low- or moderate-income households. Table 8 shows the assumptions for affordability based on the survey findings and Foster City's estimated ADU projections based on the data. ABAG concluded that 60% of ADUs were affordable to lower-income (i.e., very low- and low-income households). Based on these affordability assumptions, Foster City's 24 ADUs projected in this planning period are estimated to fall into the income categories as follows: 7 ADUs would be affordable to very low-income households, 7 ADUs would be affordable to low-income households, 7 ADUs would be affordable- to moderate-income households, and 3 ADUs would be affordable to above moderate-income households.

Table 8: Estimated Affordability of Projected ADUs

Income Level	Percent of ADUs	Projected Number of ADUs
Very Low-Income (0-50% AMI)	30%	7
Low-Income (51-80% AMI)	30%	7
Moderate-Income (81-120% AMI)	30%	7
Above Moderate-Income (Over 120% AMI)	10%	3
Total	100%	24

Notes: AMI = Area Median-Income.

Source: Association of Bay Area Governments, 2021.

SUMMARY OF CREDITS TOWARD THE RHNA FROM PIPELINE AND PROPOSED PROJECTS AND ADUs

Table 9 shows the inventory of pipeline projects and proposed projects compared to the RHNA. The remainder of the sites inventory must demonstrate the ability to meet the remaining housing needs, after subtracting the pipeline project and proposed project units.

Table 9: Sites Inventory of Pipeline Projects, Proposed Projects, and ADUs

Site Name	Extremely Low, Very Low	Low	Moderate	Above Moderate	Total
Pipeline Projects					
Laguna Vista				46	46
Workforce Apartments	5	12	5		22
ADUs Under Construction	2	1	1		4
Proposed Projects					
Lantern Cove	28*	25		303	356
Schooner Bay	52*	45		549	646
Eaves Apartments MF ADUs	7	7	7	1	22
Triton Apartments MF ADUs	3	3	3	1	10
ADUs	7	7	7	3	24
TOTAL	104	100	23	903	1,130
RHNA	520	299	300	777	1,896
Remaining RHNA (Surplus)	416	199	277	(126)	(766)

* Half of the very low-income units in these developments will be extremely low-income pursuant to AHO requirements.

Source: Foster City Community Development Department

NON-VACANT RESIDENTIALLY ZONED SITES

In addition to the previous Housing Element sites, the City has selected some other non-vacant residentially zoned sites with potential for additional residential development, as shown in Table 10. Given the difficulties of aggregating and redeveloping ownership units, this leaves other apartment developments as the most likely candidates in the “residentially zoned” category. These sites were selected based on the same criteria discussed above.

The location of these sites is shown in Figure 2.

Table 10: Potential Housing Sites - Apartment Developments

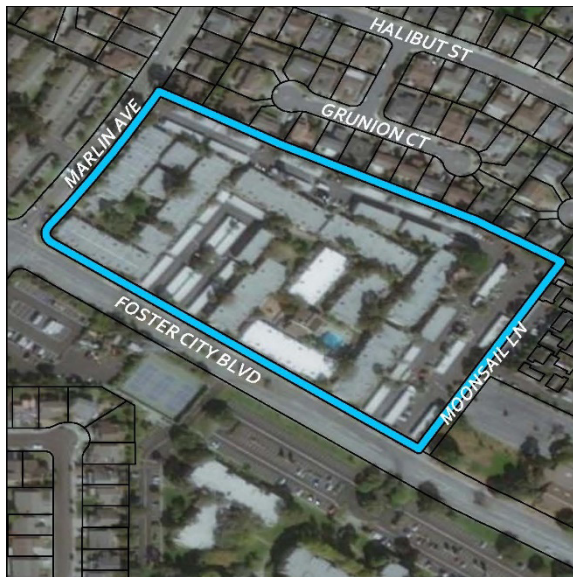
Site	Acres	Existing Units	Year Completed	Existing Zoning	Existing Density (units/acre)	Density per General Plan (units/acre)
Eaves Apartments	11.0	288	1970	R-3	16.36	35
Foster's Landing	46.35	490	1987	R-3/PD	10.57	35

Source: Foster City Community Development Department

Eaves Apartments

In addition to the current application for ADUs, the Eaves also has potential for redevelopment to create additional units, with or without removing existing units. The parking for the property is concentrated mostly in two large parking areas, which could be replaced with new building(s) with units above parking. The site could also be redeveloped where some of the existing units are removed and replaced with units above parking.

A realistic capacity for this site would be 35 units per acre, which would yield a potential for 100 additional units.



Eaves Apartments Site



The Eaves Apartments

Foster's Landing Apartments

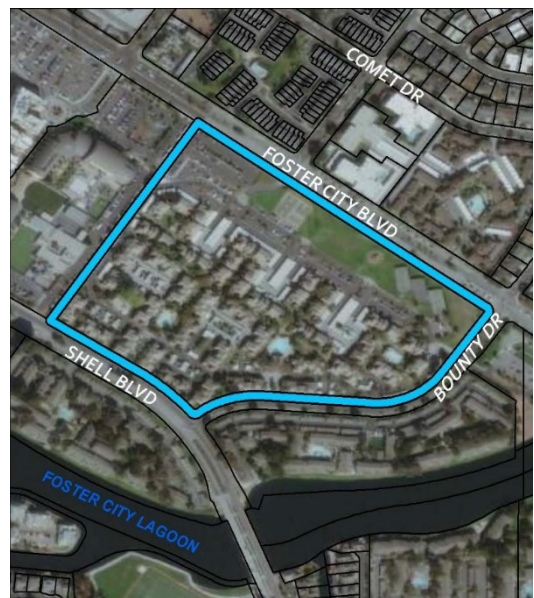
Foster's Landing is located between Foster City Boulevard on the northeast and Shell Boulevard on the southeast, Bounty Drive to the southeast, and South Road to the northwest. The 46.35-acre site contains 490 apartments for a density of 10.57 units per acre. The site is bordered by streets, sharing no borders with other residential properties. The apartment buildings are two and three stories with the two-story buildings along the Bounty Drive and Shell Boulevard frontages and taller buildings in the interior of the site. Parking is provided in a combination of garages, carports, and uncovered stalls. The General Plan Land Use Designation for the site is Apartment Residential, which allows densities of 20-35 units per acre. The zoning for the site is R-3/PD.



Foster's Landing

Approximately one-third of the site is encumbered with a PG&E easement that runs parallel to Foster City Boulevard. The PG&E easement is used for parking, recreation facilities and landscaping, as it does not permit structures to be located within the easement area. Foster's Landing also has a long-term agreement with the adjacent Peninsula Jewish Community Center (PJCC) for the PJCC's use of a parking area in the PG&E easement at the north corner of the site adjacent to South Road and Foster City Boulevard.

Three large areas of carports on the northeast side of the site provide opportunities to add additional units over parking with or without removing existing buildings. In addition, the garages provide opportunities for ADUs. The limitation on the number of ADUs is 25% of the existing units, or 122 units. Higher density buildings on the site would be compatible with the higher densities at the nearby Foster Square development, including



Foster's Landing Site

densities of 82.5 units per acre at Alma Point, 92.9 units per acre at Atria, and 40 units per acre at the Lennar Foster Square condominiums. Rather than projecting 35 units per acre over the entire site, given the PG&E easement, a more conservative average density of 30 units per acre across the entire site is more realistic given the large PG&E easement, and would yield 900 additional units.

The property owner, Essex Property Trust, has provided a letter dated April 6, 2022, expressing their interest in developing additional units at Foster’s Landing, citing similar efforts at many of their other properties in Southern California.

Table 11: Capacity of Other Non-Vacant Residential Sites

Site Name	APN	Address	Acres	Existing Zoning	Affordability Category	Additional Capacity
Eaves	094-141-010	700 Marlin Ave	11.0	R-3	Lower	100
Foster’s Landing	094-980-070	700 Bounty Drive	46.35	R-3/PD	Lower	900

Source: Foster City Community Development Department

NON-VACANT NON-RESIDENTIALLY ZONED SITES

The City has included one non-vacant non-residential site in the Sites Inventory.

1010 Metro Center Boulevard – OSH

The building at 1010 Metro Center Boulevard was formerly occupied by Orchard Supply Hardware and is now vacant. The site is 6.345 acres with frontage on both Metro Center Boulevard and Foster City Boulevard. The main entrance on Metro Center Boulevard is opposite the SR 92 eastbound on- and off-ramps. The site is bordered on the southeast by the four-story Century Plaza office building and on the southwest by the one-story KinderCare building at 1006 Metro Center Boulevard. Also nearby at the rear of the property is the eight-story Parkside Towers building.

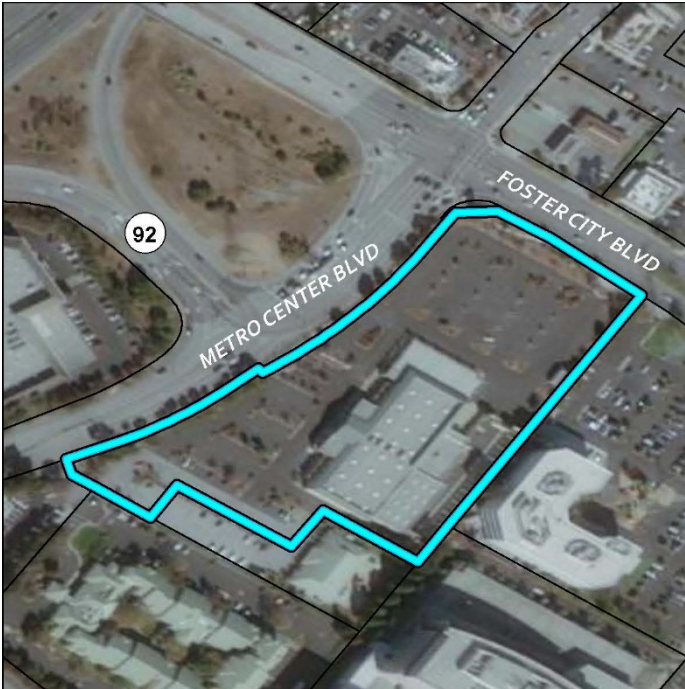
Approximately 30-40% of the site is encumbered with a PG&E easement along Foster City Boulevard that precludes buildings. The site is also encumbered with access and parking easements. The property is zoned C-2/PD and is part of the Metro Center General Development Plan. The General Plan Land Use designation is Town Center.

Given the large area of the property encumbered with easements, a realistic capacity is 35 units per acre applied to the entire site but with the development concentrated in the building portion of the site. A building of 4 to 8 stories would be similar to the height of other buildings adjacent to this site. At 35 units per acre, a realistic capacity is 222 units.

The property owner has provided a letter dated April 8, 2022, expressing interest in redevelopment of the site, indicating he is analyzing residential development scenarios and that the property could “accommodate a first-in-class multi-family rental or other residential type of community that would add to the housing options in Foster City and complement the surrounding mix of neighborhood uses.”



1010 Metro Center Boulevard



1010 Metro Center Boulevard

Table 12: Capacity of Other Non-Vacant Residential Sites

Site Name	APN	Address	Acres	Existing Zoning	Affordability Category	Additional Capacity
OSH	094-281-010	1010 Metro Center Blvd	6.345	C-2/PD	Lower	222

Source: Foster City Community Development Department.

SITES INVENTORY LIST

The Sites Inventory List with capacities including the sites discussed above is provided in Table 13. The location of these sites is shown on Figure 2.

Table 13: Sites Inventory

Site Name	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Capacity
Pipeline Projects						
Laguna Vista					46	46
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
<i>Subtotal</i>		7	13	6	46	72
Proposed Projects						
Lantern Cove	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs	7		7	7	1	22
Triton Apartments MF ADUs	3		3	3	1	10
<i>Subtotal</i>	90		80	10	854	1034
Accessory Dwelling Units						
ADUs	7		7	7	3	24
Previous Housing Element (RHNA5) Sites						
Franciscan Apartments	28		17	17	42	104
Sand Cove Apartments	38		22	22	57	139
The Lagoons Apartments	43		26	26	66	161
Beach Cove Apartments	65		38	38	98	239
Shadow Cove Apartments	31		18	18	46	113
Harbor Cove Apartments	25		15	15	36	91
<i>Subtotal</i>	230		136	136	345	847
Other Residential Sites						
Eaves Apartments	27		16	16	41	100
Foster's Landing Apartments	243		144	144	369	900
<i>Subtotal</i>	270		160	160	410	1,000
Commercial Sites to Convert to Residential or Allow Mixed Use						
1010 Metro Center (OSH)	60		36	36	90	222
<i>Subtotal</i>	60		36	36	90	222
Total	664		432	355	1,748	3,199
RHNA	520		299	300	777	1,896
Surplus (Deficit)	144		133	54	971	1,303
Surplus (Buffer) Percentage	28%		44%	18%	125%	69%

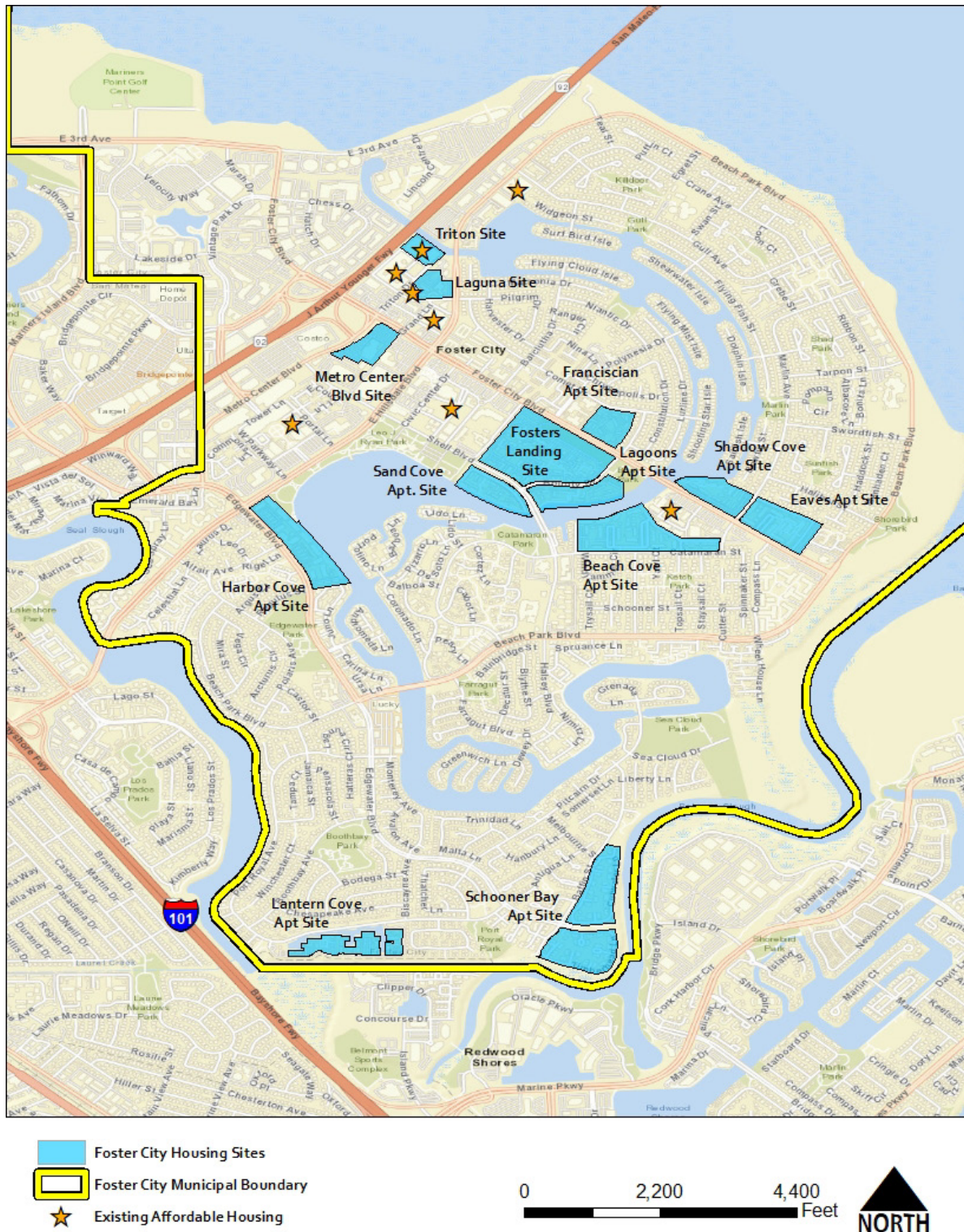


Figure 2: Map of Sites

Source: Foster City Community Development Department

FINANCIAL AND ADMINISTRATIVE HOUSING RESOURCES

In addition to physical resources such as housing sites, the City also has financial and administrative resources that can be utilized to assist the development of housing as well as address other housing needs. This section will discuss the financial and administrative resources available to the City to address housing needs.

FINANCIAL RESOURCES

City Financial Resources

Successor Agency Affordable Housing Fund

From the creation of the Community Development Agency in 1981 to the dissolution of redevelopment agencies by the State in 2012, the City's major source of funds for affordable housing was the Community Development Agency's housing set-aside fund. At the time the Agency was dissolved, the State "swept" \$12.1 million on the Agency's funds that were not already obligated. During that tenure of the Agency, 383 units of affordable housing were created, including both rental and ownership units (including First-Time Homebuyer Loans).

In 2012, the City Council exercised its right to become the Successor Housing Agency to the former Community Development Agency. All non-cash housing assets and obligations, including the affordable housing units formerly owned and operated by the Agency, and loans receivable from the Metro Center Senior Housing Project and individual borrowers under the former First Time Homebuyer Loan Program, were transferred to the Successor Agency. Continuing affordable housing obligations of the Successor Agency, including affordable housing obligations related to Marlin Cove and Miramar and monitoring affordable housing covenants in various developments, are funded from the tax increment received by the Successor Agency.

The budget for the Successor Agency includes continued expenditures related to operating and maintaining the six (6) City-owned affordable housing units, property management services, landscaping, and other maintenance costs, as well as initiatives that were formerly funded by the Agency that support and enhance the availability of affordable housing in Foster City, such as the HIP Housing Homeshare Program and HEART (Housing Endowment and Regional Trust) dues. Revenues going into the fund include rental income and loan repayments.

City Affordable Housing Fund

The City created a City Affordable Housing Fund in 2012 with initial funding from the one-time "boomerang" of \$3.3 million that was the City/EMID share of the one-time "sweep" of Community Development Agency funds. The City dedicated these funds to the development of the 100% affordable Alma Point Senior Apartments.

In 2016, the City Council adopted Ordinance 606, establishing Chapter 17.88, Affordable Housing Commercial Linkage Fee. This fee provides a mechanism for commercial development to pay a fee to offset the impacts of the development on the need for affordable housing. The first revenue of \$360,580 into this fund occurred in FY 2020-2021.

In March 2022, the City adopted Ordinance 644, establishing Chapter 17.90, Below Market Rate Inclusionary Housing Program, which allows payment of a Below Market Rate Housing In-Lieu fees for developments of five (5) to nine (9) units. Fractional fees are also allowed for all development for requirements of less than 0.50 below market rate units. These fees will also be placed into the City Affordable Housing Fund.

Federal, State, and County Financial Resources

Low-Income Housing Tax Credits (LIHTC)

The California Tax Credit Allocation Committee (TCAC) allocates federal and state tax credits to the developers of affordable housing for households at 30% to 60% of median income. This is a competitive process. Metro Senior Apartments, Miramar Apartments, and Alma Point Senior Apartments utilized tax credits.

Community Development Block Grant (CDBG)

CDBG is a federal program providing funds to jurisdictions that meet certain population thresholds. The jurisdiction can use the funds for a wide variety of purposes such as social services, capital projects, and affordable housing developments. Foster City does not meet the 50,000-population requirement to be an "entitlement city" and receive its own allocation of CDBG funds. The City has participated with San Mateo County via a Cooperation Agreement since 1975. Participation as part of the "Urban County" increases the amount of funds that come to the County for housing programs and makes the City eligible for grant opportunities or other programs that utilize these funds. The City has utilized these funds through the Rehabilitation Loan Program (now discontinued) and funding through other organizations, such as Rebuilding Together Peninsula. The Alma Point affordable housing project by MidPen Housing was able to use HOME funds, in part because the City had a Cooperation Agreement.

Permanent Local Housing Allocation (PLHA)

PLHA funds are awarded similar to the CDBG program. The funds can be used for a variety of projects and programs that assist in addressing housing needs. The City is able to participate through the County. In 2021, Foster City was awarded a grant of \$643,636 from San Mateo County to provide tenant relocation assistance and rental subsidies to tenants being displaced due to expiration of affordable housing covenants at Foster's Landing Apartments.

Section 8 Housing Choice Vouchers.

The Housing Choice voucher program is a federal program of the Department of Housing and Urban Development (HUD) administered by the San Mateo County Housing Authority. The voucher provides rental subsidies to low-income households to pay the difference between 30% of their income and the federally approved payment standard. The program allows households to find their own housing. Foster City adopted Chapter 5.72 in 2013 requiring landlords of a structure with more than ten units to accept Section 8 and other types of rental vouchers. Effective January 1, 2020, California source of income protections went into effect requiring all landlords in California to accept Section 8 and VASH (Veteran) vouchers and other forms of rental assistance.

APPENDIX D: HOUSING RESOURCES AND SITES

Veterans Affairs Supportive Housing (VASH) Vouchers

The VASH voucher program combines HUD's Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs.

Other State Resources

Many other housing funding programs are administered by the California Housing and Community Development Department (HCD). Housing developers and housing organizations are also eligible to apply for many of these programs.

Housing Endowment and Regional Trust (HEART)

HEART is a 501(c)(3) that was founded in 2003 as a public/private partnership among the cities in San Mateo County, the County, and the business, nonprofit, education, and labor communities to create more affordable housing in San Mateo County. To date, HEART has invested over \$19 million to fund over 1,300 affordable homes. HEART's programs include First-Time Homebuyer down payment assistance loans, loans to nonprofit developers to build or renovate affordable apartments near transit, and ADU plans and handbook.

HIP Housing

HIP Housing, under agreement with the City, provides a Home Sharing program that matches people who have space in their home to share, with people who are searching for an affordable place to live. HIP also provides a Self Sufficiency Program that provides housing scholarships and intensive trauma-informed case management to low-income parents and emancipated foster youth. HIP Housing Affordable Ventures (HHAV) also manages the six City-owned units in the Existing Unit Purchase Program as well as the 22-unit City-owned Workforce Apartments.

ADMINISTRATIVE RESOURCES

Foster City

The Community Development Department's three divisions each play a key role in supporting the provision of housing. The Planning/Code Enforcement Division ensures that new developments meet City standards as provided in the General Plan, Municipal Code, and other City policies. The staff also monitors the developments with below market rate units subject to Affordable Housing Regulatory Agreements, including review of annual reports and advising on issues as they arise. This includes the six City-owned units in the Existing Unit Purchase program and the new 22-unit Workforce Apartments project. The Planning/Code Enforcement Division staff also oversee implementation of other programs of the Housing Element. The Code Enforcement program is responsible for maintaining the appearance of the community in accordance with the requirements of the Municipal Code.

The Building Division is responsible for ensuring that all construction project permitting within the City comply with the California Building Code, the Foster City Municipal Code and all other applicable codes and regulations.

San Mateo County

The San Mateo County department of Housing includes the Housing & Community Development (HCD) and the Housing Authority of the County of San Mateo (HACSM). The HACSM administers the HUD Section 8 Housing Choice Voucher Program. The HCD team administers the County's Affordable Housing Fund and other housing programs.

The San Mateo County Human Services Agency coordinates programs to address homelessness in San Mateo County.

Partnerships

Foster City works with many local partners to provide and support housing opportunities. Some of these include:

- **Bridge Housing:** Owns and operates Metro Senior Apartments; City staff serves on the Board of Directors for Metro Senior Apartments.
- **CALL Primrose Center:** Provides food assistance to low-income individuals, families, and seniors.
- **LifeMoves:** Homeless services provider.
- **MidPen Housing:** Owns and operates Alma Point Senior Apartments.
- **Rebuilding Together Peninsula:** Home repairs for low-income homeowners.
- **Samaritan House:** Homeless services provider.

OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Elements are required by the State of California to include an Energy Conservation section that provides "an analysis of opportunities for energy conservation with respect to residential development" (Government Code Section 65583(a)(8)).

Energy conservation is needed in response to high energy costs that have continued to increase the cost of housing for the past several decades as well as concerns regarding climate change and the need to reduce greenhouse gas (GHG) emissions. Lowered monthly utility costs resulting from energy conservation also has the added benefit of contributing to the long-term affordability of housing. The sections below describe the ways Foster City requires and encourages energy conservation in housing.

STATE CODES AND GUIDELINES

The State of California is a nationwide leader in sustainable building practices. Written into the State Building Code are several sets of requirements and guidelines to facilitate the production of more environmentally friendly buildings. These requirements are updated every three years. The most recent version, the 2019 California Building Standards Code took effect on January 1, 2020. Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings) contains building standards that provide for energy efficiency. and focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards, residential and nonresidential ventilation requirements, and nonresidential lighting requirements.

APPENDIX D: HOUSING RESOURCES AND SITES

The California Building Code also includes green building regulations, referred to as CALGreen that requires minimum conservation standards. CALGreen includes some mandatory measures and some voluntary measures which can be adopted locally.

The City has included provisions for enhanced green building standards in development agreements for specific projects, such as LEED Silver or equivalent standards for Gilead Sciences, Pilgrim Triton Master Plan, and Chess/Hatch Offices.

FOSTER CITY CLIMATE ACTION PLAN

Foster City adopted a Climate Action Plan (CAP) in 2016 and is in the process of updating it in 2022-2023. The CAP includes targets, strategies, and measures to reduce GHG emissions. The City earned Beason Awards from the Institute for Local Government in 2017 and 2019 for its GHG reduction programs. Programs specifically related to residential buildings include elimination of some permit fees and expedited processing for solar permits.

LOCAL AND REGIONAL PROGRAMS

The Bay Area Regional Energy Network (BAYREN) is a coalition of the Bay Area's nine counties working to promote resource efficiency at the regional level, focusing on energy, water, and greenhouse gas reduction. BAYREN provides rebates and financing for a variety of energy upgrades.

PG&E offers financial and energy-related assistance programs for its low-income customers, including:

- **Relief for Energy Assistance through Community Help (REACH).** The REACH program helps low-income qualified customers who experience uncontrollable or unforeseen financial hardships.
- **Low Income Home Energy Assistance Program (LIHEAP).** This federally funded program provides financial assistance to help offset eligible household's energy costs, including heating, cooling, and home weatherization expenses.
- **CARE/FERA Discount Programs.** CARE and FEA help eligible customers pay their energy bills. A monthly discount is applied on electricity and/or gas for eligible households.
- **Medical Baseline Allowance.** Customers who are eligible for Medical Baseline receive an additional allotment of electricity and/or gas per month. This helps to ensure that more energy to support qualifying medical devices is available at a lower rate.
- **Vulnerable Customer Program.** The Vulnerable Customer Program was designed to help address the needs of our customers whose life or health would be at risk should their electric or gas service be disconnected. Customers who self-certify that they have a serious illness or condition that could become life threatening if their electric or gas service is disconnected for nonpayment will receive an in-person visit from a PG&E representative before disconnection.

APPENDIX E | REVIEW OF PREVIOUS HOUSING ELEMENT

Foster City Previous Housing Element Evaluation

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-A Reinforce the City's Commitment to Meeting Housing Needs: Establish and monitor goals, policies, and programs to address the City's housing needs, encourage public participation in all housing policy matters and promote equal housing opportunities.				
H-A-1: City Leadership. Provide an active leadership role in helping to attain the objectives of the City's Housing Element by following through on the actions prescribed in the Housing Element in a timely manner and monitoring progress annually to review housing goals and target achievements.				
H-A-1-a: Annual Tracking of Housing Activity	The City will provide a statistical summary of residential building activity tied to various types of housing, household need, income and Housing Element program targets. <i>Target: Annually as part of General Plan Implementation Report and consistent with the annual monitoring requirements for the Housing Element</i> <i>Responsible Agency: Community Development Department</i>	Annual; included in General Plan Annual Report	Retain	Update with new RHNA
H-A-1-b: Construction of New Units	The Association of Bay Area Governments, through the San Mateo County sub-region, has calculated Foster City's regional housing share at 430 units for the 2015-2023 period. The City will continue to review residential proposals as they are received. <i>Target: Potential for up to 1,752 housing units between 2015-2023, including sites identified in Housing Program H-D-2-a, Tier 1 Housing Opportunity Sites</i> <i>Responsible Agency: City Council; Planning Commission; Community Development Department and Community Development Agency</i>	2015 – 2023	Not needed	Remove
H-A-1-c: Future Housing Element Update	The City will update its Housing Element, consistent with State Law requirements. <i>Target: Next update by January 2023</i> <i>Responsible Agency: Community Development Department</i>	By January 2023	Update	Update
H-A-2: Public Participation. Encourage and support public participation in the formulation and review of the City's housing policy, including encouraging neighborhood-level planning and working with community groups and the building and real estate industry to advocate programs which will increase affordable housing supply and opportunities.				

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
H-A-3: Cooperation with Other Agencies. Continue participation in County-wide housing assistance programs and coordinate with other public and private agencies in the use of available programs to provide lower-cost housing in Foster City.				
H-A-3-a: Community Outreach	The City will improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing programs by: (1) providing packets of housing information at City Hall and the library, with water bill inserts and through the mail to those who inquire; (2) contacting neighborhood groups and associations; (3) providing special presentations to community groups, service organizations, and senior citizens periodically; and (4) providing public information through articles in the local newspaper, on the City's web site and with cable TV public service announcements. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Agency</i>	Ongoing. Continued to provide housing information on website, printed materials, and through social media. Successfully ran Foster City Community Dialogue series, parts one and two, including pop-up tents at commercial centers and coffee shops, issuing surveys, primarily pre-pandemic.	Retain	Update to reflect City's expanded outreach programs
H-A-3-b: Technical Assistance to Non-Profits	The City will provide technical assistance to non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs. The City will facilitate provision of affordable housing by providing technical assistance in a liaison role with non-profit housing groups and managers of affordable housing units in the city. <i>Target: Annual and ongoing outreach and when a unique development opportunity arises</i> <i>Responsible Agency: Community Development Department and Community Development Agency</i>	Annual and Ongoing. The City worked with Mid-Peninsula Housing to develop and implement the Alma Point Senior Apartments. The City works with BMR property managers on an ongoing basis to respond to inquiries and issues.	Retain	Incorporate BMR Administrative Guidelines
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	Annual and Ongoing	Retain/update and coordinate with UWMP	Update legal requirements

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	affordable to lower-income households. <i>Target: Upon Housing Element adoption; review annually</i> <i>Responsible Agency: Community Development Department and Public Works Department</i>			
H-A-3-d: Outreach to Community Service Clubs and Organizations	The City will contact community service clubs and organizations to determine their interest in establishing a volunteer labor-assistance housing improvement program for homeowners physically or financially unable to maintain their properties. <i>Target: By 2015</i> <i>Responsible Agency: Community Development Department</i>	2015	Complete/Remove but retain H-B-2-b	Remove
H-A-4: Review Potential Environmental Impacts of New Housing. When a new housing development is proposed, perform a review of potential environmental impacts to ensure that the impacts on existing and prospective residents are considered.				
H-A-4-a: Air Quality Impact	When site-specific development is proposed and/or a Rezoning application is processed, potential air quality impacts from project traffic shall be studied, and mitigation measures to ensure compliance with the Bay Area Air Quality Management District standards in effect at the time shall be recommended if necessary. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing	Retain	
H-A-4-b: Geotechnical Studies	Prior to any residential or retail construction on the project sites, geotechnical studies would be required by the City unless a site-specific study is already on file with the City. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing	Retain	
H-A-4-c: Uniform Building Code and Title 24	Buildings shall conform to the requirements of the latest adopted edition of the California Building Standards Code to reduce potential	Ongoing	Retain	

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>seismic-related hazards.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>			
H-A-4-d: Site Consolidation	<p>When a site-specific development is proposed for a site that was previously used for commercial or industrial uses, a Phase I and II Site Investigation shall be conducted to identify the extent of contamination and the clean-up measures necessary to meet the requirements of the Department of Toxic Substances Control and the Regional Water Quality Control Board.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	
H-A-4-e: NDPES Requirements	<p>All National Pollutant Discharge Elimination System (NPDES) requirements will be met or required as mitigation measures when Rezoning applications are processed for the subject sites.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	
H-A-4-f: Noise Studies	<p>Noise studies shall be undertaken for each site when a site-specific development is proposed and/or a Rezoning application is processed. These studies will identify needed mitigation measures to reduce noise levels to an acceptable level for residential uses of the sites as identified in the Noise Element of the Foster City General Plan.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department.</i></p>	Ongoing	Retain	
H-A-4-g: Traffic Evaluation	<p>Traffic evaluations shall be completed when site-specific development is proposed and/or a</p>	Ongoing	Retain/update to include CEQA language	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>Rezoning application is processed. Each site-specific evaluation will consider intersection and freeway impacts, parking, transit, and pedestrian/bicycle safety. If necessary, mitigation measures to ensure compliance with the Level of Service standards identified in the City of Foster City General Plan shall be incorporated in the project.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>			
H-B Protect Existing Housing, Community Character, and Resources: Maintain the high quality of existing housing and community character and assure energy efficiency in new and existing housing.				
H-B-1: Encourage Maintenance of Existing Housing. Encourage maintenance of the existing housing stock by enforcing zoning and property maintenance regulations, housing, and other codes for all types of residential units.				
H-B-1-a: Continue Code Enforcement	<p>Continue the existing Zoning and Building Code Enforcement and Property Maintenance programs. In addition, continue the mandatory fire code inspection program.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department; Fire Department</i></p>	Ongoing	Retain	
H-B-2: Encourage Rehabilitation of Existing Housing. Encourage rehabilitation, to the extent possible and when necessary, for low- and moderate-income homeowners and rental property owners with lower income tenants.				
H-B-2-a: Rehabilitation Loans	<p>The City will encourage rehabilitation loan and disaster assistance programs to the extent possible given program funding criteria and local need.</p> <p><i>Target: 20 new loans by 2023</i> <i>Responsible Agency: San Mateo County Housing Authority, San Mateo County Department of Housing and Community Development and the Community Development Agency</i></p>	2023	County no longer has this program/remove OR retain and find new funding source and administration capability	Retain to provide or partner with a regional program
H-B-2-b: Facilitate Non-Profit Rehabilitation and Maintenance Assistance	<p>The City will, if a source of funding can be found, initiate a program to provide up to \$1,000 in funding for very low-income households who cannot otherwise afford the</p>	2016 and Ongoing	Retain/update	Increase funding amount to \$5,000

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>repairs. Eligible repairs include weatherization of doors and windows, broken windows and doors, installation of smoke detectors, water-heater replacement, electrical/mechanical work, plumbing repairs and cleaning gutters. To help the disabled and elderly maintain or rehabilitate their homes the City will identify possible non-profit organizations (such as Rebuilding Together, churches, service clubs, or Girl or Boy Scouts) that can provide assistance and will provide information on the City's website and handouts at City Hall.</p> <p><i>Target: 2016 and ongoing thereafter</i> <i>Responsible Agency: Community Development Department</i></p>			
H-B-3: Encourage Energy Conservation in Housing. Encourage adoption of energy conservation measures; promote energy conservation programs and City staff training that provide assistance for energy conservation improvements.				
H-B-3-a: Energy Conservation Assistance	<p>Consider adopting measures for new residential development and rehabilitation projects to incorporate sustainable construction and green building practices as part of a Climate Action Plan or other program.</p> <p><i>Target: 2015</i> <i>Responsible Agency: Community Development Department</i></p>	2015	New building codes have done this	Reference waiver of permit fees for solar; include target
H-B-3-b: Increased Energy Conservation	<p>The City will continue to enforce CALGreen Energy requirements, consider fee waivers and fast-track incentives for energy conservation improvements, and will review its development ordinances to determine if zoning, building, subdivision, and others discourage the use of energy conservation measures (placement of solar panels, energy conserving architectural designs, building orientation, etc.).</p> <p><i>Target: Ongoing</i></p>	Ongoing	Retain/update	Modify/expand to include expedited permitting, partner with regional agencies, and Climate Action Plan.

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<i>Responsible Agency: Community Development Department</i>				
H-B-4: Housing Design. Assure excellence in project design consistent with existing community character (architecture, site planning, and amenities).				
H-B-4-a: Architectural Review	Continue the City's Architectural Review requirements contained in Chapter 17.58 of the Foster City Municipal Code to ensure that development preserves the architectural character and scale of the neighborhoods and community and is well designed. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing	Update to refer to Objective Design Standards	Reference Objective Design Standards
H-C Protect the Supply and Affordability of Rental Housing				
H-C-1: Regulation of Conversions. Regulate the conversion of apartments to condominiums, community apartments and stock cooperatives to preserve the existing stock of rental apartments.				
H-C-1-a: Condominium Conversion Regulation	Continue implementation of the condominium conversion ordinance linking any conversions to the development of additional rental housing within the city. The ordinance provides for lifetime leases for seniors and handicapped tenants. Continue the requirement for deed restrictions on resale (unless financing is impossible), or 1% of gross sales must be contributed to the City, and comparable rental housing must be available in the Housing Market Area. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing	Retain	
H-C-1-b: Amend Existing Conversion Regulation	Amend the existing conversion regulations to change the percentage of converted units required to be set aside for qualified low- and moderate-income owners from ten to up to twenty percent. <i>Target: 2016</i>	2016	Retain	

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<i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>				
H-C-2: Protection of the Rental Housing Stock. Promote the retention of rental units and encourage rental subsidy programs that can be applied to existing housing.				
H-C-2-a: Phased Redevelopment of Existing Apartments	<p>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.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain/expand to cover temporary displacements for repairs; add reference to State replacement unit requirements	
H-C-3: Moderate Rent: Increases Find ways and means to moderate the percentage, amount, and frequency of residential rent increases in the city.				
H-C-3-a: Moderate Rent Increases	<p>Continue working with the Peninsula Conflict Resolution Center and the Tri-County Apartment Association as vehicles to moderate rent increases and minimize displacements in the city and to resolve rental disputes between renters and property owners.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: City Council, Community Development Department</i></p>	Ongoing	Retain	
H-C-4: Rent Disputes. Provide for increased use and support of tenant/landlord educational and mediation opportunities.				
H-C-4-a: Rental Dispute Resolution	<p>Continue to encourage residents' use of the Peninsula Conflict Resolution Center as a vehicle to resolve rental disputes between renters and property owners.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: City Council, Community Development Department</i></p>	Ongoing	Retain	
H-C-5: Rental Assistance Programs. Continue to publicize and participate in rental assistance programs such as Section 8, Housing Voucher programs, and other available rental programs.				
H-C-5-a: Rental Housing Assistance	<p>Encourage the use of federal, State and Local rental housing programs. Continue to publicize programs and work with the San Mateo</p>	Ongoing. Information is included on the City's website, in handouts in	Retain	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	County Housing Authority to implement the Section 8 Rental Assistance Program and, as appropriate, assist similar non-profit housing sponsor rental assistance programs. <i>Target: Emergency Assistance: 15 extremely low- and very low-income households provided assistance per year (assumes continued funding of program)</i> <i>Responsible Agencies: San Mateo County Housing Authority and non-profit housing sponsors</i>	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.		
H-C-5-b: City Rental Housing Assistance Program	If a source of funding can be secured, the City of Foster City will develop a local housing rental assistance program and will work with the owners of existing rental projects in the city to provide as many subsidized rental units as possible. As a goal, the City will seek to provide up to 5% of the available units for rental subsidy. <i>Target: An additional 10 extremely low-income, 10 very low-income and 20 low-income households/units provided rental subsidy by 2022</i> <i>Responsible Agencies: Community Development Department</i>	2022	Remove	
H-D Consider Public and Private Redevelopment Opportunities to Increase the Supply of Housing				
H-D-1: Housing Opportunity Areas. Given the diminishing availability of developable land, the City will identify housing opportunity areas and sites where a special effort will be made to provide affordable housing consistent with other General Plan policies.				
H-D-1-a: Defining Housing Areas	Housing Opportunity Areas should have the following characteristics: a. The site has the potential to deliver sales or rental units at low or below market rate prices or rents. b. The site has the potential to meet special housing needs for local workers, single parents, seniors, small families or large families.	Ongoing	Retain	

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	<p>c. The City has opportunities, through ownership or special development review, to facilitate provision of housing units to meet its housing objectives.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agencies: Multiple</i></p>			
<p>H-D-2: Selection of Housing Opportunity Areas. The City will use the following criteria in selecting Housing Opportunity sites or areas: Include AFFH</p> <p>a) Potential for adequate and safe internal and external vehicular and pedestrian circulation.</p> <p>b) Convenient access to existing public transportation or the potential for such access as public transportation systems are expanded.</p> <p>c) Convenient access to typical neighborhood services and facilities typically required by residents.</p> <p>d) Convenient access to typical neighborhood recreation facilities, or designed to provide adequate recreation facilities on site.</p> <p>e) Cost effective mitigation of physical site constraints (including geologic hazards, flooding, drainage, soils constraints, wetland limitations, etc.)</p> <p>f) Cost effective provision by the City/EMID of typical residential services and adequate utilities to the site</p> <p>g) Ability to meet internal residential noise standards.</p> <p>h) Adequate size to provide required parking; parking requirements should be flexible based on the expected needs of the project's prospective residents.</p> <p>The development of a specific project on the site will not result in significant adverse individual or cumulative impacts on other properties in the neighborhood or area, unless the City/District adopts a Statement of Overriding Considerations as defined by the California Environmental Quality Act.</p>				
H-D-2-a: Tier 1 Housing Opportunity Sites	<p>The City will work with the developers of Tier 1 Housing Opportunity Sites to assure that the City's Regional Housing Needs Allocation (RHNA) can be met at these designated "Tier 1" housing opportunity sites. The Housing Element concludes that these sites are sufficient to meet all of the City's Regional Housing Needs Allocation (RHNA) for the 2015-2023 planning period, including the need for very-low, low, moderate, and above-moderate-income housing. Tier 1 Housing Opportunity Sites include:</p> <p>Pilgrim Triton (Remaining Phases):</p> <p>a) Triton Pointe</p> <p>b) The Waverly</p> <p>c) Phase 3</p> <p>Foster Square</p> <p>Harbor Cove</p> <p>Beach Cove</p> <p>Franciscan</p>	<p>2022. Completed approvals and permitting of Foster Square and of Pilgrim Triton opportunity sites.</p>	<p>Complete/update for new RHNA</p>	

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	<p>Sand Cove Shadow Cove</p> <p><i>Target: All approvals within one year of each application</i></p> <p><i>Responsible Agency: City Council; Planning Commission; Community Development Department</i></p>			
H-D-2-b: Affordable Housing Overlay	<p>Adopt and implement an Affordable Housing Overlay (AHO) Combining District to encourage the production of additional housing units, including affordable units. The AHO will require a minimum density of 31.25 units per acre (36% increase over the base density of 23 units/acre) "by right," subject to demonstrating compliance with criteria to ensure compatibility with adjacent uses.</p> <p><i>Target: by 2015</i></p> <p><i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	2015. AHO combining district adopted in 2022.	Update to allow rezoning of additional sites with AHO	
H-D-2-c: Rezone Sites with AHO District	<p>Rezone selected housing sites with the AHO to encourage redevelopment of existing, older apartments with additional housing in a manner appropriate to their neighborhood and surrounding development.</p> <p><i>Target: 2015</i></p> <p><i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	2015. AHO rezoning of sites completed in 2022.	Complete (in 2021)/remove	
H-D-2-d: Develop Criteria for the Review of AHO District developments	<p>Develop criteria to be used by the Planning Commission in the review of developments pursuant to the AHO that ensures:</p> <ul style="list-style-type: none"> a) Site plans, landscaping and structures are developed with a character that is consistent with the quality of the City's neighborhoods. b) Building scale, setbacks and massing and other features are utilized to minimize the impacts on adjacent development. 	<p>2015. Multi-family Objective Design Standards being prepared</p> <p>2021-2022.</p>	Complete (in 2021)/remove	

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	<p>c) In mixed affordability developments, affordable units are dispersed and indistinguishable from market rate units.</p> <p><i>Target: 2015</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>			
H-D-3: Encourage Housing as Part of New Development Projects. As opportunities for the redevelopment of property occur, whether financed with public funds or not, evaluate whether the subject site and project could and/or should include multifamily housing units as a part of the overall project, including apartments, condominiums, townhouses, or a mix of housing types.				
H-D-3-a: Potential Re-use of Commercial Sites	<p>The City will reevaluate the land use designations for the City's neighborhood shopping centers or other commercial sites if, at a future date, any of these commercial activities become not viable. If mixed use developments including residential uses are considered, criteria for determining the appropriate housing types include:</p> <p>a) The predominate types and densities of housing on the same block front or on adjacent blocks to the proposed project.</p> <p>b) The type of street (major, collector, etc.) which would provide access to the site and levels of service on the street in the morning and afternoon peak hours.</p> <p>c) Availability of public services and facilities.</p> <p>d) The ability of the project to provide landscaping for parking areas, facade modulation and orientation of buildings which would ensure privacy for, and minimize impacts on, any adjacent single-family homes, and reduce the perception of density in a multi-family project.</p> <p><i>Target: As appropriate</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	<p>SMFC School District purchased Charter Square Shopping Center and developed a new elementary school. The City initiated studies in 2021 to facilitate long-range planning for the golf course.</p>	<p>If commercial sites are in the Sites Inventory, update language to include rezoning as part of HE update</p>	

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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, failing or underutilized commercial properties to include rental units. <i>Target: Ongoing</i> <i>Responsible Agency: City Council, Planning Commission, Community Development Department</i>	Ongoing, following completion of Housing Element or when a unique development opportunity arises.	Combine with H-D-3-a	
H-D-4: Mixed Use Development. Encourage mixed residential/commercial uses on those parcels where a mix of land uses is feasible and appropriate.				
H-D-4-a: Mixed Use Housing	Encourage mixed residential-commercial uses in areas consistent with the Land Use Plan through the following and other means, if appropriate: a) increased densities b) reduced unit size c) incentives for ground-floor retail d. shared parking d) reduced parking ratios e) require the identification of specific parts of the master plan for housing. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	Ongoing. Mixed use development was included in Foster Square and Pilgrim Triton.	Retain	Include program to amend C-2 and others to establish allowed densities in mixed use zoning districts. Allow mixed use in additional areas.
H-D-5: Planned Development Process. Encourage the use of the planned development process to achieve a diversity of housing types and tenure and to provide greater choice for residents and workers in Foster City.				
H-D-6: Second Units. The City will continue to allow secondary dwelling units ("granny flats") in R-1 zones, subject to specific development standards and requirements.				
H-D-6-a: Second Units	Continue implementation of the City's Second Unit Ordinance in single-family (R-1) zones. <i>Target: 6 units by 2023</i> <i>Responsible Agency: Community Development Department</i>	Updated ordinance in 2020.	Retain / Update the target	Include additional programs to incentivize ADUs/JADUs

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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 to increase the supply of affordable housing.				
H-D-8: Secure Funding for Housing Programs. Identify and/or develop a source of funding for affordable housing programs, including one-time development assistance and on-going programs.				
H-D-8-a: Housing Impact Fee	Conduct the necessary nexus study to enable the City to consider adoption of housing impact fees on new development, to provide funding for affordable housing programs. <i>Target: By 2015</i> <i>Responsible Agency: Community Development Department, City Council</i>	2015. Successful adoption of commercial linkage fee, first revenue inflow in 2020.	Update to reference ongoing fee collection	
H-D-8-b: Local, State, and Federal Funding for Affordable Housing	Monitor the availability of other sources of local, state, or federal funding that could be used to provide funding for affordable housing programs. <i>Target: Annual and ongoing</i> <i>Responsible Agency: Community Development Department</i>	Annual and Ongoing. City worked with RPPG and Assemblymember Mullin on AB 1029. City obtained PLHA grant for Foster's Landing BMR tenant assistance.	Retain	
H-D-9: Reduce Regulatory Constraints. Support the reduction of governmental and regulatory constraints to the production of housing, especially affordable housing.				
H-D-9-a: Government Constraints	The City will review the entire development process and remove any government and regulatory constraints to the production of affordable housing, including a review of ways to allow more types of projects to be approved at the staff level. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department and Public Works Department, Planning Commission, City Council (this would be zoning requirements, fees, and review procedures for example)</i>	2016. Streamlining ADU process was adopted in 2020.	Retain as ongoing	Provide specific targets
H-D-9-b: Pre-Permit Review Process	The City will continue to hold pre-application reviews of affordable housing projects with all City departments, to reduce permitting time and cost for affordable housing projects. These pre-application conferences will be held with all City departments to review the proposal	Ongoing	Retain	Change to evaluate entire development process and PD process

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	and set clear objectives early in the process. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, Public Works, and Building Inspection Division</i>			
H-D-9-c: Minimum Density Requirements	Consider enacting minimum density requirements in multiple family zones to prevent use of land zoned for multiple-family use for lower density housing, to make more efficient use of the limited opportunity to provide additional housing. Amend City codes if necessary. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	2016	Remove	
H-D-9-d: Zoning Incentives	Evaluate zoning incentives that encourage the development of diverse housing types, including smaller, more affordable units and two- and three-bedroom units suitable for families and children. Amend City codes, including Chapter 17.56 and others, if necessary. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	2016. 100 Grand and The Triton included waivers to minimum square footage requirements.	Retain	Change to minimize zoning constraints
H-D-9-e: Re-evaluate Parking Requirements	Conduct a study of whether, how, and when to modify parking requirements to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements. Amend City codes if necessary. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i>	2016; parking requirements were adjusted for specific developments such as 100 Grand and Triton Apts.	Retain	Include reduced parking for special needs
H-D-9-f: Development Fee Waivers	Encourage waivers of development fees where feasible as a means of promoting the development of housing affordable to very low- and low-income households.	Ongoing	Retain	Include specifics

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	<i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, City Council</i>			
H-D-9-g: Non-conforming Uses	<p>Reduce or eliminate disincentives to having an existing non-residential site zoned for housing; Allow non-conforming uses to continue indefinitely on sites zoned for housing; also allow them to be expanded or rebuilt if destroyed through the continued use of development agreements or amendment of Chapter 17.70, Nonconformity Uses, of the Foster City Municipal Code.</p> <p><i>Target: 2016</i> <i>Responsible Agency: Community Development Department, Planning Commission, City Council</i></p>	2016; provisions were included in Chess and Pilgrim Triton Development Agreements	Remove	
<i>H-E Address Affordable Housing Needs: Meet the City's "fair share" of very-low, low- and moderate-income housing need and the needs of special groups, including the elderly, handicapped, small and large families, extremely low-income households and persons, single parents and local workers.</i>				
H-E-1: Create More and Retain Existing Affordable Housing. Utilize a variety of methods to increase and retain the supply of affordable housing.				
H-E-1-a: Funding for Affordable Housing	<p>Conduct the necessary nexus study to enable the City to consider adoption of housing impact fees on new development to provide funding for affordable housing programs.</p> <p><i>Target: 2015</i> <i>Responsible Agency: Community Development Department</i></p>	Completed with adoption of Commercial Linkage Fee in 2016.	Update	Include program to expand sources of funds
H-E-1-b: Existing Unit Purchase Program	<ul style="list-style-type: none"> Continue to maintain the existing units owned by the City as rentals for large very low- and low-income families. If funds are available, purchase existing older single-family, condominium, townhouse or duplex units to provide affordable rental housing. Strive not only to avoid a concentration of affordable units in any one location or area, but to disperse affordable units throughout the community to complement and 	Ongoing	Retain / Update	Modify to prioritize units for supportive housing for special needs

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	<p>enhance the diversity that is already found in the city and that is an important element of its success.</p> <ul style="list-style-type: none"> Target units that need rehabilitation and thereby improve the neighborhood in which they are located. <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>			
H-E-1-c: First-Time Homebuyer Program	<p>Continue to monitor the existing First Time Homebuyer loans for compliance with their requirements, including owner-occupancy. Deposit any payoffs into the City's Affordable Housing Fund.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	
H-E-1-d: Homeowner Rehabilitation Loan Program	<p>Increase use of Community Development Block Grant rehabilitation loans administered by the County, through improved promotion and publicity to residents; target the elderly.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, San Mateo County Department of Housing</i></p>	Ongoing	Remove or combine with H-B-2-a	
H-E-2: Private Development of Affordable Housing—Inclusionary Requirement.				
H-E-2: Encourage the Provision of Affordable Housing by the Private Sector	<p>a) Require that 20% of the units, excluding bonus units, in residential projects be affordable (an inclusionary requirement).</p> <p>b) Require construction or subsidy of new affordable housing as a condition for approval of any commercial development which affects the demand for housing in the city.</p> <p>c) Provide incentives to encourage the provision of affordable housing as provided in Policy H-E-3.</p>	Ongoing. Inclusionary ordinance (Chapter 17.90) adopted in 2022.	Retain/update	Update with new AHO requirement to include extremely low-income units

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	<p><i>Target: Ongoing</i></p> <p><i>Responsible agencies: Community Development Department</i></p>			
<p>H-E-3: Incentives for Affordable Housing. The City shall consider offering development incentives to developers of multifamily housing projects which meet the City's housing needs, in exchange for an agreement that a minimum of twenty percent (20%) of the total number of units constructed (or another percent, depending upon the project) shall be affordable to very low as defined by State Health and Safety Code Section 50105, low- and moderate-income persons and families as defined by Section 50093 of the State of California Health and Safety Code for a minimum period of 45 years. Incentives to be considered include the following:</p> <ul style="list-style-type: none"> a) Financial contributions for the construction of utilities, public road improvements and other traffic improvements, soils remediation, and plan preparation and development. b) Rent subsidies for the affordable units, if funding is available. c) Density bonuses, as allowed by State law and Chapter 17.86. d) Pre-scheduled, fast-track permit processing. e) Design flexibility. f) Reduced or waived fees, if funding is available. g) Reduced parking requirements and/or use of shared parking. h) h) Assistance and support in securing public financing, such as bonds or tax credits. 				
H-E-3-a: Density Bonus for Affordable Housing Projects Consistent with State Bonus Density Law	<p>The City will offer density bonuses consistent with the State Density Bonus Law and Chapter 17.86.</p> <p><i>Target: Ongoing</i></p> <p><i>Responsible Agency: Community Development Department</i></p>	Ongoing. 100 Grand the Triton utilized reduced parking ratios provided by Density Bonus Law.	Retain	
H-E-3-b: Financing and Subsidy Programs	<p>Encourage project sponsors to apply for available federal, state and locally subsidized new affordable construction programs, including subsidies for extremely low-income, very low-income, and low-income housing, by providing technical assistance on available programs and supporting data, structuring development agreements and other requirements to match program funding criteria, as appropriate and possible, and leveraging other financing when possible. The City will also lobby Federal and State elected officials for housing legislation that includes appropriations for low- and moderate-income housing programs. Examples of programs</p>	Annual, and when a unique development opportunity arises. City staff makes project sponsors aware of HEART loans and County funds.	Retain	

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	include Mortgage Revenue Bonds, Mortgage Credit Certificates and Redevelopment Agency Tax Increment Financing. <i>Target: Annual and ongoing and when a unique development opportunity arises</i> <i>Responsible Agency: Community Development Department</i>			
H-E-3-c: Cooperative Ventures	Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the provision of BMR housing. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. The City has been an active partner with Mid-Peninsula Housing in the development of Alma Point and with SummerHill on the development of the Workforce Apartments.	Retain	
H-E-4: Resale Controls on Owner-Occupied BMR Units. Require resale controls on owner occupied BMR units to ensure that affordable units provided through public assistance or public action are retained for 45 years or more as affordable housing stock.				
H-E-4-a: Maintain Existing Owner-Occupant BMR Units	Administer the agreements for the existing ownership BMR units to ensure the continued affordability of these units for the terms of their agreements. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing	Retain	
H-E-5: Rent and Income Restrictions on Rental BMR Units. Require rent and income restrictions on rental BMR units to ensure that affordable units provided through public assistance or public action are retained for 45 years or more as affordable housing stock.				
H-E-5-a: Maintain Existing Rental BMR Units	Administer the agreements for rental BMR units, including the review of required reports and responding to questions and complaints, to ensure the continued affordability of these units for the terms of their agreements. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing, working with public advocacy group to create legislation preserving, funding, and getting RHNA credits for BMR units.	Retain	

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H-E-5-b: New Agreements for Affordability of Existing Rental Units	If a source of funding can be identified, work with owners of existing rental units to include or extend affordability agreements. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. The City worked with Essex Properties to provide several programs to assist BMR tenants at Foster's Landing.	Retain / Update	
H-E-5-c: Adopt Notice Requirements for At Risk Units	Adopt an ordinance requiring a one-year notice to tenants of existing affordable rental units that affordability restrictions are due to expire. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	Notice requirements were strengthened by State law.	Remove	
H-E-5-d: Minimize Impacts of Expiration of Affordability Covenants	Work with landlords, tenants, and other agencies prior to the expiration of affordability covenants to minimize the impacts of the expiration of affordability covenants through the extension of affordability covenants, use of rental vouchers, preference at other affordable housing sites, or other means. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	2018. The City successfully worked with Foster's Landing to incentivize tenant relocation and extended affordability of expiring BMR units.	Retain as ongoing	Modify to monitor expiration of covenants
H-E-5-e: Affordable Housing Preference for Displaced Residents	Consider an amendment of the affordable housing preferences adopted by City Resolution 2000- 123 to include tenants displaced by termination of affordability restrictions. <i>Target: 2018</i> <i>Responsible Agency: Community Development Department</i>	2018. Preferences for BMR units were amended in 2020 to put tenants at risk of displacement in the top tier.	Completed/Remove	
H-E-6: House Sharing. Encourage and facilitate house sharing in appropriate locations where it would provide housing for low- and moderate-income residents and not significantly impact the neighborhood (parking, access, etc.).				
H-E-6-a: Homeshare Program	Continue to work with HIP Housing to expand the existing outreach program for the Homeshare Program for both rental and ownership housing, including outreach to	Annual; Since FY 2007-08 through 2021, HIP has placed 129 people from Foster City	Retain as ongoing	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	extremely low- and very low-income persons. <i>Target: 15 new matches per year</i> <i>Responsible Agency: Community Development Department, HIP Housing</i>	into shared housing arrangements; provided information and counseling to 547 Foster City residents or workers, and helped 11 families complete the self-sufficiency program.		
H-E-7: Housing for New Employees and their Families. Given the amount of commercial and retail development expected through build-out of the city, encourage an adequate supply and variety of rental and ownership housing that meets the needs of new employees and their families.				
H-E-8: BMR Eligibility Priorities. To meet a portion of the City's local housing need, consistent with Association of Bay Area Governments (ABAG) Housing Need Determinations, and as a traffic mitigation measure, the City will, to the extent consistent with applicable policy, offer a portion of the BMR units in a project for City employees and people working in the City of Foster City.				
H-E-8-a: BMR Eligibility Guideline	Implement BMR selection guidelines based on the BMR Eligibility Priorities in Policies H-E-6 and H-E-8, including City Resolution 2000- 123 that give priority to people who live and work in the community, teachers and local government and public safety employees. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i>	Ongoing. Staff continues to audit Property Status Reports to ensure eligibility guidelines are followed.	Retain	
H-E-9: Room Additions. The City will continue to allow room additions to smaller homes that are compatible with the neighborhood, subject to the requirements of the Architectural and Solar Guidelines. These room additions provide affordable housing opportunities by allowing families to meet their needs more economically than by moving and purchasing a new home.				
H-F Address Special Housing Needs				
H-F-1: Equal Housing Opportunity. The City will ensure provision of housing opportunities for all people and will take appropriate actions when necessary, to ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, or other arbitrary factors.				
H-F-1-a: Non-Discrimination	To ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, marital status, disability, or other arbitrary factors, Foster City will ensure that state and federal laws are adhered to regarding fair housing. The City, through its Community Development Department, will refer discrimination complaints to the appropriate	Ongoing. Staff continues to audit Property Status Reports to non-discriminatory practices as well as investigates allegations of discrimination.	Retain	

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>legal service, county, or state agency. The City will assist local nonprofit organizations, as appropriate, to provide public information and education services in a variety of locations, including but not limited to the City's website, City Hall, public library, Recreation Center and Senior Center.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>			
H-F-1-b: Anti-Discrimination Zoning and Ordinance Definitions	<p>Provide information to landlords advising them of the City's Anti-Discrimination Ordinance for existing tenants to prohibit discrimination based on the source of a person's income or the use of rental subsidies, including Section 8 and other rental programs that provide extremely low-, very low-, and low-income housing assistance.</p> <p><i>Target: 2015</i> <i>Responsible Agency: Community Development Department</i></p>	2015 / Ongoing. Staff continues to provide the City's Anti-Discrimination Ordinance to landlords and tenants.	Retain	Include programs to provide fair housing information and education
H-F-2: Special Needs. Encourage a mix of housing units throughout the city including those for lower income seniors, families with children, single parents, young families, victims of domestic violence, and the disabled.				
H-F-2-a: Facilities and Services for Special Needs	<p>Support housing that incorporates facilities and services to meet the health care, transit or social service needs of households with special needs, including seniors, extremely low-income households and persons, and persons with disabilities.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	
H-F-2-b: Assistance and Housing for Victims of Domestic Abuse	<p>Assist victims of domestic violence by coordinating with and providing referrals to existing service agencies providing legal assistance, hotline, and emergency housing and prevention services to victims of domestic</p>	Ongoing	Retain	

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>violence. Continue to coordinate with existing service providers, determine any other actions the City can take to assist persons in Foster City.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department and Police Department</i></p>			
H-F-2-c: Density Bonuses for Handicapped Access	<p>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.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Remove	
H-F-2-d: Adaptable / Accessible Units for the Disabled	<p>The City will ensure that new housing multi-family includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. <i>Target: 2% of the units built</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	Update to include requirement for affirmative marketing
H-F-2-e: Reasonable Accommodation	<p>Utilize the adopted Chapter 17.84, containing a review process to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation with respect to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.</p> <p><i>Target: Ongoing (implement when requests are made)</i></p>	Ongoing	Retain	

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<i>Responsible Agency: Community Development Department</i>			
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. <i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department, City Council</i>	Ongoing	Retain	
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, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, and victims of domestic violence. <i>Target: 2016 and ongoing</i> <i>Responsible Agency: Community Development Department</i>	2016 and Ongoing	Retain	Include target to host roundtable with service providers
H-F-2-h: Expansion of BMR Eligibility for Disabled Persons	Consider expansion of the BMR Eligibility Priorities adopted by City Resolution 2000-123 to include persons with disabilities. <i>Target: 2016</i> <i>Responsible Agency: Community Development Department, City Council</i>	2016	Retain	Update to require affirmative marketing for accessible units
H-F-3: Housing for the Homeless. The City of Foster City recognizes the need for and desirability of emergency shelter housing for the homeless and has adopted Chapter 17.82 to allow emergency shelters as a permitted use in areas zoned Neighborhood Business (C-1), Central Business (C-2), and at churches/synagogues in the Public Facilities (PF) Zoning District based on the following considerations: <ol style="list-style-type: none"> The City will encourage a dispersion of facilities to avoid an over-concentration of shelters for the homeless in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the “normalization process” for clients residing in such facilities. The City of Foster City shall encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Peninsula Conflict Resolution Center or other mediation service. 				

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
c)	<p>It is recommended that a staff person from the provider agency be designated as a contact person with the community to review questions or comments from the neighborhood. Outreach programs may also designate a member of the local neighborhood to their Board of Directors. Neighbors of emergency shelters shall be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.</p> <p>Development standards for emergency shelters for the homeless included in Chapter 17.82 will ensure that shelters would be developed in a manner which protects the health, safety and general welfare of nearby residents and businesses, while providing for the needs of a segment of the population as required by State law. Shelters shall be subject only to development, architectural review and management standards that apply to residential or commercial development in the same zone, except for the specific written and objective standards as contained in Chapter 17.82.</p>			
H-F-3-a: Emergency Housing Assistance	<p>To the extent that funds are available, participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.</p> <p><i>Target: Annual participation, if feasible</i> <i>Responsible Agency: City Council</i></p>	Annual	Retain	
H-F-3-b: Emergency Shelter Uses	<p>To the extent funds are available, the City will contribute non-profit agencies involved in providing housing for the homeless in San Mateo County. The City will also review proposals for emergency shelter uses based on the policies in the General Plan and other City development standards and requirements.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	
H-F-3-c: Multi-Jurisdictional Emergency Shelter	<p>Pursuant to State law requirements, and as the opportunity arises, the City will consider participation in a multi-jurisdictional emergency shelter, should one be proposed in the future.</p> <p><i>Target: Based on the opportunity and feasibility of a multi-jurisdictional emergency shelter</i> <i>Responsible Agency: Community Development Department, City Council</i></p>	Ongoing	Retain	
H-F-3-d: Emergency Shelter Zoning	<p>The City will allow emergency shelters as provided in Chapter 17.82 that allows a year-round emergency shelter as a permitted use in Neighborhood Business (C-1), Central Business</p>	Ongoing	Retain	

APPENDIX E: REVIEW OF PREVIOUS HE POLICIES

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	Proposed Change
	<p>(C-2), and at churches/synagogues in the Public Facilities (PF) Zoning District. In addition, the City has established written and objective standards, as allowed in State law, for the following:</p> <ul style="list-style-type: none"> a) Maximum number of beds. b) Off-street parking based upon demonstrated need. c) Size and location of on-site waiting and intake areas. d) Provision of on-site management. e) Proximity to other shelters. f) Length of stay. g) Lighting. h) Security during hours when the shelter is open. <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>			
H-F-4: Transitional and Supportive Housing. The City of Foster City recognizes the need for and desirability of transitional and supportive housing and will treat transitional and supportive housing as a residential use that will be subject only to the same restrictions that apply to other residential uses in of the same type in the same zone.				
H-F-4-a: Transitional and Supportive Housing Zoning	<p>Enforce the existing zoning regulations that allow transitional and supportive Housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.</p> <p><i>Target: Ongoing</i> <i>Responsible Agency: Community Development Department</i></p>	Ongoing	Retain	

APPENDIX F | PUBLIC PARTICIPATION

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PUBLIC ENGAGEMENT INPUT

Foster City believes that community input is a critical aspect of developing a Housing Element that promotes a community-based vision for housing and responds to community needs and preferences. While the Housing Element provides an opportunity to have a community conversation about how to address local housing challenges, develop policies, and find solutions, in Foster City we ensure that the community engagement process is ongoing throughout the 8-year RHNA cycle.

In addition to conversations focused on Foster City, the 21 Elements working group provided additional opportunities for community input. 21 Elements is a multi-year, multi-phase collaboration between all San Mateo County jurisdictions, along with partner agencies and stakeholder organizations, that aims to support jurisdictions in developing, adopting, and implementing local housing policies and programs. Let's Talk Housing is a collaborative effort between all 21 jurisdictions in San Mateo County focused on increasing awareness of and participation in the Housing Element update process. The 21 Elements working group organized an additional series of introductory meetings about the Housing Element update attended by more than 1,000 community members countywide, an All About RHNA webinar, four Stakeholder Listening Sessions that convened more than 30 groups, and a four-part Creating an Affordable Future webinar series to help educate community members about local housing issues.

The City held a number of public meetings to discuss various aspects of the Housing Element Update. These meetings were advertised in a variety of ways, including the Housing Element email ListServ, posted notices, newspaper notices, FCTV, Leo Ryan Park marquee, social media, City website, and City e-news. Public meetings related to the Housing Element Update included the following:

- April 21, 2022 | Joint Study Session
- March 2, 2022 | Joint Study Session
- February 17, 2022 | Planning Commission Meeting (EIR Scoping)
- February 7, 2022 | City Council Meeting (Award EIR contract)
- December 13, 2021 | City Council (RFP for EIR)
- November 1, 2021 | City Council Meeting - Report on Community Workshops
- November 1, 2021 | 21 Elements Countywide Listening Session #3 (Builders/Developers)
- October 18, 2021 | 21 Elements Countywide Listening Session #2 (Housing Advocates)
- October-December 2021 | 21 Elements 4-part Let's Talk Housing Webinar
- September 28 and 30, 2021 | Community Workshops
- September 27, 2021 | 21 Elements Countywide Listening Session #1 (Fair Housing)
- July 15, 2021 | Planning Commission Study Session
- June 7, 2021 | City Council Meeting (RHNA appeal)
- April 22, 2021 | Countywide Community Meeting)
- April 14, 2021 | City Council and Planning Commission Joint Special Meeting
- April 13, 2021 | Countywide Community Meeting
- March 24, 2021 | City Council and Planning Commission Special Meeting
- September 21, 2020 | City Council and Planning Commission Joint Special Meeting
- October 7, 2019 | City Council Meeting (RHNA and subregion)

APPENDIX F: PUBLIC PARTICIPATION

In 2020, the City launched a Housing Element Update webpage with basic information and an invitation for people to sign up for a notification list to stay involved. In February 2022, the City launched an updated community engagement website for the Housing Element Update, including a combination of tools from Bang The Table and MapSocial, to provide opportunities for community engagement and feedback on the Housing Element Update. The website is available here: <https://engagefostercity.org/housing-element> and automatically redirects from the main City website's page for the Housing Element Update. The website includes links to:

- Housing Preferences and Priorities Survey (closes March 21, 2022).
- Interactive Map with opportunities to provide feedback on sites (closes March 21, 2022).
- Share your Foster City Housing Story.
- Link to subscribe to project updates.
- Background information on the Housing Element.
- Links to related documents and related websites.
- Links to agenda packets for previous meetings.

During the Joint Study Session on March 2, 2022, staff demonstrated how to take part in the survey and use the interactive map. The Draft Housing Element was posted on the City's website and distributed to stakeholders on May 4, 2022 for a 30-day review period. During this time, the draft Housing Element was advertised for public review and comment.

COMMUNITY DIALOGUE SERIES

The Community Dialogue Series (CDS), a series of conversations that brings together community members that live and work in Foster City to discuss the challenges facing Foster City, held dialogues on land use, affordable workforce housing, transportation, traffic and commercial retail. Foster City community members were first invited to participate in the "CommUNITY Dialogue Series" community engagement program from May through December 2017. The four-session series brought people together to learn and share views and ideas about some of the key issues facing Foster City. The results of the four dialogue sessions were reported out to a joint meeting of the City Council and Planning Commission and incorporated into discussions around policies that could be developed to best address these issues.

Home is Foster City is a continuation of those conversations that took place from 2019 to early 2020, concluding with two pop-up events at Foster Square (2/2/2020) and Metro Center (3/3/2020).

The main takeaways identified during the CDS dialogues are listed below:

Topic(s)
Housing cost is too high
People value that Foster City is close to their work, and is community oriented
Need more playgrounds and open space
No more low income housing, it brings in the wrong people
Congested housing takes away green spaces for children

Source: Foster City Community Development Department.

21 ELEMENTS / LET'S TALK HOUSING

21 Elements organized a Let's Talk Housing series of countywide meetings about the Housing Element update and provided community members with an introduction of the Housing Element update and why it matters. These meetings were attended by more than 1,000 community members. Additionally, Let's Talk Housing held an All About RHNA webinar and a countywide four-part webinar series to help educate and inform San Mateo County residents and stakeholders on regional and local housing issues. The four-part series took place on Zoom in fall of 2021, focusing on the following topics and how they intersect with the Bay Area's housing challenges and opportunities:

- Why Affordability Matters
- Housing and Racial Equity
- Housing in a Climate of Change
- Putting it All Together for a Better Future

The series included speaker presentations, audience Q&A, breakout sessions for connection and debrief discussions. The sessions were advertised and offered in Spanish, Mandarin and Cantonese, though participation in non-English channels was limited.

In addition, Let's Talk Housing sponsored four "listening sessions" with city and county staff and key stakeholders, that convened more than 30 groups. These stakeholders represented organizations that focused on:

- Building market-rate or affordable housing
- Addressing fair housing issues
- Advocating for affordable housing
- Providing housing services

The main takeaways identified during the Let's Talk Housing dialogues are listed below:

Topic(s)
Housing affordability is a public health issue: Where we live impacts our health, economic equity, environmental and racial justice
The Three S's: Supply, Stability and Subsidy: Increase housing supply, protect renters and vulnerable households by providing stability, fill the gaps with subsidies
Implement strategies to promote climate-ready housing

Source: 21 Elements.

CITY-WIDE COMMUNITY WORKSHOPS

In order to engage directly with the community, the City held two (2) community workshops – one virtual workshop on September 28, 2021, and one in-person workshop at the Foster City Recreation Center Lagoon Room on September 30, 2021, to provide greater accessibility and flexibility for members of the community to participate. These community workshops were part of an ongoing engagement plan to seek the community's input in Foster City's 2023-2031 Housing Element Update process.

APPENDIX F: PUBLIC PARTICIPATION

The following outreach tools/efforts were utilized to spread the word about the (2) Community Workshops:

- A Press Release inviting residents to join the Community Workshop and learn more about the future of housing in Foster City was published on September 9th, and was shared with local newspapers, promoted on social media and distributed to the Foster City Press Release listserv.
- Community Workshop Flyers were created and distributed through various channels as outlined below. See Attachment 2 for Workshop Flyer.
- Events were promoted in the Islander on September 15th and 22nd.
- Promotional graphics ran on the City's website homepage from September 13th through 30th, with the flyer featured in the top banner from the 21st through 30th.
- A social media outreach campaign started on September 9th and ran through the 30th. In all, there were 15 posts spread across Facebook, Instagram, Twitter and Nextdoor. Posts were boosted for additional promotion on Facebook from the 27th through 30th. Posts were also shared by the Police Department and Parks and Recreation social media accounts.
- The events were promoted three (3) times in the weekly City newsletter on September 9th, 16th and 23rd.
- The events were promoted through the Mayoral Minute video on September 23rd.
- The events were circulated twice to the City Council, Committees and Planning Commission listservs.
- The events were promoted on various Planning and Housing listservs.
- Workshop flyers were distributed by CERT volunteers at the popular drive-through Shred event on September 18th.
- The workshop flyer was posted on a billboard in City Hall front lobby.
- Workshop flyers were also distributed to residents at the front counter.
- Planners spread the word about the workshops in their day-to-day interactions with residents and customers leading up to the two (2) workshops.
- A PowerPoint on the Housing Element Update was played on loop on the TV display at the City Hall front lobby.
- There was a posting on the digital marquee from the September 17th through 30th.
- The events were promoted with the Foster City Chinese American Association, Filipino-American Association of Foster City, Baybasi, Foster City Association of Black Residents, the Foster City Parents' Club and the Chamber of Commerce.
- The events were posted on the digital posting board at the Council Chambers and Recreation Center from the 17th through 30th.
- Some members of the City Council, Planning Commission and Foster City residents also spread the word through their social media accounts.
- A slide ran promoting the events on FCTV from September 16th through 30th.

- Multiple tabling events to spread the word about the two (2) community workshops were held including two (2) at Off The Grid, one (1) at the Farmers Market and one (1) at the Rubber Ducky Race event.
- Posting at public places - Library, Recreation Center, Sea Cloud Park, Safeway/Metro Center

The outreach yielded 97 registrants for the virtual workshop and 37 registrants for the in-person workshop. Of the 97 registrants, approximately 50+ attended the virtual workshop. The in-person workshop had approximately 30+ attendees. These approximate numbers exclude staff, consultants, elected and appointed officials.

The format for both workshops were the same. The Community Development Director provided an extensive background and overview of the Housing Element Update during the first half of the workshop. Attendees had an opportunity to learn about the Housing Element Update, the State mandate for the City to plan for approximately 1,896 new housing units, get informed on the next steps to analyze sites available for future housing, and participate in small breakout groups to discuss the future of housing in Foster City including discussing challenges and potential solutions.

Staff prepared a list of five (5) questions to guide the breakout group discussions. The questions are listed below:

- What are most important aspects Foster City should consider in planning for state-mandated approximately 1,896 homes?
- When you think of the needs for improvement in the existing housing stock in Foster City, what comes to mind?
- What type of housing would you prefer in Foster City when planning for state-mandated 1,896 homes?
- Where would be most appropriate places to accommodate state-mandated 1,896 homes in Foster City?
- What concerns do you have about housing in Foster City?

Each breakout group had a facilitator and a note taker. Following the breakout group discussion, the note taker from each group reported out on the discussion that took place within their respective groups. Refer to Attachment 3 that includes a compilation of the feedback received from residents from the two (2) community workshops in response to the questions listed above.

Following the two workshops, staff received positive feedback from some members of the community. Residents appreciated the opportunity to engage at the workshops. The San Mateo Daily Journal covered the virtual discussion in their October 4th newspaper edition. Posts were also published following the events, thanking the attendees and sharing links to the virtual workshop video as well as the workshop PowerPoint that were posted on the City's website.

AFFH COMMUNITY ENGAGEMENT INPUT

A resident survey was conducted by Root Policy Research for the jurisdictions in San Mateo County to support the AFFH analysis of Housing Elements. It explores residents' housing, affordability, and

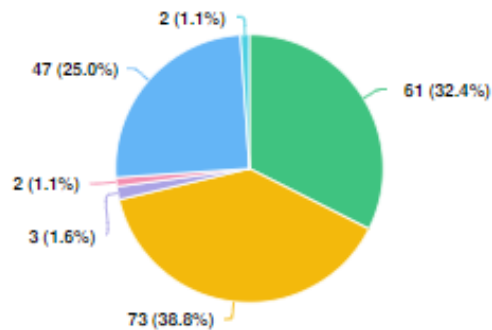
neighborhood challenges and experiences with displacement and housing discrimination. See Chapter 3, Affirmatively Furthering Fair Housing and Appendix B, Foster City Fair Housing Assessment, for a discussion of the survey findings.

City staff met with the Equity Advisory Group (EAG) facilitated by 21 Elements on May 2, 2022. The EAG expressed concerns about the potential for tenant displacement, how identified constraints are addressed, and how the City could take additional steps to promote one hundred percent affordable developments.

HOUSING PREFERENCES AND PRIORITIES SURVEY

The Foster City Housing Preferences and Priorities Survey, opened from February 23, 2022 until March 28, 2022 allowed the City to gain a better understanding of community values and priorities, which will be used as a foundation for future conversations about possible solutions and housing policies. Feedback from the survey helped the City identify trends on housing preferences, needs, and future housing opportunities in the City. 188 responses were collected. The results are shown below.

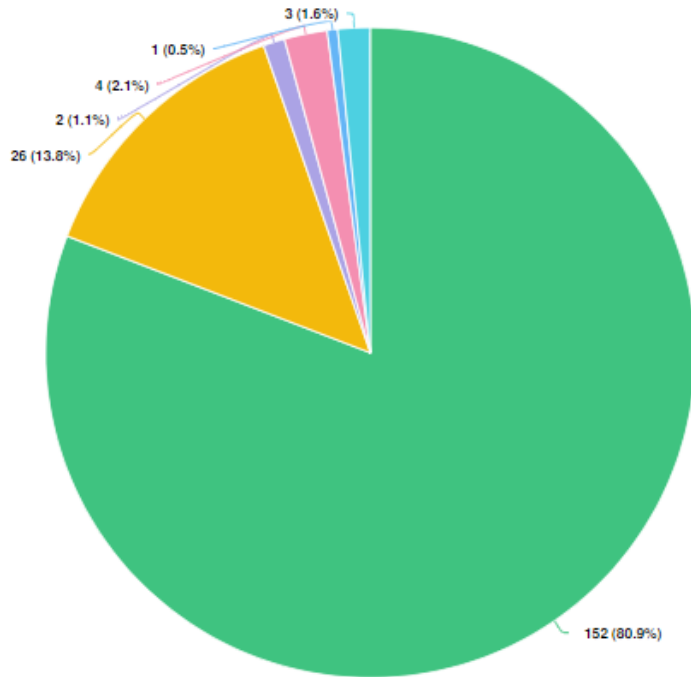
Q1 Please tell us about your connection to Foster City.



Question options

- I live and work in Foster City
- I live in Foster City but work elsewhere
- I work in Foster City but live elsewhere
- I do not work or live in Foster City
- I live in Foster City but I am retired/do not work
- Other (please specify)

Q2 Are you:

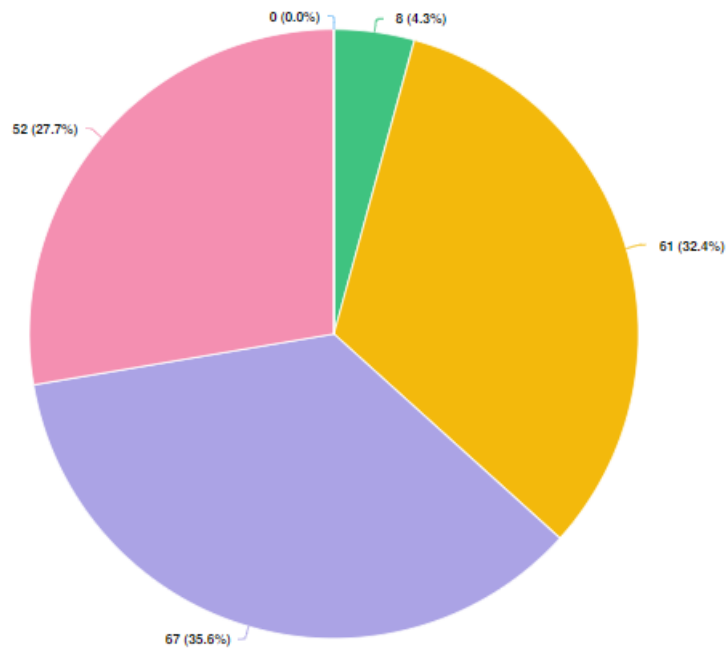


Question options

- A homeowner in Foster City
- A renter in Foster City
- Looking to buy a home in Foster City
- Looking to rent a home in Foster City
- None of the above
- Other (please specify)

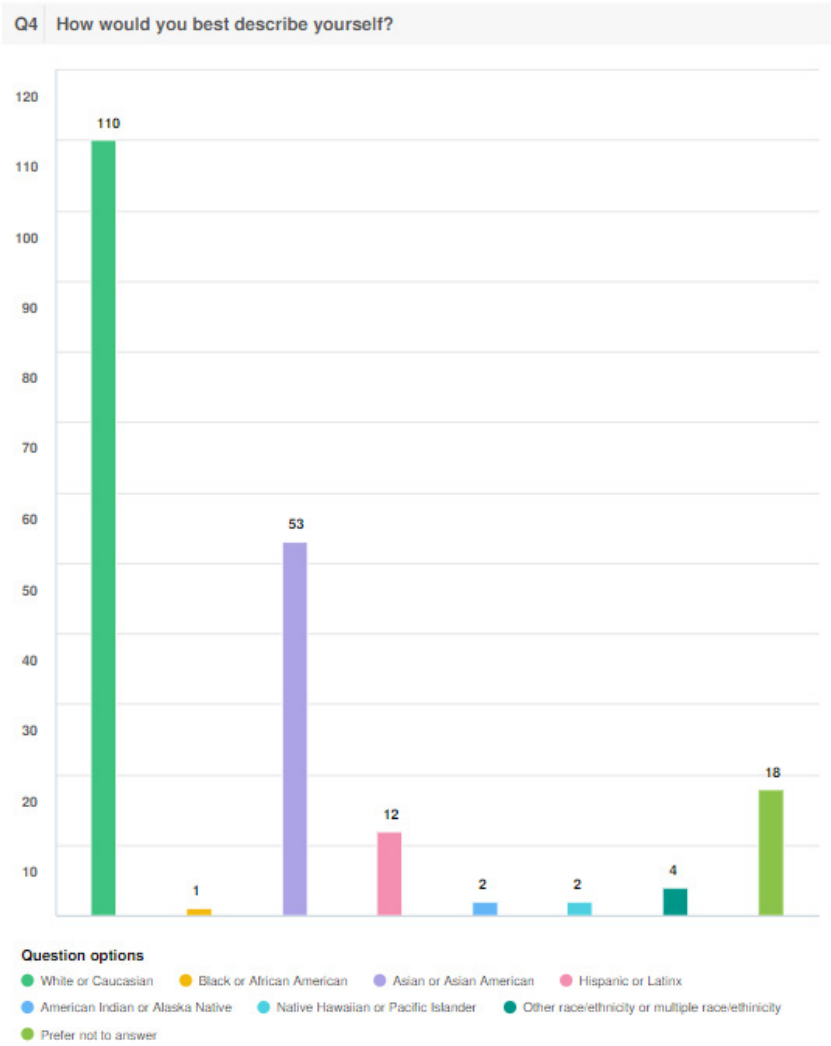
APPENDIX F: PUBLIC PARTICIPATION

Q3 What is your age?



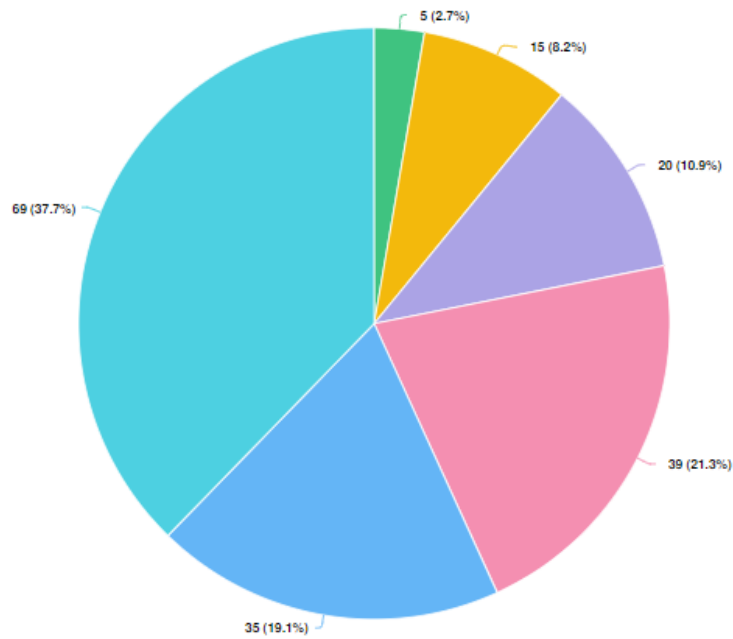
Question options

21 to 34 years old 35 to 49 years old 50 to 64 years old 65+ years old Under 21 years old



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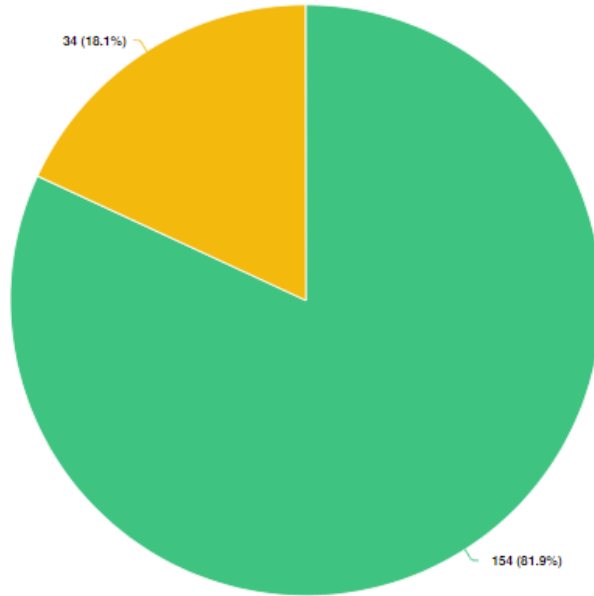
Q5 If you live in Foster City, how long have you lived in the City?



Question options

Less than 2 years 2 - 5 years 5 - 10 years 10 - 20 years 20 - 30 years 30+ years

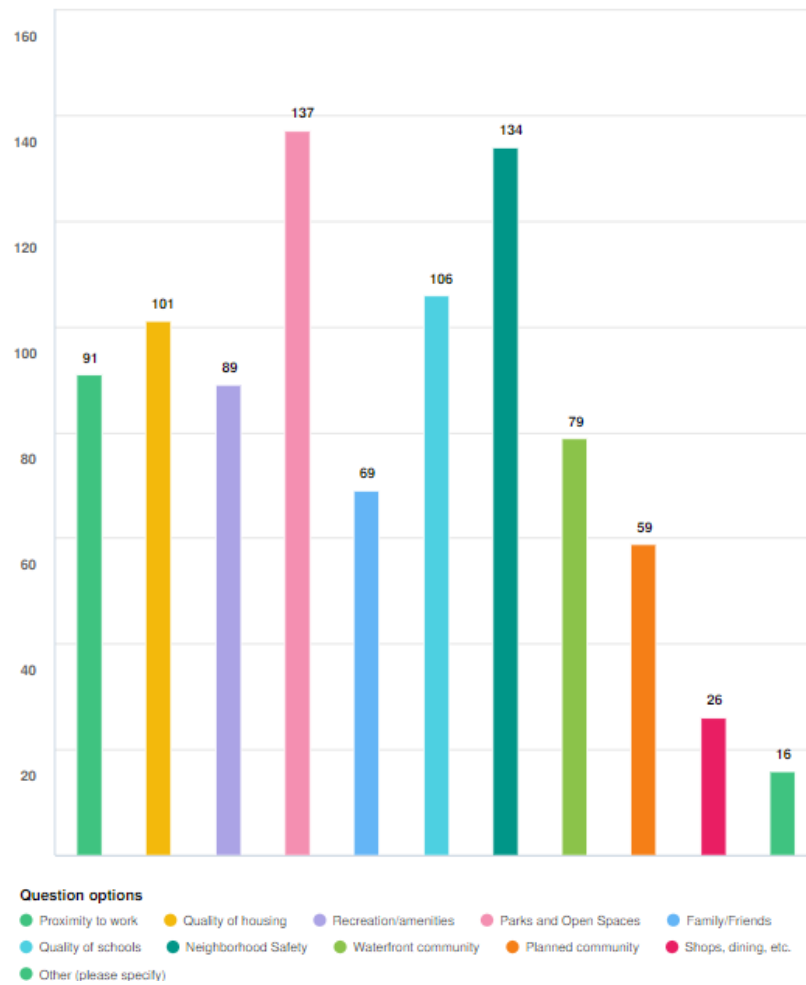
Q6 Does the range of housing options currently available in Foster City meet your needs?



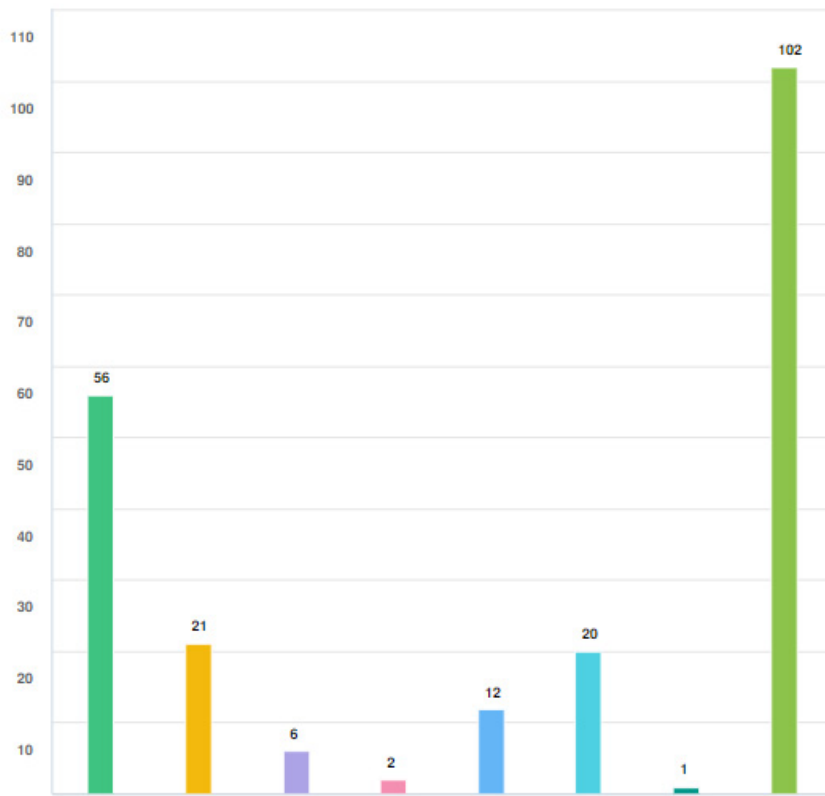
Question options
 ● Yes ● No

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Q7 If you live in Foster City, why did you choose to live here? Select all that apply



Q8 Please indicate which of the following housing challenges, if any, you experience as a Foster City resident? Select all that apply

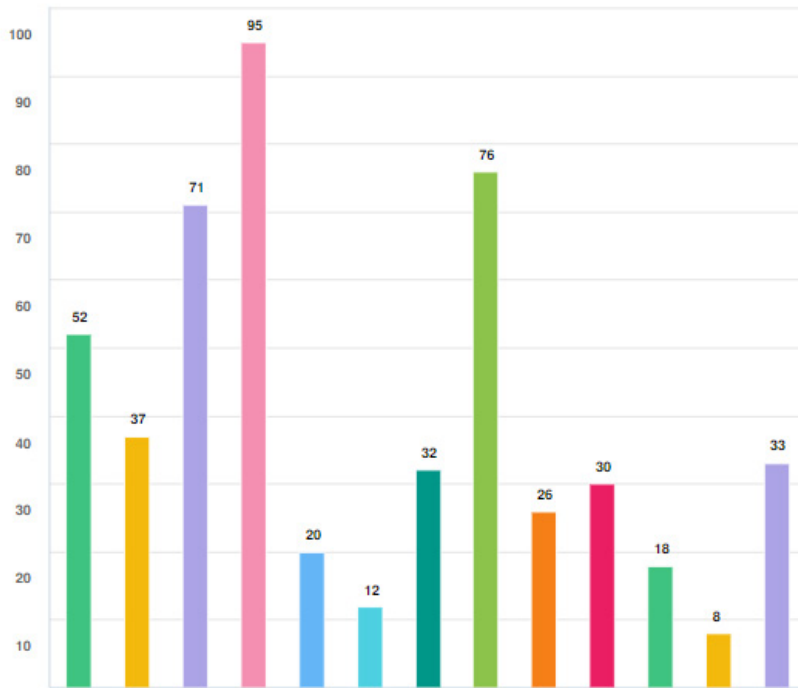


Question options

- My housing costs (rent or mortgage, utilities, insurance, etc.) consume more than 30% of my income
- My housing costs (rent or mortgage, utilities, insurance, etc.) consume more than 50% of my income
- The housing unit I rent is in poor condition and needs repair & maintenance
- The housing unit I own is in poor condition but I cannot afford to repair or maintain it
- My housing unit is not designed for my needs (disability, difficulty with stairs, etc.)
- My housing unit is too small for my household
- I have experienced housing discrimination
- Other (please specify)

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Q9 When you think of the existing housing stock in Foster City, what comes to your mind?
Check all that apply

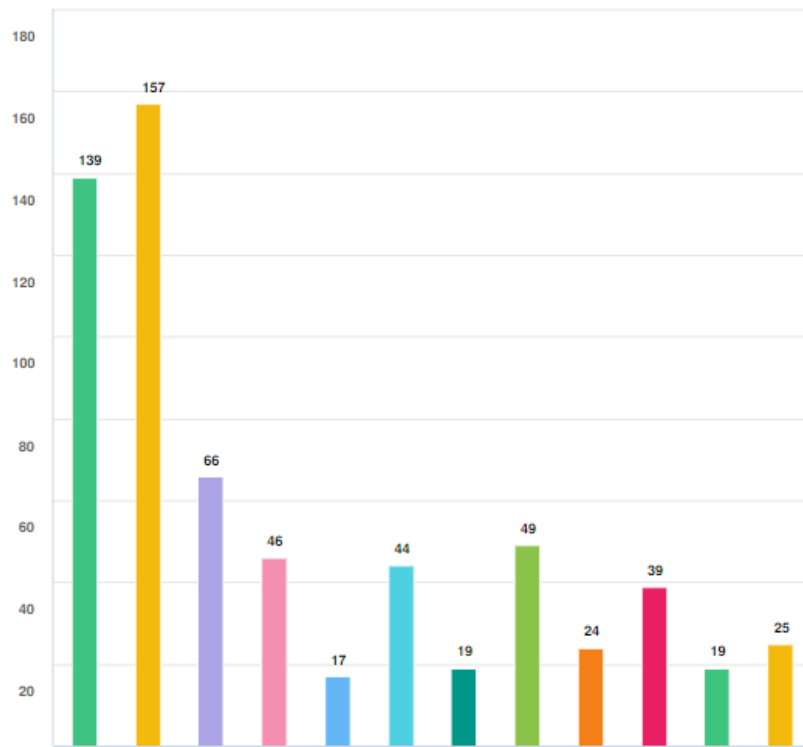


Question options

- Cost burdened *U.S. Department of Housing and Urban Development, HUD defines cost-burdened families as those "who pay more than 30 percent of their income for housing"
- Overcrowding *The U.S. Census Bureau defines an overcrowded unit as one occupied by more than one person per room excluding bathrooms and kitchens
- Unaffordable rents ● Unaffordable home sales prices ● Lack of housing choices (townhomes, apartments, condos etc.)
- Lack of property maintenance ● Lack of options for senior housing ● Lack of public transit/commute options
- Employment/job centers located too far away
- Aging housing stock that are not in keeping with the newer styles of development
- Lack of supportive housing for special needs population e.g., developmental disabilities, elderly care
- Lack of accessible housing for people with disabilities ● Other (please specify)

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Q10 What are the most important aspects that Foster City should consider in planning for future housing in Foster City? Please select up to five



Question options

- Preserve the single-family neighborhoods ● Preserve existing parks, open spaces and recreational amenities
- Provide affordable rental and ownership housing ● Provide a mix of housing types (apartments, townhomes, condos etc.)
- Provide supportive housing for special needs ● Provide housing for seniors
- Provide housing for students and/or young adults ● Encourage mixed-use with (commercial/office/retail and residential)
- Encourage housing in redevelopment of neighborhood shopping centers (e.g. Edgewater Place, Beach Park Plaza, Market Place)
- Encourage redevelopment of existing apartments to provide more housing
- Encourage more Accessory Dwelling Units (second units) ● Other (please specify)

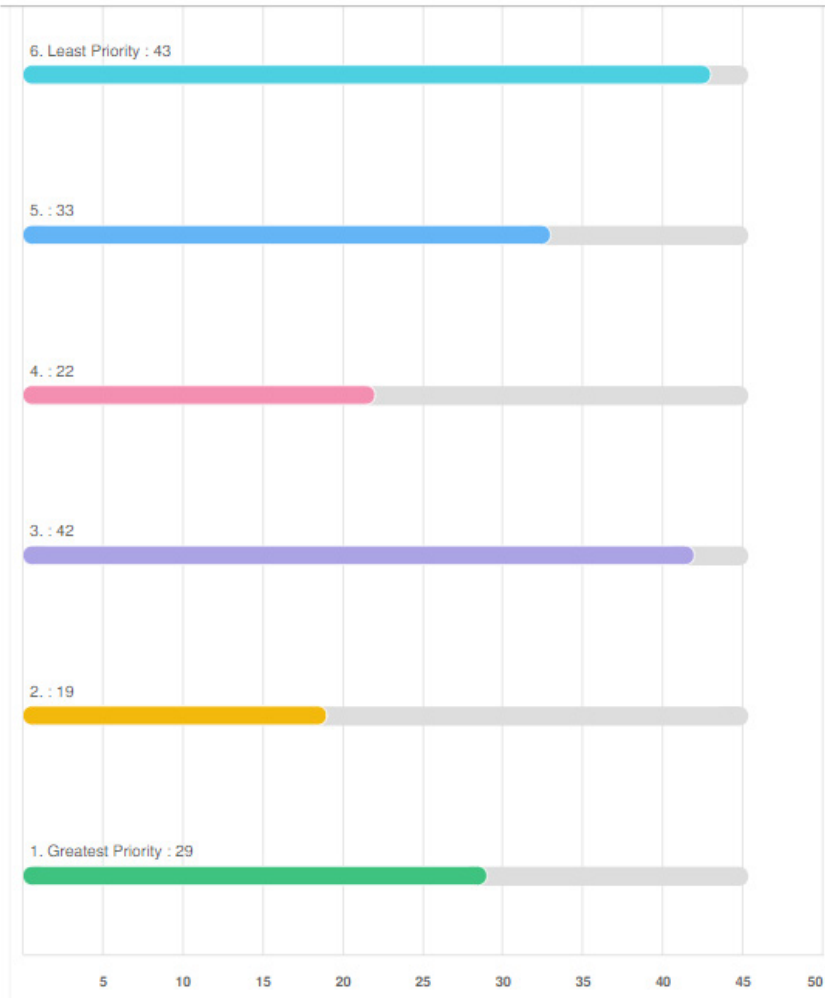
Q11 As part of the Housing Element Update, the City is required under State law to identify additional areas where future housing can be accommodated in Foster City. Please prioritize and rank the following areas where you think it would be most approp...

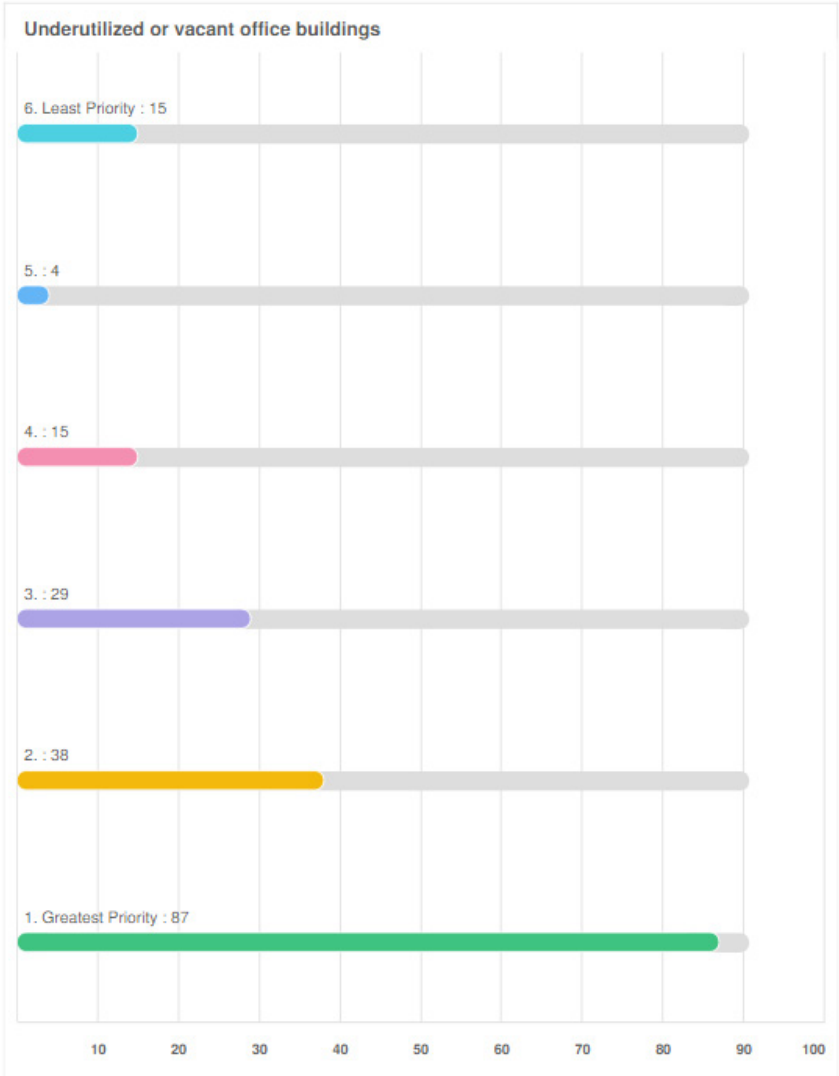


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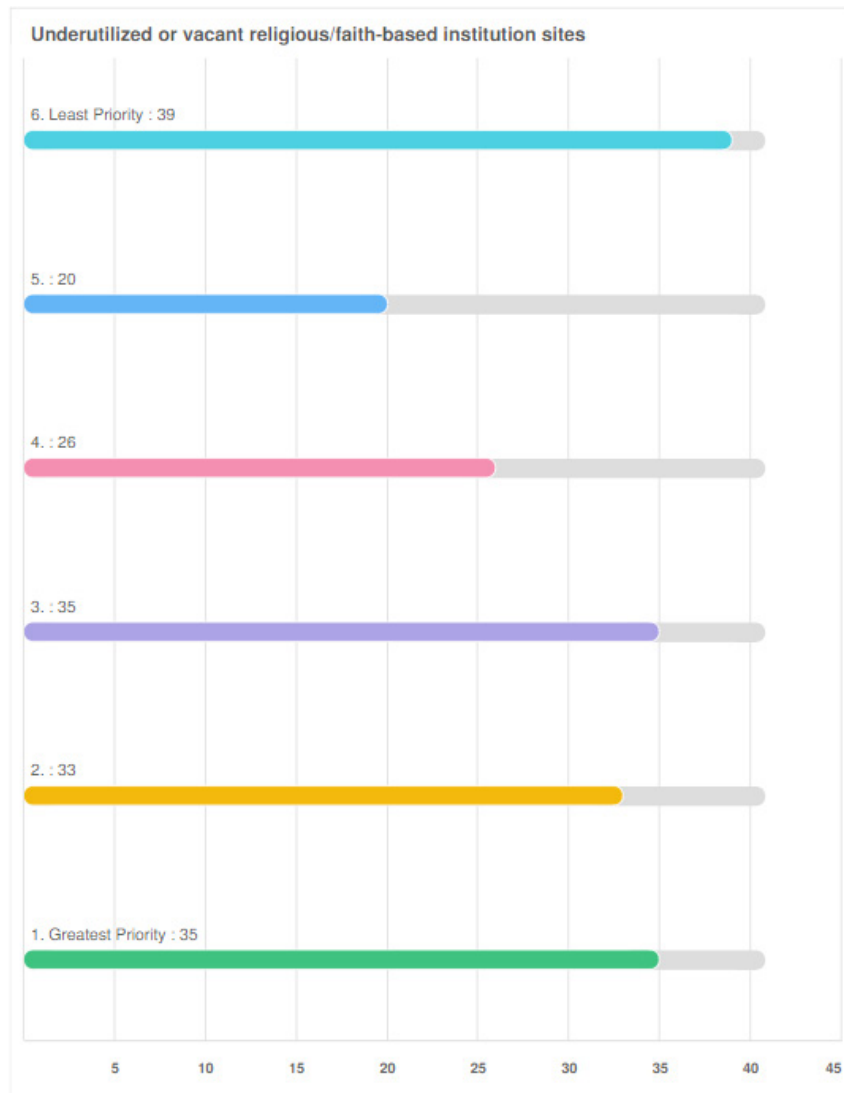
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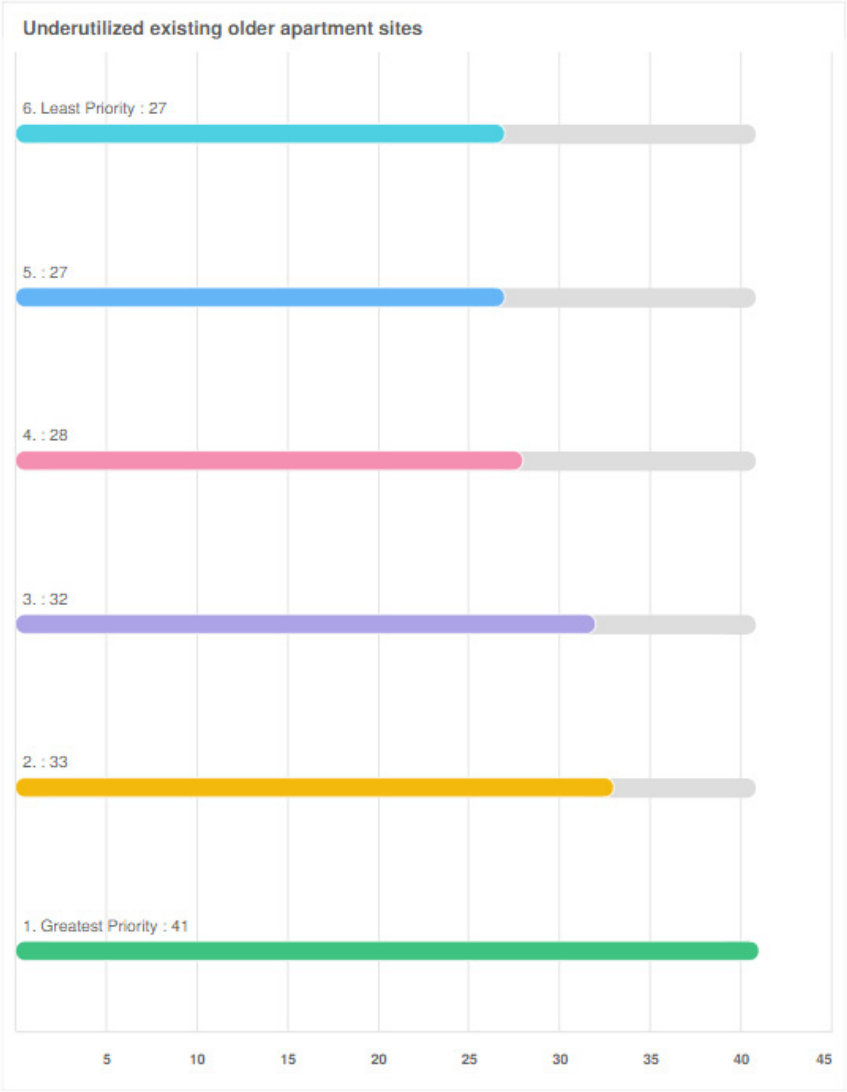
Underutilized neighborhood shopping centers/commercial retail areas



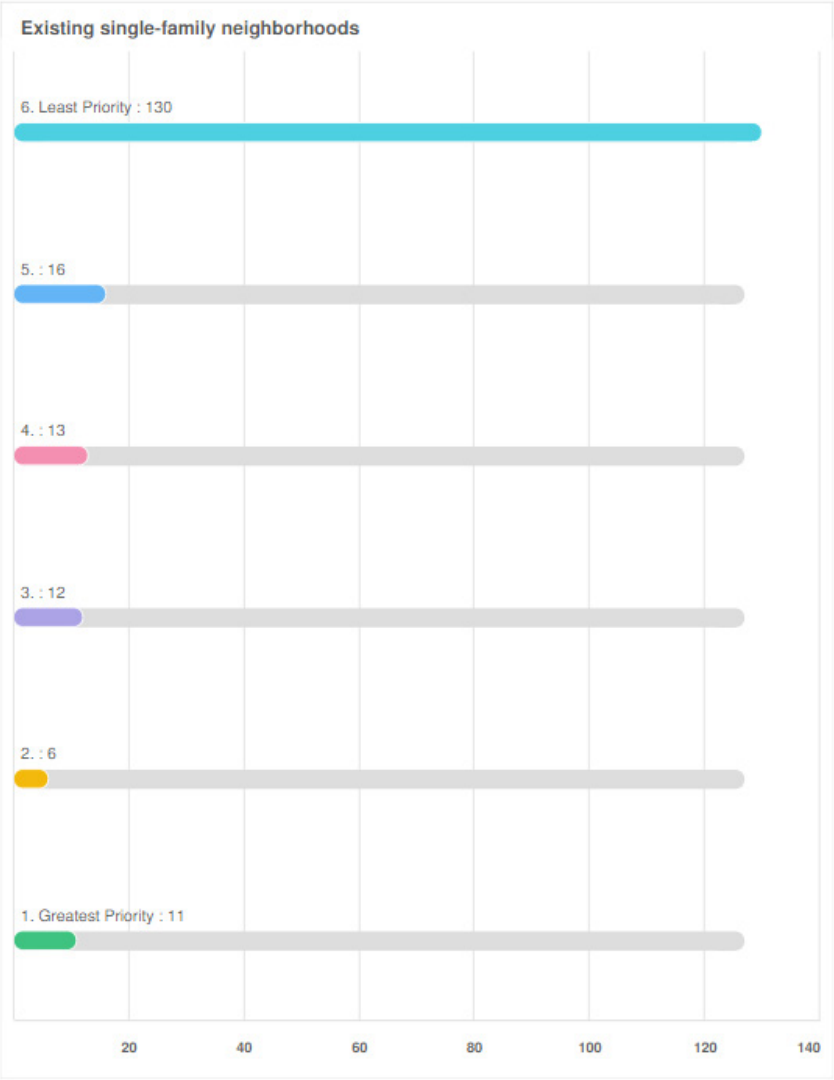


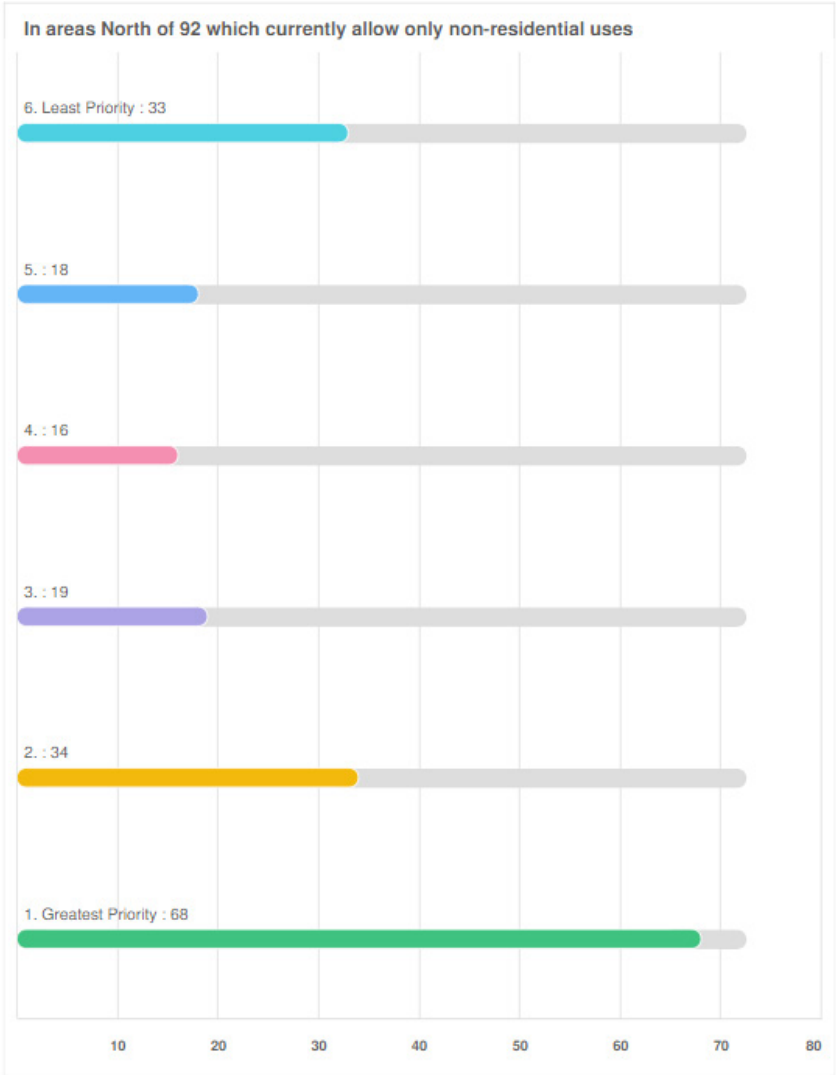
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Q12 Please write below any ideas you may have and/or locations where additional housing could be located in the city which were not covered in the previous question.

No Space for New Housing – Too Much Pressure on Infrastructure (18)

- Foster City was a planned community. It was not designed to accommodate the number of housing units you are planning to add to the city. I think you should try to get that number lowered.

Office Spaces and Other Underutilized Buildings (11)

- Include school admin building even though it is owned by SMFCSD. Very underutilized.
- Since we have no real space on the land we have and our infrastructure cannot support multi unit housing, you should consider building on the water of the bay outside of the levy where you can create additional planned community with proper access to freeways, etc.
- Re-develop current apartments and multi-family homes into higher density, larger (taller) structures that can accommodate a higher density of people.
- Under or non-utilized State property, such as the Caltrans yard on Foster City Blvd, or the State land on Third Avenue
- Beach Park Gilead area could have been all houses
- Old Orchard Supply site (+4)
- The abandoned, dilapidated church property at Gull Ave. and Beach Park (closest to the levee). Attempts to rezone were once proposed, but that obscenity would have added far too many high-density units.
- That place where garden Center used to be is totally be converted into nice modern mixed housing.
- Gilead/Illumina/Biomed partnerships.
- waterfront property not currently being utilized for housing
- There are quite a few sizeable parking lots in the Metro Plaza area(Safeway) that are heavily underutilized - the Wells Fargo lot, the BoA lot, and several lots near the old Orchard store. These parking lots can be rezoned and converted to build housing. The office park in the Chess Street neighborhood can also be used to develop housing.
- Vacant area next to Seacloud Park (+1).

Near Freeway Access (8)

- Understanding the need for more affordable housing as mandated by the state, build new housing near Highway 101/92 entrance/exits and on 4 lane roads to handle the additional traffic. This is for safety reasons. The now closed OSH would be perfect, infrastructure already in place, a high rise building near Metro Tower and Visa buildings. (Q. Has anyone talked to Visa about building availability?)
- On 4 lane roads, near Highway entrance/exit. Close to our excellent Police and Fire departments, who would use the units. Near City Hall, think of a large Welcome to Foster City sign in front of the building. Much nicer than a Costco Gas Station! Also, a lot of open office space north of Hillsdale Blvd., close to 3rd Avenue. 4 lane roads, close to amenities, and access to Highways 101 and 92. Avoid

locations such as Lantern Cove, which are far from Highway 101, without appropriate infrastructure (on 2 lane roads) for the additional traffic, will affect all neighborhoods between there and Highway 101, Port Royal Ave., western part of Beach Park Blvd., Polaris Ave., behind Foster City School, Edgewater Park, Boothbay Park, residential neighborhoods with a lot of children, pedestrians and bicyclists. Safety is a real issue there, and a liability for the city.

Not in Single Family Neighborhoods (3)

Mixed-Use Shopping Areas (2)

- Please do not get rid of restaurants/shopping centers etc. Those of us who live here need those services. Foster City's dining scene is virtually nonexistent. Zoning should be modified if necessary to allow duplexes and structures where multiple families can live on lots currently zoned for single families.
- Please NOT at our few remaining shopping centers. Especially not Edgewater. Most of us moved to FC for open space, large lots, quiet streets, and waterfront homes and shops. If I wanted an urban life, I would have bought a house in the City, or downtown SM.
- Many of the older shopping center/commercial retail areas should be look at for mixed use developments. I would not want to decrease the amount of retail space, however I believe residential could be added through redevelopment of the sites. (+2)

Mixed Opinions About the Golf Course (3)

- Please do not use the existing golf course (Mariners Point) for any housing. Seniors like me need this local site which provides access to recreation, promotes physical and mental health.
- Redevelop the golf course with townhomes/condos and a new park.

Other (1)

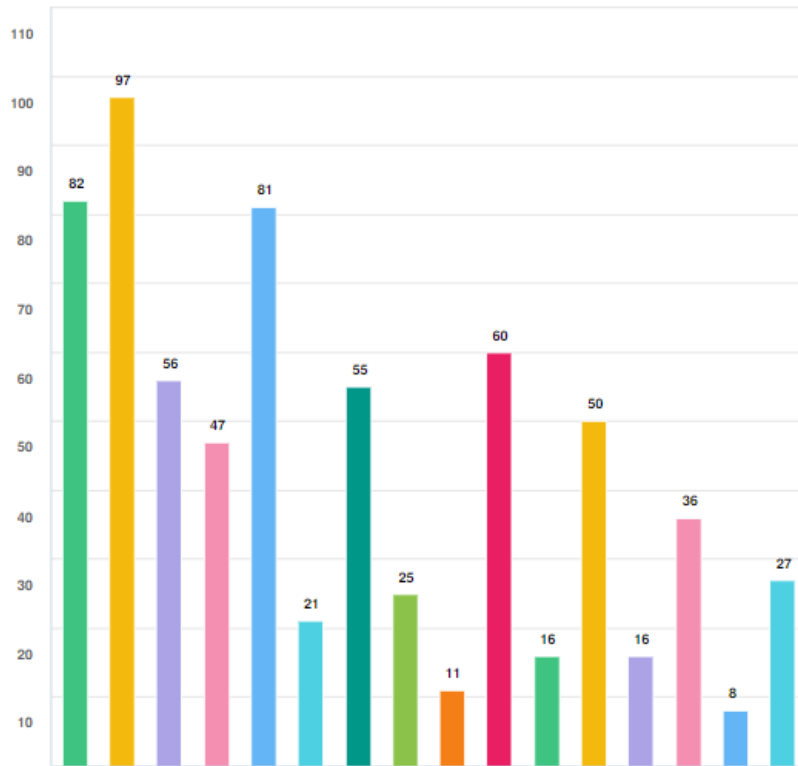
- Near public transportation
- Prices for new homes being built at laguna vista should be more inline with affordability.
- Should lower property tax and use the funds that we have already to help the existing residents. The ones who are suffering are the ones who work outside of Foster City because we need to afford the high costs of property tax, utility bills and groceries. We all have children and want them to thrive in
- Foster City may not have much space for building. Areas ripe for development are San Mateo, by 101. Discourage senior living because, the older folks have to move out. To keep the place economically vibrant, the focus should be towards younger and middle age folks. This place is not for low-income. So, it is not worth thinking about it. The economics would not work out for them.
- Foster City must comply with the law and should not invest its resources trying to find ways around the law. I have been dismayed to see the inaccurate and misleading information that has come to our doorstep.
- Rent is so high already in the Peninsula that it's hard to find affordable rental housing. Also, the cost to own is so competitive and high that despite being a high income earning household, we can't compete with the cost to buy a house and are still renting. We would love to stay in Foster City long

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term but it gets more and more expensive each year. For the renters in FC, it would be great to get rent control in place. Our rent has gone up between 10-20% per year, and that's insane since companies don't increase salaries by even that much.

- If person unable to afford housing, encourage them to seek housing elsewhere. State can subsidize people to commute from more affordable areas. Subsidize rent to essential workers...teachers, police, fire
- FC should consider allowing the redevelopment of single-family homes and allow for building of more dense townhomes and apartments designed for walkability and mixed used. FC should consider reducing fill in more of the bay, foster city did.

Q13 What type of housing do we need in Foster City? Select at least five

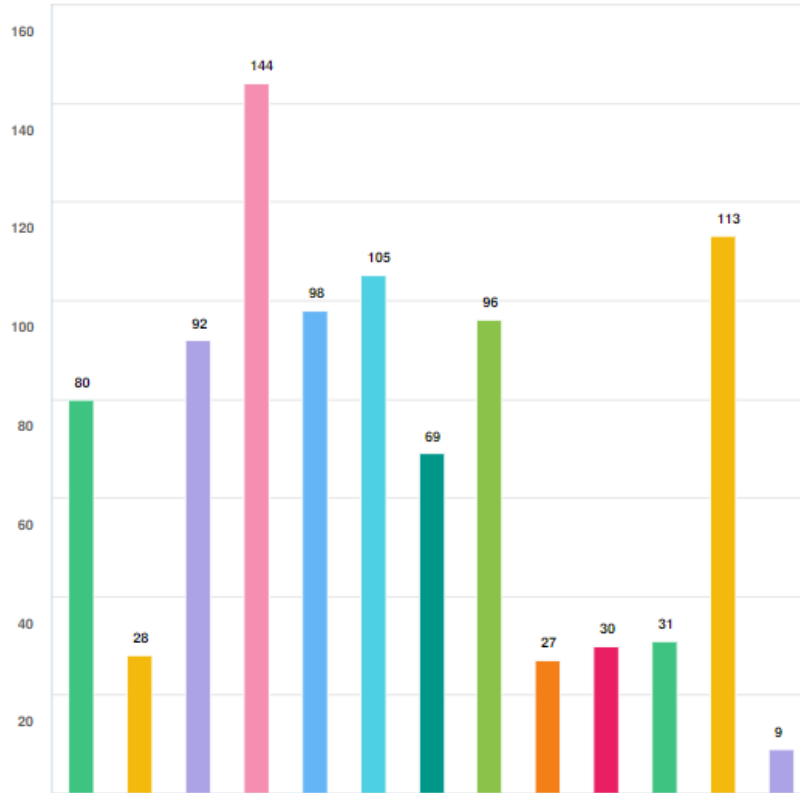


Question options

- Other (please specify) I do not know Workforce Housing
- Transitional or supportive housing for people with special needs/disabilities Senior living (age-restricted/65+)
- Assisted living facilities Mixed use residential (residential with commercial/retail/office components)
- High-rise multi-family buildings - 7 stories and higher Mid-rise multi-family buildings - 4 to 6 stories in height
- Low-rise multi-family buildings - up to 3 stories in height Accessory Dwelling Units Townhomes Condominiums
- Duplex, Triplex, etc. Single-family homes Affordable Housing

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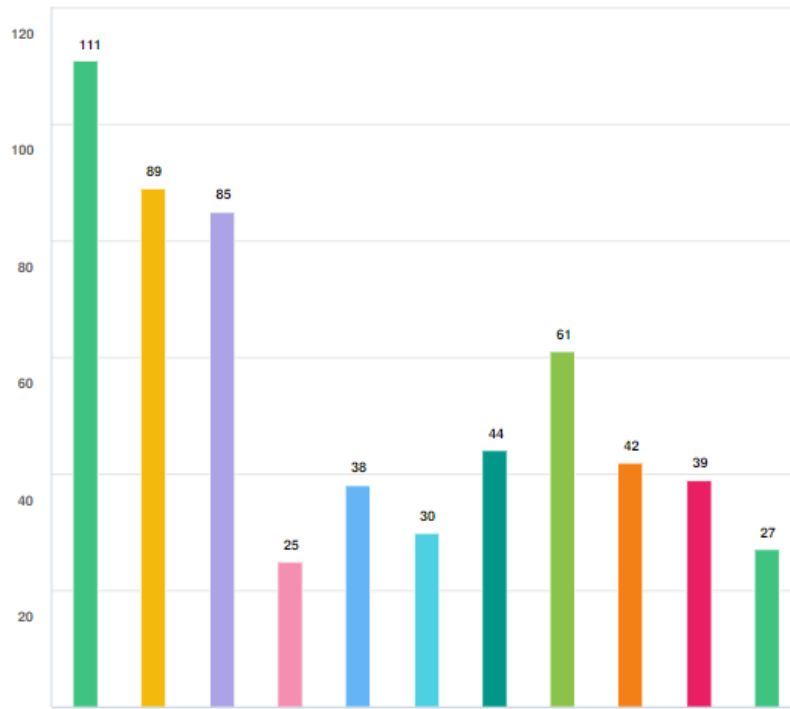
Q14 What aspect(s) of housing is/are most important to you? Select all that apply



Question options

- Other (please specify) Good Schools Availability of smaller units for single-person or smaller households
- Availability of larger units for larger households Multi-generational accommodation Private open space (yards, patios)
- Proximity to public transportation Proximity to parks, schools and other community amenities
- Proximity to grocery stores, neighborhood shopping centers Safety/Security Parking availability
- Private amenities for residents (pool, club house, sports courts etc.) Affordability

Q15 What types of housing-related programs and/or policies do you think that Foster City should focus on? Please select the top five



Question options

- Other (please specify) ● Rent Stabilization Program including a Rental Registry
- Provide incentives for housing developments that include low-income or affordable units ● Expand affordable housing inventory
- Promote fair housing services to address fraud, displacement, or discrimination
- Create pre-approved ADU (Accessory Dwelling Unit/Second Unit) plans
- Streamline approval processes for housing developments ● Improve accessibility in units for persons with disabilities
- Encourage or incentivize rehabilitation of existing housing
- Encourage city-wide shuttle or other first and last-mile transit options
- Encourage innovative design with emphasis on community/open spaces and amenities

Q16 Are there other strategies that you believe the City should consider? If yes, please provide examples or context of the strategy that should be considered to accommodate new housing in Foster City?

Summary of Responses

Push Back on State Requirements – No Space for New Housing (17)

- “A two-prong strategy should first include a moratorium on residential and commercial developments. City leaders need to communicate, engage, and incorporate indicators created by the culture of its constituents' requirements for quality of life. It is time to begin serving the publics' need over placating the developers' greed. Secondly, City leaders must acknowledge that the principles of the housing elements are functionally outdated and more importantly lacks measures for public health and safety, and environmental protection. Lastly, if Foster City leaders are to be taken seriously about improving the quality of life for its citizens then it needs to promote engagement and activism with the culture of its people. Too many City sponsored events are staged events invested with backroom deals and overriding outside interests leaving its citizens feeling as they are second class citizens behind arrogant developers and antiquated legislators.”

Converting Office Buildings Into Affordable Housing (11)

- The city can purchase these and have more control over rent for low-income families.
- Encourage or incentivize large employer (e.g., Gilead, Visa, Illumina) housing programs incl employer-built developments (a la Google's Mtn View plans, Facebook's Menlo Park plans)
- Utilize potentially available office space. There seem to be a lot available north of Hillsdale Blvd. all the way to 3rd Ave. Infrastructure already in place, on 4 lane roads, close to Highway 101/92. A new high rise at the now closed OSH, one or more of the Visa buildings? San Mateo Centre (corner of Metro Center Blvd/Edgewater Blvd) for a high rise. Convert open office spaces north of 92 to 3rd Ave. FC is one of the least walkable cities in the peninsula. Housing planning should be geared towards high density, high-value urbanization, inspired on the urban policies of Northern Europe. These policies emphasize high-density, low-rise, small-accommodation buildings, centered around access to public transportation and alternative transportation methods. The Baymeadows community built around the new Hillsdale Caltrain station is a great example of what FC should aspire to become in the next 20 years.
- Encourage owners of vacant and underutilized office buildings to develop their property into something productive that will enhance the community. Start with Orchard Supply and other vacant buildings.

Other Ways to Utilize Space (7)

- Bring in complementary businesses instead – use vacant for light business, restaurants, shopping, health services, childcare etc. (+2)
- Family oriented spaces - playgrounds, educational aspects, childcare.
- Need another middle school, a high school (+3)
- Keep open spaces and single family homes. They are very important to any community.

Transportation (6)

- Extend to the wider bay area
- Walkability and biking to shopping centers, parks, other amenities
- Any addition of resident population would increase car traffic if that was the main way for residents to travel. A strong plan for public transport / first-last mile options and non-car mobility needs to be developed in parallel. Such transport options should connect to retail, work and transport hubs.

Preserving Open Space and Single-Family Character (5)

- Consider 1 or 2 large (tall) high density buildings to accommodate lower cost needs and then focus on maintaining single family housing and open areas
- Quality of life amenities need to be preserved, such as parks, golf course, grocery options, public water access.

Homeownership Opportunities/Affordability (4)

- First time home buyer down payment assistance or no down payment program for frontline workers/healthcare/teachers to live and work in the area they serve.
- City should prevent people from buying homes in FC for investment (people that don't plan on living here).

Infrastructure Needs to Be Addressed Alongside New Housing (4)

- Any additional new housing must be addressed with transportation and safety of this city. I know so many neighbors and friends in Foster City who selected this area because the schools are good; neighborhood is not as crowded and is safe. I know there is a lot of concerns about the implication of new housing and what it means to the safety of this region--this could impact housing price and reputation of this region.

Convert smaller/older rentals to larger (3)

- Replace older 2-story rental properties with 4 story rental units.
- The older apartment houses would be a good place to start. They have been here since the city's inception and are showing their age.

Other

- Verify eligibility for low cost housing. Ban short term rentals
- give preferences to those who work in Foster City
- Do not use golf course for housing
- Redevelop the golf course.
- Read the Foster City master plan and follow it.
- Streamlining ADU process would really help in all existing single-family areas, to allow larger families to live together or to provide rental income to current residents. Encouraging speedy approval of

mixed-use and housing redevelopment of existing shopping centers, particularly with affordable and accessible apartments, with transit incorporated would be huge for seniors and disabled

- To the extent that we are required to add new units, consider re-purposing under-utilized parking lots and other non-residentially-zoned areas for development.
- Do not redevelop existing shopping centers unless the retail space is accommodated as the lower level of a mid-rise building. As an example, do not remove Edgewater Place; make it midrise with all the retail maintained on the lower level. Too late for Port O'Call which was converted to only apartments.
- All affordable housing should be near transit as it defeats the purpose otherwise, i.e., the cost of owning a vehicle and paying for it and insurance and maintenance will offset any savings or advantage of affordable housing. An example is the low income housing that San Mateo is building near the new Cal Train Station. Also, more vehicles on Foster Cities roads causes more pollution, roadway repair and traffic. ANY HOUSING should be built so as not to impede leaving the city in case of earthquake, fires, or other emergencies. That is why I OPPOSE THE OVERLAY of LANTERN COVE. There is no alternative to Edgewater that can hold traffic in an emergency evacuation in the South and Southwest areas of the city. Nor would it allow for easy entrance and exit of emergency vehicles.
- With all the housing commercial space for shopping needs to stay. Updated to be attractive aka Edgewater Plaza -this use to be the place to meet up with friends - owner is driving out good family friendly businesses and it looks horrible just saw he can try to redevelop. Never ever replace Edgewater Plaza with housing.

Q17 Do you have any other comments or is there anything else the City should consider as part of its Housing Element Update?

Summary of Responses

Take Time to Analyze Impacts of new Housing on infrastructure and traffic (29)

- I'm extremely concerned with the infrastructure we have related with the incremental housing we are bringing in the city. Also related to the extremely limited entry/exit points of the city.
- Traffic and evacuation routes with more people

Convert Office Buildings (9)

Don't want single family homes demolished, maintain character (5)

- Concerned about the current push to demolish older apartment/condo buildings to be replaced by high-rise, high-density buildings directly adjacent to single family home neighborhoods.

Maintain parks and open space (6)

- Do not take away our parks!!
- Maintain the parks we have and open spaces. Welcome to put it to vote and let everyone know. Pretty soon we will have house boats because of running out of space.
- Do not use golf course for housing (+4)

Need retail (5)

- Current shopping centers under consideration (Beach Park, Edgewater Place) are successful and needed by their neighborhoods and the city; please keep them, or IF required, make them mixed-use (housing above) but KEEPING all the existing businesses/restaurants with LEAST impact to them and patrons.

Affordability (3)

- Consider capping rent increases each year to a reasonable percentage. At present, property owners have no limit to what they can charge for rent.
- Priority should be to maintain the existing quality of life in FC. There's been too much emphasis on low-income housing. We do have an affordability problem. Low/middle-income housing should be built near transportation hubs, not Foster City. The current new housing projects in FC are anything but affordable. \$1.5M-3M is not affordable. When does the couple who makes \$150-250k a year get any consideration??? They do not qualify for low, middle, upper middle income when it comes to addressing affordability, yet they cannot afford any of the new housing being built.

Need new housing for special needs groups and low-income families (2)

- Need low-income housing for disabled people (i.e., with autism.) Need public transportation for those who don't drive.

- No matter what or where you build, there will be opposition, but we need more housing badly. Please consider everyone's needs (including those who don't live here yet) and not just the loudest people

Other

- Force Shopping Center Landlords to keep up their property. i.e., parking lots etc.
- I am disappointed that your survey is so negative. You clearly have an agenda in this and it is not an unbiased survey.
- Emphasizing these small units results in high turnover and people moving to where they can get larger apartments and housing – recently FC friends moved to San Diego, Arizona, North Carolina and placed in Bay Area like San Mateo and South San Francisco. There is less of a neighborhood feel. Lumping these small unit developments together would reduce the impact on neighborhoods.
- Make it more difficult for investors and foreigners to purchase property in Foster City especially if it will be used as a rental property and not primary residence
- Provide plans for small, ATTACHED ADUs, since many properties have small yards.
- high rise apartments facing the Bay
- We should focus on the high property tax, helping the middle class and homeowners and not worry about building things that will bring crime. Lower income housing brings in crime
- pollution, and by decreasing loss of open habitat, any city will be able to achieve their GHG reduction goals. Yes, the Housing Element needs to be updated, but it won't be.
- For the Valley to be economically vibrant, younger folks need to be able to find affordable housing. Best is to build rental units – multi-story. Focus should not be towards seniors or low-income. Both have to move out. The economics will not support them. So, replace older 2-story rental units with 4-5 story units.
- Advocate for Bay Area cities to be able to trade/purchase/sell their housing allocations — cities with limited space (like FC) could purchase “offsets” from other cities that have surplus of available space (e.g., SSF?, RWC?)
- I have been a long-time resident of Foster City and Lantern Cove Apartments and would really like to not have to relocate my family if it gets re-developed. It will also be hard to find new housing that isn't astronomically expensive and in a highly competitive market if everyone suddenly has to move.
- New high-density housing will be built. That's a fact and there's no way we can fight that, no matter how much the great majority of us do not want it. But if you are going to build it, build it in areas where it's not going to screw over those of us who live in the neighborhoods trying to get to the freeways for our commutes. It seems like some proposals believe the fairy tales that people will take public transportation and thus the added cars to the morning/evening commute will not be bad. This is laughable. Public transportation access to FC is terrible and is never going to be an option. We all need to drive and adding units like the big Pilgrim development is screwing the commutes of thousands of us who live in neighborhoods 1-3.
- FC needs to re-evaluate its own image as a bastion of American-style sub-urbanism. Overemphasizing single-home ownership has resulted in un-walkable long avenues like FC Blvd. and

Hillsdale Blvd., 100% car-dependent neighborhoods like Islands, and failing retail plazas like Edgewater Shopping Center.

- We need another grocery store in Foster City, preferably a higher end store.

HOUSING SITES MAP FEEDBACK

The website for the Housing Element Update provided an interactive map where people could post a “Thumb Up” or “Thumb Down” vote for specific sites as well as post comments about sites. Table F-1 has arranged the vote by their sum, i.e., the number of “Thumb Up” minus the number of “Thumb Down” votes so that the sites with the most net positive votes are at the top. (Note: because the mapping software allowed votes to be tagged to any location, if the user did not zoom in first, it appears votes were misplaced and a few of the intended sites could not be identified. These are highlighted in yellow.)

Table F-1: Housing Sites Map Feedback

Site	Thumb Up	Thumb Down	Sum (Thumb Up - Thumb Down)
Gilead: 1153-1195 Chess Dr.	65	9	56
Sand Cove Apartments-901-973 Shell Blvd	54	1	53
3233-3247 E 3rd Ave - Caltrans	54	12	42
Foster's Landing Apartments: 736 Bounty Dr	49	12	37
Schooner Bay - Cutwater Ln	78	44	34
Beachcomber Apartments/Beach Park Plaza: 1432-1468 Beach Park Blvd	60	31	29
San Francisco Bay Trl (vacant church)	33	4	29
Eaves Apartments	34	6	28
Mariners Point Golf Center	31	5	26
Shadow Cove Apartments	30	4	26
former El Torito: 388 Vintage Park Dr	24	1	23
5A Rent-A-Space: 1221 E Hillsdale Blvd	23	2	21
Lantern Cove - 244 Rock Harbor Ln	53	32	21
Island United Church: 1111 Balclutha Dr	20	0	20
Beach Cove Apartments: 703 Catamaran St	23	3	20
Marketplace Shopping Center-W Parkway Ln/E. Hillsdale Blvd.	32	12	20
Bowditch Middle School/Teacher Housing	19	1	18
Sea Island Townhomes: 1601 Beach Park Blvd	32	15	17
Edgewater Place Shopping Center: 973-987 Edgewater Blvd	29	12	17
Visa: Metro Center Blvd	18	1	17
Spinnaker Cove tennis court parking	18	2	16
LDS church - Shell Blvd.	16	1	15
VISA Hotel Site: 972-988 Metro Center Blvd	16	1	15
Korean Young Nak Presbyterian	18	3	15
The Lagoons Apartments: 611 Bounty Dr	17	2	15
Foster City Pediatric Medical Group: 1295 E Hillsdale Blvd	17	3	14

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Site	Thumb Up	Thumb Down	Sum (Thumb Up - Thumb Down)
823 Magellan Ln	16	1	15
746 Ranger Cir	15	2	13
Moonsail Ln	15	2	13
Foster City Medical Pavilion: 1241 E Hillsdale Blvd	15	3	12
OSH: 1010 Metro Center Blvd	22	11	11
Foster City Quick and Cool: 1111 Triton Drive	11	0	11
KinderCare: 1006 Metro Center Blvd	10	0	10
Water's Edge Apts: 1200 E Hillsdale Blvd	13	3	10
Commerce Park Dental Car: 1289 E Hillsdale Blvd	10	0	10
Laguna Vista Condos	10	0	10
Life Stages Insurance and Financial Services: 989 E Hillsdale Blvd	14	5	9
1261 E Hillsdale Blvd	8	0	8
Hillbarn Theatre: 1285 E Hillsdale Blvd	12	5	7
Chess Drive Office Park: 333 Hatch Dr	7	0	7
751-799 Widgeon St	4	0	4
915 Flying Fish St	4	0	4
Tradewinds Apartments: 1110 Polynesia Dr	10	7	3
39 E Court Ln	2	0	2
611 Bahama Ln	3	1	2
825-833 Arcturus Cir	4	3	1
CA-92 W, San Mateo	1	0	1
Sea Cloud Park	23	22	1
410 Bodega St	1	1	0
Foster Square: 709 Eppleton Ln	1	1	0
Franciscan Apartments: 888 Foster City Blvd	8	8	0
Edgewater Place Shopping Center-Lucky Pharmacy	27	28	-1
919 E Hillsdale Blvd	12	14	-2
Harbor Cove Apartments: 746-789 Edgewater Blvd	10	12	-2
Existing apt buildings on Altair Ave	1	4	-3
Water's Edge Apartments: 1208-1228 E Hillsdale Blvd	7	12	-5
1998 Beach Park Blvd	6	12	-6
Shell Cove parking lot: 606 Aquarius Ln	20	60	-40

Source: Foster City Community Development Department.

Individual comments provided on specific sites are provided in Table F-2, organized into "Housing Pros" and "Housing Cons" for each site. (Note: because the mapping software allowed comments to be tagged to any location, if the user did not zoom in first, it appears some comments were misplaced.)

Table F-2: Housing Sites Map Comments

Site	Housing Pros	Housing Cons
Gilead: 1153-1195 Chess Dr	<ul style="list-style-type: none"> ▪ This has been a travesty and blighted property in town. Unacceptable Behavior by a Corporate Citizen. They have sat on it for years driving small businesses out of Foster City. The gym used to be there, shooting star video was there. Now nothing. How many people were forced into retirement here. So sad. It better be mixed used and Gilead better have a PLAN. ▪ Unions like housing: How about the union work with us to house some key union workers? 	<ul style="list-style-type: none"> ▪
Sand Cove Apartments: 901-973 Shell Blvd	<ul style="list-style-type: none"> ▪ Fix the waterfront. Encourage them to upgrade to mixed use. ▪ Incentivize water front use. Should try to work with them to add a community use to water front. Mixed use. Anything to engage our waterfront in Foster City. Port of Call was a loss and we want to encourage more of that use. It is what makes FC special. 	<ul style="list-style-type: none"> ▪
Caltrans: 3233-3247 E 3rd Ave	<ul style="list-style-type: none"> ▪ Why not here? 	<ul style="list-style-type: none"> ▪
Foster's Landing Apartments: 736 Bounty Dr	<ul style="list-style-type: none"> ▪ Vacant land for development ▪ Would be nice to have mixed use. Protect the low income tenants from displacement. 	<ul style="list-style-type: none"> ▪
Schooner Bay: Cutwater Ln	<ul style="list-style-type: none"> ▪ yes if they will commit to doing it then do it but if they won't commit that is an issue. get a commitment to an 8 year timeline. 	<ul style="list-style-type: none"> ▪ First this is open space, parklike. That is precious in FC. Respect it as park if you respect others. Respect the original Master Plan, this space is supposed to be used to connect to Redwood Shores and with the Redwood Life project in the works FC should be working to complete that vision. ▪ There is some concern that Schooner Bay and Lantern Cove are too far from retail to easily support more housing. Some light mixed retail (e.g. a 7-11) could help alleviate that, especially if a bridge (vehicular or pedestrian) was made to the Redwood LIFE Campus to serve the workers there. ++ First this is open space, parklike. That is precious in FC. Respect it as park if you respect others. Respect the original Master Plan, this space is supposed to be used to connect to Redwood Shores and with the Redwood Life project in the works FC should be working to complete that vision.

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Site	Housing Pros	Housing Cons
Beachcomber Apartments/ Beach Park Plaza: 1432-1468 Beach Park Blvd	<ul style="list-style-type: none"> Redevelopment Wall goes up, housing goes up. The Sea Wall necessitates higher housing here. Give people a view of the bay! Protect the existing Tenants Height limit. Good candidate for redevelopment, but without increasing the height limit on Beach Park there's not much gain in housing. 	<ul style="list-style-type: none"> You will never get revitalized businesses when any landlord believes that they can turn it into all housing. Mixed use perhaps but protect our few remaining restaurants.
San Francisco Bay Trl (vacant church): 1130 Balclutha	<ul style="list-style-type: none"> City has discussed this in past. If not environmentally possible something should be done with it to make it usable space by the community. Repurpose for housing 	<ul style="list-style-type: none">
Eaves Apartments	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
Mariners Point Golf Center	<ul style="list-style-type: none"> How much is this worth 1 Billion? 2 Billion? Such opportunity. here. The city should not sell the land. Long term land lease with revenue generation. World class kiteboarding. All buildings designed to use, route and work with the wind. The golf course is run by a family that runs all the local 'public' golf courses. They have HUGE mansions in Hillsborough. This is a waste. It should be a towering jewel by the bay for Foster City. Not a sad water hungry elitist paradise. 	<ul style="list-style-type: none"> Try 3233-3247 E 3rd Ave or 2431-2499 E 3rd Ave instead. Not golf.
Shadow Cove Apartments	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
former El Torito: 388 Vintage Park Dr	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Save our Restaurants. Don't subsidize biotech land speculators. Build housing with restaurant.
5A Rent-A-Space: 1221 E Hillsdale Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Nothing should be built on the water that isn't mixed use. If rebuilt it must embrace the water with mixed use, finished spaces. No empty 1st floors like at the Triton. Build as much density as you want to pay for the 1st floor mixed use that needs to be finished and occupied before the residential gets occupancy
Lantern Cove: 244 Rock Harbor Ln	<ul style="list-style-type: none"> There are 4 million square feet of offices being built at Redwood Life. This is the best and most safe place to get to Caltrain in all of Foster City by bike. Will their water features help pay the water needed for development? It should be more. Would be nice to provide the community in the area some community benefit to get local buy in. 	<ul style="list-style-type: none"> Not near major roadways or other businesses in the city, and the access road is only two-lane for a long stretch and lined with houses. Sufficiently dense already. Adding more housing to this area will increase traffic on Port Royal and make Biscayne even busier. There are already cars that treat Biscayne like a drag strip.

Site	Housing Pros	Housing Cons
Island United Church/Korean Young Nak Presbyterian: 1130 Balclutha Dr	<ul style="list-style-type: none"> These are poorly cared for and ugly. Poor use of space with the parking. Density here. Empty Lot, walking distance to services and transit, work with Church to make something here and give the church a permanent source of funding and perhaps clergy housing. 	<ul style="list-style-type: none">
Beach Cove Apartments: 703 Catamaran St	<ul style="list-style-type: none"> Redevelopment 	<ul style="list-style-type: none">
Marketplace Shopping Center: W Parkway Ln/E. Hillsdale Blvd	<ul style="list-style-type: none"> Vacant/underutilized office buildings. Repurpose for housing Metro Center needs to be encouraged to re-envision the area. It is absurd to have this much lagoon front parking. There is opportunity to dream big here. Perhaps listen to former council candidate Mark Farren on it. 	<ul style="list-style-type: none">
Bowditch Middle School/Teacher Housing	<ul style="list-style-type: none"> As long as it is being rebuilt how about making it MUCH bigger and having some teacher housing? We need teachers in our community. 	<ul style="list-style-type: none">
Sea Island Townhomes: 1601 Beach Park Blvd	<ul style="list-style-type: none"> This proposal is low density <15du. the existing use is supposed to be public benefit. the density should be at minimum equal to other sites in town and have a public benefit such as what former mayor Catherine said about a pre-school 	<ul style="list-style-type: none">
Edgewater Place Shopping Center: 973-987 Edgewater Blvd	<ul style="list-style-type: none"> Failing Center. Needs to be rebuilt. Keep the small business but it needs to be a crown jewel of foster city. A boardwalk on the water. Housing above. The owner needs to improve it. So sad this space. Build it in sections to minimize impact to businesses. 	<ul style="list-style-type: none"> don't destroy successful and well used local businesses for housing. We rejected previous development ideas. Keep businesses here Recently remodeled. Unreasonable to think they will tear it all down to build housing. Perhaps parking under housing, lots of parking lots! Low capacity, long distance from resources, high opportunity cost in shutting out the possibility of linking FC with Redwood Shores. There are better options elsewhere. Preserve the last commercial waterfront. For a preview of what Edgewater Shopping Center could be like, just look at the space where Port O'Call shopping center use to be. Dense housing within a sidewalk's distance to Hillsdale. Public access to the lagoon edge only by going through the residences. Businesses here and all around Foster City need to be supported by non-residents to be

APPENDIX F: PUBLIC PARTICIPATION

Site	Housing Pros	Housing Cons
		successful. Edgewater Place has a much nicer setting that where the Fish Market is, and they do well.
Visa: Metro Center Blvd	<ul style="list-style-type: none"> Could FC do something to entice Visa to better use this parking? San Mateo has the buildings next to it to become all housing. 	<ul style="list-style-type: none">
Spinnaker Cove tennis court parking	<ul style="list-style-type: none"> Why not approach this parking lot about better use? 	<ul style="list-style-type: none">
LDS church: Shell Blvd.	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
VISA Hotel Site: 972-988 Metro Center Blvd	<ul style="list-style-type: none"> If it doesn't become hotel get started with plan B. Nothing seems to be happening. If Hotel is failure then streamline a plan B FAST 	<ul style="list-style-type: none">
The Lagoons Apartments: 611 Bounty Dr	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
Foster City Pediatric Medical Group: 1295 E Hillsdale Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Tenant has already said they have no intention of ending use on a long term lease. This makes it not suitable for housing per state law.
823 Magellan Ln	<ul style="list-style-type: none"> Parking < People. Approach the church perhaps work with them to use this parking better? 	<ul style="list-style-type: none">
746 Ranger Cir	<ul style="list-style-type: none"> Work with School District to densify school and build some teacher housing. Use this exit for cars in and out. 	<ul style="list-style-type: none">
Moonsail Ln	<ul style="list-style-type: none"> So much parking. Is it used? could church use revenue? Perhaps housing to help them make ends meet? 	<ul style="list-style-type: none">
Foster City Medical Pavilion: 1241 E Hillsdale Blvd	<ul style="list-style-type: none"> Repurpose or development. Underutilized office buildings. 	<ul style="list-style-type: none">
OSH: 1010 Metro Center Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> It is my understanding this owner is uninterested in housing and want to do grocery high end exp with the large amount of parking under the power lines. natural use and location. If anything it must be mixed use.
Foster City Quick and Cool: 1111 Triton Dr.	<ul style="list-style-type: none"> Has a for lease sign; isn't it empty? 	<ul style="list-style-type: none">
KinderCare: 1006 Metro Center Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Daycare must be protected. We need more daycare in FC. Desperate.
Water's Edge Apts: 1200 E Hillsdale Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> This complex is updated recently, it is unreasonable to expect them to rebuild over the next 8 years.
Commerce Park Dental Care: 1289 E Hillsdale Blvd	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
Laguna Vista Condos	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
Life Stages Insurance and Financial Services: 989 E Hillsdale Blvd	<ul style="list-style-type: none"> Metro Center a Sea of Parking with a Lagoon View 	<ul style="list-style-type: none"> These buildings have tenants, have recent remodels, and to do housing would require a full gut. Bedrooms need

Site	Housing Pros	Housing Cons
		windows and commercial buildings are not well suited.
1261 E Hillsdale Blvd	■	■
Hillbarn Theatre: 1285 E Hillsdale Blvd	■ Use vs benefit: Perhaps time to consider housing here?	■
Chess Drive Office Park: 333 Hatch Dr	■ Repurpose for housing	■
751-799 Widgeon St	■ Near Gull Park. Also perfect for "missing middle housing" so middle-class families can raise their children here, even if they can't afford a \$2 million home.	■
915 Flying Fish St	■ Quiet street that is walking distance to Gull Park and a playground. This is the perfect place for townhomes and plexes, so that children can walk to amenities.	■
Tradewinds Apartments: 1110 Polynesia Dr	■	■
39 E Court Ln	■ Outstanding location. Central location surrounded by retail, recreation, transit, jobs. Great candidate for mixed use retail. My hunch is that the few tenants can be incentivized to relocate to one of the several office buildings that are less than a block away. One of my favorite locations for housing.	■
611 Bahama Ln	■ Good place for kids to live and walk to the fields.	■
825-833 Arcturus Cir	■ Townhomes here would be a lot more affordable than detached homes and would let more children walk to the park.	■
CA-92 W, San Mateo	■	■
Sea Cloud Park	■ Better use? Could we have housing here?	■
410 Bodega St	■ Near great playground. Great place for townhomes and plexes so children can walk to the park.	■
Foster Square: 709 Eppleton Ln	■	■
Franciscan Apartments: 888 Foster City Blvd	■	■ FC uses Neighborhood 1 for all housing development. FC has a duty to AFFH. Putting everything in one neighborhood is a failure at that.
Edgewater Place Shopping Center-Lucky Pharmacy	■	■ don't destroy successful and well used local businesses for housing. We rejected previous development ideas. Keep businesses here
919 E Hillsdale Blvd	■	■
Harbor Cove Apartments: 746-789 Edgewater Blvd	■	■
Existing apt buildings on Altair Ave	■ Redevelopment	■
Water's Edge Apartments: 1208-1228 E Hillsdale Blvd	■	■

Site	Housing Pros	Housing Cons
1998 Beach Park Blvd	■	■
Shell Cove parking lot: 606 Aquarius Ln	■ Boat parking < People living. Seems like a waste to have this parking here. Good place for more people.	■

Source: Foster City Community Development Department.

PUBLIC MEETING COMMENTS

The first community workshops on September 28, 2021 (virtual) and September 30, 2021 (in-person) utilized breakout rooms and small in-person group discussions to gather community feedback. During breakout rooms discussions, participants were encouraged to give feedback on Foster City's key housing needs and challenges. Participants answered five questions after receiving a presentation about the Housing Element update. The feedback received during these discussion groups is listed below.

1. What are most important aspects Foster City should consider in planning for state-mandated approximately 1,896 homes?

- **Green Spaces:** Some residents expressed that it was important to them to consider green space when deciding where to allocate housing. Climate change, quality of life, spaces for children at parks, and protecting wetlands are all reasons that Foster City residents prioritize preserving parks. Some mentioned building along the edge of Foster City or building "up" was preferred over building over green spaces.
- **Building Near the Coast:** Building near the coast, near the levee, is an important thing Foster City residents want to consider, especially if people build on the golf course. The City may run into issues where you can only build so high. Building near coast can also interfere with the existing wind conditions.
- **Infrastructure:** Residents expressed how Foster City has a limited amount of space, and not as much buildable land compared to the neighboring cities. Some feel the existing infrastructure cannot support the increase of population in Foster City. As we add more homes, it will be important to fulfill the water needs of new developments, and consider the impact on schools, traffic, safety, utilities, sewage facilities, parks, shared recreational areas like libraries, traffic, emergency services, and roads. Residents want "smart growth" and sustainability. Some mentioned wanting to slow down and wait to see impacts of ongoing development before planning more and assess whether the development accomplished intended goals.
- **Safety:** Some residents are also concerned about a levee breach, evacuation routes, the impact of new development on emergency services, and congestion in traffic for evacuation routes.
- **Transportation and Traffic:** Traffic access to the city is also important to consider. There are only two ways to get in and out of the city, and Foster City is land-locked with the bay making transportation in emergencies challenging. There is not sufficient public transportation, and residents expressed a desire for more transit capacity to match new housing, including diverse mobility options and prioritizing new housing near transit. Reliable, fast, and safe buses are desired. Specific areas of traffic congestion and unsafe driving practices such as rolling stops that were

mentioned include the golf course, and the redevelopment at Lantern Cove—Edgewater and Port Royal.

- **Space Availability:** Some said they moved to Foster City because they wanted more space per person. Foster City is an island with limited space, and some feel the City is “build out” with limited room for growth beyond into the open spaces and parks.
 - **Culture:** Residents want to rehabilitate existing land and grow, but without changing the core values of what makes Foster City special. Residents mentioned that green space, existing amenities, family values, suburban culture, beautiful housing designs, and a master planned community feel is what makes Foster City feel like home. However, others mentioned it is important to be specific when using terms like character, and Foster City should think about who they want to welcome to the community within 5-10 years (targeting existing residents, people who grew up here and would like to move back or stay, or incoming residents). Some felt it was important to optimize the diversity of people that can stay in the city and help resist the drop-off for longtime residents or people who grew up in Foster City. There was a general concern that Foster City will lose local control over the state’s priorities.
 - **Walkability and Accessibility:** Many want to maintain walkability and ensure accessibility to all parts of the City as part of the character of a suburban family-friendly walkable city.
 - **Housing Development:** Affordable housing is important to Foster City residents and targeting sensitive population groups is a crucial part of that. Foster City residents mentioned several ideas for how to meet RHNA targets, including using existing houses and renting out empty rooms, and converting commercial buildings or vacant offices to housing. Beyond meeting RHNA plans, Foster City residents expressed concern about the likelihood of development, especially affordable housing. Some hoped the City could explore creative financing strategies to make affordable housing development pencil out for developers. Some felt it was difficult to meet RHNA with limited local funding following the dissolution of redevelopment agencies.
 - **Jobs:** Some residents hoped that the costs brought by additional development could be offset by employers to achieve more equitable cost sharing. They suggested additional development fees could be a way to address infrastructure issues. But it was also noted that there is a need to balance those costs to businesses in the effort to remain competitive in the local economy. Others worried about a loss of jobs: adding units may take away jobs located in the city, which alters the City’s tax base. One resident told the group that due to rent decreases from the pandemic, their family and others were able to be closer to their worksite in Foster City and reduce cars on the road commuting; affordable housing in the city has benefitted her family.
2. **When you think of the needs for improvement in the existing housing stock in Foster City, what comes to mind?**
- **Affordability:** The need to consider who we’re building housing for, and what price points. Special needs groups should be prioritized, including seniors. Homes near El Camino Real in particular are not affordable enough.
 - **Tradeoffs:** What are we willing to give up to make up for lack of housing for specific housing demographics? Residents know it will be difficult to address low and extremely low when the market is growing exponentially. Affordable housing needs to be subsidized and Foster City will need to add more infrastructure with every new home. Specific areas that residents are willing to trade off for

new housing are underutilized commercial and office space, using vacancy taxes to lower vacancy rates especially for office buildings, utilizing existing low-density retail for mixed use development and adding more units to existing multi-family developers, and building housing vertically rather than expanding into open space.

- **Safety and Sustainability:** Both should not be an afterthought, especially with earthquake risks and limited ways to exist the City. Existing neighborhoods also need code enforcement.
 - **Aesthetics:** Residents don't necessarily want to stop building, but want growth in a fashion that respects local character and is aesthetically pleasing. Specifically, some were disappointed with the aesthetics of housing near El Camino and felt it looks like prisons; would like to see more creativity in how the buildings/homes look. Designs meant to fit as many people as possible looks tacky to some and some suggest more townhouse styles, more variety, less high density, and restricted heights.
 - **Constraints:** A lack of land, insufficient space, and lack of infrastructure all make it challenging to construct or develop new homes.
3. **What type of housing would you prefer in Foster City when planning for state-mandated 1,896 homes?**
- **Density:** To meet RHNA, many felt the only way would be to build higher density housing in a high rise format. Apartments, workforce housing, and mixed use buildings are needed, and higher densities make developers more likely to include affordable units. Five or six stories seemed ideal to some, with amenities added to high-rises. Some felt we should add height to existing two story buildings. However, some fear that developers will buy the single family houses and turn them into multi-family houses.
 - **Preserve Community Character:** Residents want to preserve the neighborhoods we have and ensure that the type of building matches the neighborhood and are distinguishable from other parts of the Bay Area.
 - **ADUs:** Residents hope that ADUs can help supplement RHNA, but there is a lack of knowledge and education about ADU feasibility overall in Foster City.
 - **Condos, Townhomes, and Missing Middle:** These are all forms of housing that many Foster City residents would prefer, due to the ability to build equity increased pride and ownership in the community in owner-occupied units, and a general fit with the existing community. Duplexes, triplexes, fourplexes, and other missing middle housing types are also likely to fit in with the neighborhood and are a good opportunity for workforce housing.
 - **Mixed Use:** Mixed-use developments were mentioned several times as a way to ensure residents have amenities and due to the opportunity to convert underutilized nonresidential uses to mixed use residential and create a better jobs/housing match.
 - **Other:** Other priorities people mentioned were wanting overall variety in housing types, transit-oriented development, concern for overpopulated schools, investors purchasing single family units to convert to multi-family, renting out rooms in existing homes, ensuring that essential workers have the option to live in Foster City, and some disagreement with the RHNA numbers being too high.

4. Where would be most appropriate places to accommodate state-mandated 1,896 homes in Foster City?

- **Parks or Golf Course:** Many did not want to build on the golf course, as it is far out from the city, no wind shelter, and is well-used recreation for all (especially seniors). Most also did not want to build on parks or green spaces, although some felt it would be appropriate to consider some green space as developable.
- **Repurposing Commercial:** Especially with more people working from home or hybrid, many feel that repurposing office and commercial buildings is the best bet for Foster City. There could be opportunities for mixed use: shopping or offices on the bottom, and housing on top. Additionally, residents felt that some large companies should be providing housing for their employees. Specific sites mentioned include near the Safeway, the Lucky shopping center, Visa offices, and Parkside towers.
- **Infill/Upzoning Existing Residential:** Residents don't want to build housing so far out of the city that they're not part of the city. Many hope the City will add more housing on existing housing sites, and intensify residential uses in existing neighborhoods (e.g., more duplexes/triplexes, other subdivisions, ADUs, and adding more floors to underutilized multifamily units).
- **OSH/Costco Area:** Many mentioned that this would make a good site, although someone mentioned that the OSH property is owned by Ace who is not likely to sell. This area is close to freeways and public transit, and the hotel site across from Costco should be reevaluated for housing.
- **North of 92:** A private property north of 92 was also mentioned by a few people.
- **Other:** There was general concern about displacement, not enough focus on homeless, a lack of shopping centers in the city, and using a gas station as a potential site, as well as adding homes to Lantern Cove or Schooner Bay, or building a bridge to Redwood Shores.

5. What concerns do you have about housing in Foster City?

- **Safety and Sustainability:** Density and the challenges that can present in emergency response are a concern, as well as sea level rise.
- **Parking:** Wanting to maintain parking requirements while still increasing transit opportunities. Stacked parking garages are needed.
- **Infrastructure and City Services:** Increasing density, pay attention to increasing public accessibility to water, school quality and capacity, the need for additional police and firefighters, the community, parks, safety, and good schools, and ferry service for mass transit.
- **Affordability:** There is a need for workforce housing. The City should partner in the development of units (e.g., mixed-income housing with City supplementing finances using any remaining budget) and buy up both market- and affordable units and subsidize at a profit
- **Community Character and Local Control:** Some felt that decisionmakers are not listening to community members at both the state and local level, especially in regards to the vote held on housing at the golf course.

ADDITIONAL PUBLIC COMMENTS

Emails and letters received throughout the Housing Element Update process are included or summarized below.

HOUSING ELEMENT PUBLIC COMMENTS PRIOR TO PUBLIC REVIEW DRAFT

2021-11-19: Gita Dev, Loma Prieta Sierra Club, letter
2022-02-25: Helen Schwab email
2022-03-02: Helen Collins email
2022-03-02: Mary DeLong email
2022-03-02: Eva Hess email
2022-03-02: G.H. Dababo email
2022-03-02: Kalisha Webster, Housing Choices, email
2022-03-02: Housing Choices letter
2022-03-02: Amit Saini email
2022-03-02: Colin Gould email
2022-03-21: Wendy Gifford, Gilead, letter
2022-03-24: Greg M. Galli, Woodmont Companies, letter
2022-04-06: Thomas Leach, Essex Property Trust, Inc., letter
2022-04-08: Vincent Curci letter
2022-04-08: Resham Haddox, Caltrans, email
2022-04-11: Housing Choices, Developmental Disabilities Comments for Foster City Housing Element
2022-04-11: Resham Haddox, Caltrans, email
2022-04-25: YIMBY Greenbelt Alliance letter



SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

November 19, 2021

City of Foster City
610 Foster City Blvd
Foster City, CA 94404

Mayor and City Council of Foster City

Via: council@fostercity.org

Planning Commission Chair

Via: planning@fostercity.org

Community Development Director, Marlene Subhashini

Via: msubhashini@fostercity.org

Cc: clerk@fostercity.org

(Please forward the attached Sierra Club letter to the Housing Element Project Manager)

Subject: General Plan Revisions - Housing Element

The Sustainable Land Use Committee (SLU) of the Sierra Club Loma Prieta Chapter advocates on land use issues in San Mateo and Santa Clara Counties.

Currently, all cities in California are required to update their current Housing Element to meet the new 2023 - 2031 RHNA requirements. This is an impactful process, and we offer the following comments and observations for your consideration.

1. Cities are contributing to an imbalance between jobs and housing that is unsustainable.

We recognize the new RHNA goals are much higher than the previous RHNA goals and most cities are struggling to see how to meet these higher goals; however, as this process is unfolding, many cities are also simultaneously approving large office and R&D developments within their jurisdiction which will bring thousands of new jobs into the community without considering the impact of those jobs on the new RHNA goals and the city's existing jobs/housing balance.

2. Jobs/Housing Fit: Cities are not providing for a sustainable "jobs/housing fit" within their city.

An unsustainable jobs/housing fit means that the majority of homes within the city are not affordable to the majority of employees who work in the city, and conversely, the jobs in the city do not pay enough to cover the cost of housing in the city. This causes difficulty in hiring and retaining employees, higher worker costs, more traffic congestion, more air pollution, less time with family, and less time participating in community recreational activities and events.

3. Many cities are not coordinating plans for new commercial development with their Housing Element.

Cities are not coordinating the expected number of new jobs with the expected number of new housing units that will be needed to house those new employees and the impact those new jobs will have on city-wide housing prices, housing availability, and income inequality.

4. RHNA numbers are not reflecting the anticipated housing need in relation to the real numbers of jobs that each city is approving.

Despite large increases in the RHNA goals, the disconnect is so vast that, even if the city were to fully meet it's 2023-31 RHNA goals, it could still be far short of a sustainable jobs/housing balance.

5. Probability of development: "p(dev)"

While "Probability of Development" for each lot is a required part of a Housing Element, many cities are not considering and documenting the probability ["p(dev)"] that those lots can in-fact be developed.

6. Commercial development proposals should be required to specify anticipated number of jobs created.

If commercial developers do not include an estimate of number of jobs expected in their proposed development, the city staff should

- a) Use a rule of thumb¹ to estimate the number of jobs and the potential impact on the city's overall jobs / housing ratio.
- b) Add this to a running total of the cumulative number of jobs and housing in the city, using a consistently updated excel sheet or equivalent data record in order to track the balance.
- c) Evaluate what impact those jobs will have on the projections in the Housing Element.

7. Sea level rise and wildfires should be a consideration in the Housing Element.

Sea Level Rise and wildfires have increasingly serious financial consequences for taxpayers. The new Housing Element should either not allow or discourage permanent housing in areas highly vulnerable to flooding, potential inundation from ground water rise, and wildfires.

Below we note some ways to maintain a jobs / housing balance.

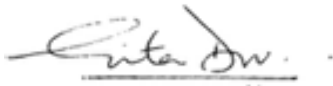
- a) Require developers of large commercial projects to actually provide the number of housing units needed either on-site or off-site to balance the jobs generated by their development.
- b) This can be in partnership with a for-profit or non-profit housing developer or be built by the commercial developer itself.
- c) Increase current commercial impact fees as they are not sufficient to meet this need.
- d) Require the needed housing to be built simultaneous with building the commercial development.
- e) Change some commercial zoning to residential zoning or mixed-use/housing.

Summary

- The 2023-31 RHNA goals do not reflect the real anticipated housing needs in many cities based on the real numbers of commercial development and jobs that each city has in its pipeline and is expected to approve during the new RHNA time frame.
- The goal of the Housing Element needs to be aligned with the actual number of jobs in the development pipeline, not just the RHNA numbers.
- The Housing Element should, in addition, include a “jobs/housing fit” goal, not just numerical jobs:housing balance.
- If cities approve zoning changes that are not likely to produce any real new development, those revisions should not count toward the new RHNA goals.

We recognize that this Housing Element is particularly challenging and are very appreciative of the effort that the city is putting into it. Therefore, we offer this only in the hope that this information may serve to be useful in your process.

Respectfully Yours,



Gita Dev, FAIA, Co-Chair
Sustainable Land Use Committee
Sierra Club Loma Prieta Chapter

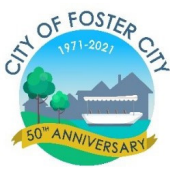
Cc: Chair and Members of the Foster City Planning Commission
Mayor and Members of the City Council of Foster City
James Eggers, Executive Director, Sierra Club Loma Prieta Chapter
Gladwyn d'Souza, Conservation Chair, Sierra Club Loma Prieta Chapter

¹ **Rule of Thumb:** Per our research, a good rule of thumb is a new office building will generate about one job per every 150 square feet of floor space and a new R&D or Biotech campus will generate about one job per 300 to 400 square feet of floor space. These jobs will in turn require a jobs/housing ratio of 1.5 jobs per housing unit or less to maintain a sustainable jobs / housing balance. Note: Calculating the jobs/housing ratio based only on office and R&D square footage covers the housing needed for those new jobs, but does not factor in the multiplier effect where each new office and R&D worker, creates more jobs for the lower income service workers who support that new employee (e.g., grocery clerk, Amazon driver, restaurant worker, etc.). A method of calculating this multiplier effect should also be built into the Housing Element as each office project approved simultaneously creates demand for additional low income and affordable level housing.

Leslie Carmichael

From: Marlene Subhashini
Sent: Friday, February 25, 2022 12:37 AM
To: Leslie Carmichael
Cc: Monica Ly
Subject: Fw: 📍 Lantern Cove and/or Schooner Bay Apartment Homes Complexes ~ Proposal to Tear Down buildings & build new Housing

Leslie - This would be relevant to include in the public comments for the March 2 Joint PC/CC meeting. Instead of attaching to the staff report, we can attach it to public comments. Can you also please respond to Ms. Schwab and cc me in your response? Thanks.



Marlene Subhashini

Community Development Director | City of Foster City
Planning/Code Enforcement and Building Division

650-286-3239 | www.fostercity.org | [CDD](#)
610 Foster City Boulevard | Foster City, CA 94404



From: Helen Schwab
<helenlorraine14@gmail.com>
Sent: Tuesday, February 22, 2022 5:52 PM
To: myl@fostercity.org
<myl@fostercity.org>; Marlene

Subhashini <msubhashini@fostercity.org>

Subject: 📍 Lantern Cove and/or Schooner Bay Apartment Homes Complexes ~ Proposal to Tear Down buildings & build new Housing

Good evening,

Thank you for your recent return phone call to me. It was much appreciated where we discussed there are no current plans to redevelop the Schooner Bay property at the end of Edgewater.

I have since looked at the City's housing plan/ development map that seems to include the Schooner Bay property for redevelopment, even though Equity Residential has not submitted plans regarding same.

I tried to make a comment objecting to this on the City's new interactive map, but was unable to do so, even though I was signed in. I also could not see anyone else's comments.

Please accept my comments and objections on these proposals as set forth below, since I could not get them to the City's website.

To the City's Planning Committee & the Foster City, City Council:

"Please stop any housing projects aimed at destroying/redeveloping the communities at Schooner Bay or Lantern Cove where thousands of residents stand to be displaced by tearing down many apartment buildings at both locations. The beauty of these living areas already accommodates multiple family housing buildings, but still affords green spaces and a high quality of life. Traffic; safety; years of construction; displacement of many hundreds of residents; and significant increases in water usage when our area is in extreme drought, are all primary issues of great importance.

"The same analysis that is under consideration for Lantern Cove changes to that community, applies to prospective similar changes at Schooner Bay where hundreds more residents would be displaced; significantly increased traffic, huge

water usage increases, years of construction, negative impacts on children and other residents would be the same result.

"Equity Residential owns both Lantern Cove & Schooner Bay properties. We all live in Foster City for the quality of life here, not because anyone desires a more densely populated city with residents living in concrete boxes stacked on top of one another to accommodate a 25% increase in population. Foster City has already built too many of these stacked apartment buildings. Any further dense population plans should only be considered near the commercial centers in Foster City (e.g., Orchard Supply area) and not in well established residential neighborhoods here (such as Sea Cloud; Schooner Bay; Port Royal; Alden Crossing; Lantern Cove; Sea Colony; Williams Landing.)

There are hundreds of residents objecting to these plans for the same reasons as service forth herein above."

Thank you,

Helen S.
Schooner Bay Resident

APPENDIX F: PUBLIC PARTICIPATION

From: [HELEN COLLINS](#)
To: [Foster City Public Comment](#)
Cc: [HELEN COLLINS](#); 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Apartments for Seniors immediately
Date: Wednesday, March 2, 2022 5:30:58 AM

Hello

Foster City has two Senior Housing apartment complexes, Metro Center and Alma Point. Both waitlists are closed and have been for 10 to 6 years respectively

Seniors who live in Metro pay 30% of their social security income for rent, Alma Point charges 50% of seniors meager social security check.

The only options FC Seniors have now is to apply for BMR apartments and hope to get selected from the lottery. The lottery has a priority list but does not give any benefit to FC Seniors who love Foster City and call Foster City their home.

The BMR apartments charge about \$1600 a month for a one bedroom. Seniors can not afford this rent even if they are selected to apply.

Come on Foster City, we can do better for our Senior population.

It has been suggested that Seniors look in other cities to live, however, if they do that they are placed on the bottom of that cities waitlist, the lowest tier.

I suggest that FC put Senior Citizens as a priority on the lottery for BMR units so they can possibly continue to live in Foster City and charge 30-50% of their monthly social security especially those displaced by the ending of BMR at one of the complexes in FC.

I've been on BMR for 25 years and would love to remain in Foster City since it's my home.

Hopefully. My information is correct but I'm sure you will see Seniors are unable to afford the high rents. Seniors who are alone and struggling. It's very stressful.

Thank you for the opportunity to voice my concerns

.Helen C

From: [Mary DeLong](#)
To: [Foster City Public Comment](#)
Cc: 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Comments from Kids Connection for the May 2nd meeting
Date: Wednesday, March 2, 2022 1:02:55 PM

Dear Members of the Committee,

I am the Executive Director (and owner) of Kids Connection which is located at 1998/1970 Beach Park Blvd in Foster City. I noticed that the building at 1291 E. Hillsdale is up for discussion at tonight's meeting. I also currently lease 2 spaces (units 207 & 209) in that building. So my comments are as a tenant as well as a neighbor of one of the buildings underconsideration.

I have a 5 year lease, with an option to renew for an additional 5 years at the 1291 space. Thus I have the option to continue to use the space through 2029. We actively use that space, and are sincerely hoping to for years to come. So thus, I plan to use it throughout the full option, and would expect to wish to renew after that. Additionally, I have spoken to the landlord multiple times about potential expansion opportunities to use more of the space going forward. It is the building directly next to our school, and thus is it the ideal spot for us to have additional space as allowable. Currently we use it for administrative space, but are open about using it for more as improvements are made.

Additionally, the impact of a major housing construction project immediately next to our school would be significant. We have elementary and preschool students who would have their learning interrupted by noise, debris, dust, parking limitations and all of the things that would come with a project of this nature. It is our sincerest hope that for both of these reasons noted above, that the site at 1291 E. Hillsdale not be part of the future housing plans.

As the committee is planning for the future, we would also like to include consideration of allowing Kids Connection Elementary (1998 Beach Park Blvd.) to expand the allowable lot coverage. The last couple of years have been monumental in education, as we all know. As a private elementary school, the demand for what we offer has grown significantly. If we were able to just square off the building (adding the size of 1 classroom to our footprint) we could increase our offerings to our students, the majority of which reside in Foster City.

I want to thank the committee for listening to our input and I welcome the opportunity to provide additional information and answer any questions you may have.

Sincerely,

Mary DeLong
Executive Director
[Kids Connection](#)
 1998 Beach Park Boulevard
 Foster City, CA 94404 Office:
 650.578.6691
 Direct: 650.542.7863
 Fax: 866.306.8855
 Meeting: <https://calendly.com/mdelong>

From: [Eva Hess](#)
To: [Foster City Public Comment](#)
Cc: 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Joint Council - Planning Commission Meeting: 3/2/2022
Date: Wednesday, March 2, 2022 1:53:37 PM

Foster City has the highest density in our area (see figure 2 chart)

<https://www.towncharts.com/.../Foster-City-city-CA...>

Foster City politicians claim that the reason they refused to challenge the State Housing Mandates and are trying to cram 1,896 more units into our over-built city is to create affordable housing. If this is true, then why is the Planning Commission proposing that the Council:

1. Lower the percentage of affordable units?*
2. Allow developers to pay a fee instead of providing affordable housing?**

* It looks like the Affordable Housing Overlay (AHO) *Reduces* the percentage of affordable units from 20% to 15%.

The City's response to a resident's comments from the meeting: "The AHO allows the developer to provide 15% Below Market Rate Units (4% Extremely Low, 4% Very Low and 7% Low units) whereas the City's standard policy would require the developer to provide 20% Below Market Rate units (10% Very Low, 5% Low and 5%

Moderate)."

~See Public Comments, page 29~

<https://fostercityca.civicclerk.com/Web/Player.aspx...>

** It appears our Planning Commission is asking the Council to allow developers to pay a fee in lieu of providing affordable housing. Is the fee low = favorable to developers?

https://www.fostercity.org/.../2022-03-07_ahoz-iz-fee_cc...

City politicians 'Talk' about affordable housing, but your *Actions* say: "We work for developers."

Eva Hess

Alden Crossing

From: [G. Dababo](#)
To: [Foster City Public Comment](#); [Marlene Subhashini](#)
Cc: [6022aef50835525d85ef4bb8@mg.processing.zencity.io](#); [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: 1601 Beach Park Blvd. Site
Date: Wednesday, March 2, 2022 2:13:58 PM

Hello and Good Afternoon;

My name is G. H. Dababo. I represent the owners of 1601 Beach Park Blvd., the former church facility. We agree and support staff recommendation on the site selection as a potential allocation for housing.

We are happy to help.

G. H. Dababo

From: [Kalisha Webster](#)
To: [Foster City Public Comment](#)
Cc: [Jan Stokley](#); 6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Priscilla Schaus](#); [LaurieRith](#); [Rob Lasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Public Comment for Discussion on the Preparation of the Housing Element Update for the 2023-2031 Planning Period
Date: Wednesday, March 2, 2022 4:00:46 PM
Attachments: [Foster City Public Comment 3.2.22.pdf](#)

Please find attached Housing Choices submission for public comment for tonight's joint Planning Commission and City Council Housing Element study session.

Thank you,



We have moved! Please note the new office address!

This e-mail message is intended only for the named recipient(s) above and is covered by the Electronic Communications Privacy Act 18 U.S.C. Section 2510-2521. This e-mail is confidential and may contain information that is privileged or exempt from disclosure under applicable law. If you have received this message in error please immediately notify the sender by return e-mail and delete this e-mail message from your computer.



Opening new doors for people with developmental and other disabilities

March 2, 2022

Re: Public Comment on Discussion on the Preparation of the Housing Element Update for the 2023-2031 Planning Period

Dear Council Members and Commissioners,

On behalf of Housing Choices, I am submitting public comments on potential programs and policies that the city can adopt to meet the housing needs of Foster City residents with developmental disabilities as required by the Department of Housing & Community Development. Housing Choices provides housing retention and navigation services for San Mateo County residents with developmental and other disabilities who require supportive services funded by the Golden Gate Regional Center in order to live independently. While the main component of increasing accessibility for a person with a developmental disability is supportive services, another major barrier to housing access for a person with a developmental disability is cost.

Foster City has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing in coordination with the supportive services available from the Golden Gate Regional Center. Currently, only 2 of the nearly 100 adults with developmental disabilities living in Foster City have been able to transition into independent living. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that specifically incentivize inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an

Palo Alto Office
Sobrato Center for Nonprofits
3460 W Bayshore Rd, Suite 205
Palo Alto, CA 94303
Phone: 408-498-5777
Fax: 408-498-5242

San Jose Office
20 Great Oaks Blvd, Suite 205
San Jose, CA 95119
Phone: 408.498.5777
Fax: 408.498.5242

Monterey Bay Area
349 Main Street, Suite 207
Watsonville, CA 95076
Phone: 831.722.3954
Fax: 831.722.3956

www.housingchoices.org

- effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 25 new Extremely Low-Income housing units for Foster City residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this growing special needs population.
- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in high-cost Foster City. In creating guidelines for the scoring of any competitive request for proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of Foster City residents who are most difficult to house under existing state and federal housing finance programs--for example, by prioritizing proposals with a higher number of extremely low income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.
- **Offer Developers Additional Alternatives Under the Inclusionary Ordinance.** Most adults with developmental disabilities and other special needs groups on fixed incomes, are unable to satisfy minimum income requirements for the Lower Income units currently required under the city's inclusionary ordinance. California law (AB 1505, the "Palmer Fix") explicitly allows cities to adopt inclusionary housing ordinances that address a range of income levels from moderate-income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing an alternative means of compliance with the city's BMR program if deeper levels of affordability are targeted, such as by allowing a lower percentage of units to be set aside if they are affordable to Extremely Low Income households. This same alternative can be extended to projects that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center. Such a menu would address a broader range of Foster City housing needs, while giving developers more options for meeting the inclusionary requirement.
- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Adults with developmental disabilities have reduced parking needs because they rarely have a driver's license or own a car. This may also be true of other categories of people with disabilities. The City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction should be considered for physically accessible units required to be included in affordable housing.
- **Local Density Bonus Concessions.** The state density bonus law incentivizes the production of housing at the Low and Very Low Income level. But in counties like San Mateo County, with the highest Area Median Income in the state, these incentives reward the targeting of income levels

that effectively exclude the many people with disabilities and seniors living on fixed incomes well below the Very Low Income target. Above and beyond the density bonus guidelines mandated by state law, the City should provide additional concessions and incentives to enable affordable housing developers to address the city's most difficult to achieve housing priorities, including for example, projects with a percentage of extremely low-income units and/or projects that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.
- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.
- **Affirmatively Further Fair Housing.** Not only is disability the highest-ranked source of Fair Housing complaints, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of housing discrimination and severe rent burden than either BIPOC without disabilities or whites with disabilities. Currently Foster City offers its residents exceptional employment, educational and social opportunities but the severe shortfall of Extremely Low Income units means that Black, Indigenous and People of Color--particularly those with disabilities--are too often excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Foster City and decrease displacement and homelessness for the most at-risk Daly City residents

Sincerely,

Kalish Webster

Kalisha Webster, Housing Advocate

email: kalisha@housingchoices.org

From: [Amit Saini](#)
To: [Foster City Public Comment](#); [City Council](#)
Cc: [Marlene Subhashini](#); [Priscilla Schaus](#); [Kevin Miller](#);
6022aef50835525d85ef4bb8@mg.processing.zencity.io; [Yelena Cappello](#); [Laurie Rith](#); [Rob Lasky](#);
[Aaron Siu](#); [Austin Walsh](#)
Subject: Feedback on housing element plan
Date: Wednesday, March 2, 2022 4:39:49 PM

Dear Councilmembers & Planning Commission-

Thank you for your service to our city.

You have before you some of the most important changes that Foster City will undergo since its founding.

Rather than comment on the choice of specific sites, I urge the council & planning commission to form some guidelines and principles on how each site should be evaluated and scored, which includes variables such as:

1. Proximity to exists, larger-sized roads or transit
2. Ability to eliminate parking minimums from certain sites (each unit = 2 cars on our streets)
3. Potential to establish park & ride facilities near a logically arranged group of sites
4. Potential to run city shuttles
5. Potential to establish more retail, downtown-type facilities near grouped sites
6. Impact on mitigating middle school overcrowding (Bowditch is running at 1100+ students -larger than a HS)
7. Impact of neighborhood disruption

I believe it will be a mistake to look at each site in isolation in an attempt to maximize usage. This will not only lead to unplanned traffic but also a deterioration in resident quality of life. Rather, consider groupings and find creative ways to link these groupings that do not involve driving. In this process, we may find ways to add amenities that are currently missing in FosterCity.

Finally, please encourage staff to work with visualization specialists that can produce 3D renderings of the proposed changes. It is very hard to imagine a future Foster city on a 2-D colored map. ArcGIS City Engine is a good software that is frequently used for this purpose.

Regards,
Amit Saini
1050 Hatteras

From: [Colin Gould](#)
To: [Foster City Public Comment](#)
CC: [6022aef50835525d85ef4bb8@mg.processing.zencity.io](#); [Yelena Cappello](#); [Priscilla Schaus](#); [Laurie Rith](#); [RobLasky](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Re: re Housing Element Update 3/2/2022
Date: Wednesday, March 2, 2022 6:45:05 PM

PS I read the agenda and realized I was too late after 4pm deadline :) ,so I attended and spoke on the zoom, thank you!

Didn't want to duplicate. Below was my updated text. Thank you so much!

I wanted to comment on the Housing Element update map, specifically about **#4 EdgewaterPlace Shopping Center**.

Please vote NO for housing here.

This is a successful, well-used center with many varied businesses and restaurants, very low vacancy, that is a key resource for neighborhood residents.

Removing businesses to add housing here makes no sense, and would hurt not just the small businesses that are succeeding there, but also residents who have come to count on them, especially within walking distance. Nooters are close.

Previously Chevys and Martial Arts tried to push housing redevelopment for this center, and rightfully, it was rejected.

Please reject any housing here again... it does NOT make sense.

Similarly, #2 Beach Park Plaza, has recently reached success with many restaurants and small businesses, just finished remodeling, and makes no sense to redevelop as the only shopping center in that neighborhood.

Both are not currently zoned for residential, and are part of Foster City's neighborhood- focussed development plan model (which I LOVE!), keeping parks and shopping resources close to residents. I walk to Lucky's for groceries at least half the time vs driving, my bank is there, eat at restaurants, and frequently patronize restaurants at Beach Park Plaza.

IF this is made mixed-use, with housing above (all retained) businesses, that may be acceptable, but should not impact or hurt the existing businesses and their patrons.

Colin Gould, neighborhood 6 / Halsey/Farragut

On 3/2/2022 6:23 PM, Colin Gould wrote:

I wanted to comment on the Housing Element update map, specifically about **#4 Edgewater Place Shopping Center**.

Please vote NO for housing here.

This is a successful, well-used center with many varied businesses and restaurants, very low vacancy, that is a key resource for neighborhood residents.

Removing businesses to add housing here makes no sense, and would hurt not just the small businesses that are succeeding there, but also residents who have come to count on them, especially within walking distance. No others are close.

Previously Chevys and Martial Arts tried to push housing redevelopment for this center, and rightfully, it was rejected.

Please reject any housing here again... it does NOT make sense. Colin Gould,
neighborhood 6 / Halsey/Farragut



March 21, 2022

Kevin Miller
Interim City Manager

Marlene Subhashini
Community Development Director

City of Foster City
610 Foster City Boulevard
Foster City, CA 94404

Re: Housing Element Update; Property Located at 1155-1195 Chess Drive

Dear Mr. Miller and Ms. Subhashini:

I am writing on behalf of Gilead Sciences, Inc. ("Gilead") regarding the potential inclusion of Gilead's property located at 1155-1195 Chess Drive ("Chess Property") on the list of Potential Sites to Convert or Allow Mixed-Use ("Housing List") and the Housing and Public Safety Update Map ("Housing Map") as part of the City of Foster City's ("City") 2023-2031 Housing Element Update ("Housing Element Update").

Gilead requests that the Chess Property be removed from the Housing List and Map at this time. There has not been adequate discussion with Gilead about the potential inclusion of its property in the Housing Element Update. The Chess Property is subject to a Development Agreement that provides Gilead with vested rights to develop the property for research and development use. Further, even in concept, it is not clear that the Chess Property would meet the state-set criteria for inclusion of a particular site in the Housing Element Update.

We request to be added to all public notice lists related to the Housing Element Update and associated Environmental Impact Report and reserve our right to submit further comments.

We look forward to our continued partnership with the City. Please contact me should you have any questions.

Sincerely,

Wendy Gifford
Vice President, Corporate Engineering & Facilities

cc: Corinne Quigley, Gilead Legal

#4773191v2



WOODMONT COMPANIES

March 24, 2022

Ms. Marlene Subhashini
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, CA 94404

RE: Potential Residential Additional Development
Beach Cove Apartments (416 units)
Sand Cove Apartments (168 units)
Shadow Cove Apartments (164 units)

Dear Marlene:

Woodmont Companies is the current owner of the above properties. We purchased these from the original developer in the early 1970's and have owned and managed each asset since that time. We (clearly) are very long-term owners and plan to remain such for many years to come.

We constantly seek ways to add value to our holdings in addition to renovation of our existing units. Of particular interest is that of possibly developing additional units in areas of our properties that may allow for such (unused laundry rooms, excess carport areas, and open spaces).

The purpose of this letter is to let you know that we would be extremely interested in working together with the City to create a plan that works for all and could make this a reality. We would please like each of our properties to be included in the Housing Element Sites Inventory if possible. We are very focused on maintaining the character of each site, adding units that do not require removal of any existing units, and helping to address much needed housing.

We welcome the opportunity to talk with you and/or anyone you would recommend at the City to take next steps.

Sincerely,

Greg M. Galli
Executive Vice President

C: Leslie Carmichael

1050 Ralston Avenue
Belmont, California 94002
650-592-3960
Fax: 650-591-4577



April 6, 2022

Marlene Subhashini
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, 94404

Re: Inclusion in Housing Element Sites Inventory

Dear Marlene:

Essex Property Trust is the current owner of Foster's Landing. Essex currently owns over 185 apartment communities throughout the State of California. We have been in the process of adding units at several of our properties in Southern California and are interested in working with Foster City to explore the potential for adding units at Foster's Landing. The Foster's Landing property is developed at a relatively low density and also includes some underutilized spaces that may provide opportunities for additional units onsite.

Please include Foster's Landing on the Sites Inventory in the Housing Element as one of the sites with potential for additional units.

We look forward to working with you to create a plan that will be an asset to the City as well as provide needed housing.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Leach", is written over a light blue horizontal line.

Thomas Leach
Director – Redevelopment
Essex Property Trust, Inc.
tleach@essex.com

CC: Leslie Carmichael, Monica Ly

17461 Derian Avenue Suite 110 Irvine California 92614 telephone 949 225 7920 facsimile 949 752 0471
www.essexpropertytrust.com

Marlene Subhashini
Leslie Carmichael
Leslie Parks
Foster City – City Hall
610 Foster City Blvd.
Foster City, CA 94404

April 8, 2022

RE: 1010 Metro Center Blvd., Foster City

Marlene, Leslie and Leslie,

Thank you for reaching out and considering the referenced property for possible inclusion in the current Housing Element update for Foster City. I understand and appreciate the need for housing and believe that the property could, potentially, make a meaningful contribution towards the State's housing requirement.

Given its size, access and location within the community, I believe that the property could accommodate a first-in-class multifamily rental or other residential type of community that would add to the housing options in Foster City and compliment the surrounding mix of neighborhood uses. I am currently analyzing residential development scenarios to ensure that residential zoning offers an economically viable alternative to the existing development options and current improvements. I hope to be able to complete the analysis in the near future. Meanwhile, I welcome the opportunity to be included in the process by adding residential zoning as an **option** for the property as long as the existing commercial zoning and allowed uses remain in place.

Some of the residential developers I have spoken with suggest that given the quantity of housing required and the limited supply of locations either vacant land or

developed that the City, as part of this Housing Element update, reevaluate its historic allowance of 35 units per acre and consider allowing up to 75 units per acre on selected sites, depending on the property specifics and location. The subject parcel due to its size, location and relatively low impact on surrounding property (fronting on two major boulevards with only two sides sharing common property lines) would, provided its is economically feasible, be a prime candidate to accommodate higher density with minimal impact on the community.

Thank you again for all of your efforts and I look forward to working together toward a mutually successful outcome.

Sincerely,

Vincent Curci

APPENDIX F: PUBLIC PARTICIPATION

From: [Haddox, Resham@DOT](mailto:Haddox,Resham@DOT)
To: [Marlene Subhashini](mailto:Marlene.Subhashini@fostercity.org); [Leslie Carmichael](mailto:Leslie.Carmichael@fostercity.org); [Suleiman, Mohammad@DOT](mailto:Suleiman.Mohammad@DOT)
Cc: [Louis Sun](mailto:Louis.Sun@fostercity.org); [Singh, Jas@DOT](mailto:Singh,Jas@DOT)
Subject: RE: Caltrans Sites in Foster City
Date: Monday, April 11, 2022 9:04:38 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Hello Everyone,

Regarding location #1, this location is being held for environmental mitigation.

Regarding locations #2 and #3, Caltrans does not have any intentions of consolidating those two locations.

Thanks,
Resham Haddox
510-681-4160

From: Marlene Subhashini <msubhashini@fostercity.org>
Sent: Friday, April 8, 2022 12:47 PM
To: Haddox, Resham@DOT <resham.haddox@dot.ca.gov>; Leslie Carmichael <lcarmichael@fostercity.org>; Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>
Cc: Louis Sun <lsun@fostercity.org>
Subject: Re: Caltrans Sites in Foster City

EXTERNAL EMAIL. Links/attachments may not be safe.

Thanks, Resham. We are working against a very tight timeline here in order to meet the State deadline. So, please let us know as soon as you hear back. Thanks.

Regards,



Marlene Subhashini
Community Development Director | City of Foster City

Planning/Code Enforcement and Building Division

650-286-3239 | www.fostercity.org | [CDD](#)

610 Foster City Boulevard | Foster City, CA 94404



From: Haddox, Resham@DOT <resham.haddox@dot.ca.gov>
Sent: Wednesday, April 6, 2022 8:34 PM
To: Leslie Carmichael <lcarmichael@fostercity.org>; Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>
Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>

Subject: RE: Caltrans Sites in Foster City

Hi Leslie,

I have approached Caltrans' Division of Maintenance regarding questions 2 and 3. I will let you know the availability of these locations after consulting with that Division.

Thanks,

Resham Haddox

510-681-4160

From: Leslie Carmichael <lcarmichael@fostercity.org>

Sent: Tuesday, April 5, 2022 8:10 PM

To: Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>; Haddox, Resham@DOT <resham.haddox@dot.ca.gov>

Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>

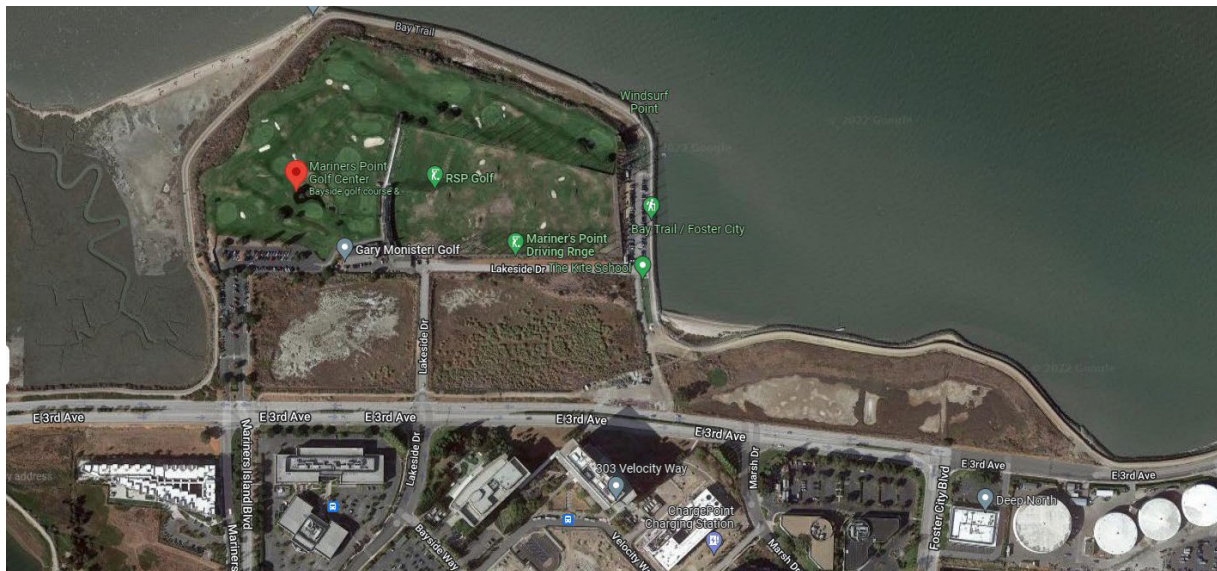
Subject: Caltrans Sites in Foster City

EXTERNAL EMAIL. Links/attachments may not be safe.

Hi Mohammad and Resham-

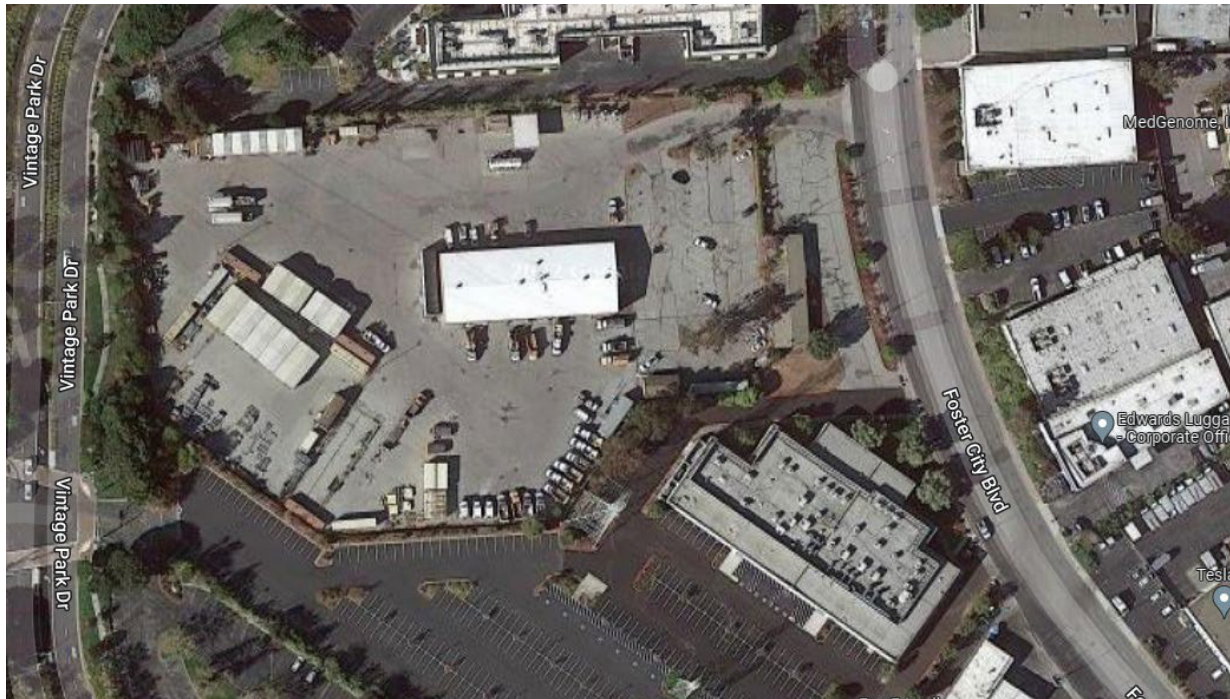
Foster City is currently working on its Housing Element update. As you might imagine, finding housing sites in Foster City is very difficult. Our City Council has asked us to try to find out what Caltrans' long-term plans are for their properties in Foster City and whether any of them might become surplus and available for housing in the future. There are three areas we'd like to ask about.

1. East Third Avenue adjacent to Mariners Point Golf Center. Can you tell me what Caltrans' long range plans are for the property between the Mariner's Point Golf Course and East Third Avenue, including the piece to the east across from the end of Foster City Boulevard? Are any of these areas being used for wetland mitigation? Do you think this property will ever be declared surplus?



2. The maintenance facility at 380 Foster City Blvd. Does Caltrans have any plan to consolidate maintenance facilities that would mean leaving this site?

APPENDIX F: PUBLIC PARTICIPATION



3. The maintenance area at the base of the San Mateo Bridge. Are any changes anticipated for this site?



Thanks,

Leslie

Leslie Carmichael
URBAN PLANNING PARTNERS, INC.

388 17th Street, Suite 230
Oakland, CA 94612
650.468.7890
lcarmichael@fostercity.org

*Submitted by Housing Choices***DEVELOPMENTAL DISABILITIES COMMENTS FOR FOSTER CITY HOUSING ELEMENT****4.11.22****Introduction to Developmental Disabilities**

People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California’s Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Faster Growth than the General Population. Foster City is home to 169 people with developmental disabilities of whom 94 are adults and 75 are under age 18. This represents a 13% increase over the 149 people with developmental disabilities living in Foster City reported in the 2015-2023 Housing Element and shows faster growth as compared to a 10% increase in the general population of Foster City during that same time period. Growth in the population of adults with developmental disabilities has significant implications for the Housing Element because many of the adults will need housing outside the family home in the coming years.

Table ____ Increase in People with Developmental Disabilities in Foster City

Age	2014	2021	% Change
Under age 18	70	75	7%
18 and older	79	94	19%
Total	149	169	13%

Note: The 2014 data were submitted by Golden Gate Regional Center for inclusion in the Foster City Housing Element 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Living Arrangements of Foster City Adults. The family home is the most prevalent living arrangement for Foster City’s adults with developmental disabilities, with 64% of adults continuing to live in the family home in 2021, an increase of 12% since last reported in the 2015-2023 Housing Element, when only 52% of Foster City adults with developmental disabilities lived in the family home. Only 2.1% of Foster City adults with developmental disabilities have successfully transitioned to living in their own apartment compared to 11% in San Mateo County. And although the number of adults with developmental disabilities has increased 19% since the 2015-2031 Housing Element, the number living in licensed care facilities has declined. Only 32% of Foster City adults with developmental disabilities were living in licensed care facilities in 2021 as compared to 43% in 2014. As discussed below, opportunities for adults to live in a licensed facility are declining in San Mateo County, fueling the need for Foster City to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table ____ Changes in Living Arrangements of Foster City Adults with Developmental Disabilities

Living Arrangements	2014 Number	2014 Percent of Total	2021 Number	2021 Percent of Total	Change in Percent of Total
In the family home	41	52%	60	64%	12%
Own apartment with supportive services	2	2.5%	2	2.1%	-0.4%
Licensed Facilities	34	43%	30	32%	-11%
Other (including homeless)	2	2.5%	2	2.1%	-0.4%
Total	79		94		

Source: The 2013 data were reported by Golden Gate Regional Center for the Foster City Housing Element for 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services. Note: These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that Foster City adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their family home.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Foster City adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among Foster City adults during the period of the 2023 to 2031 Housing Element.

Table __ Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1023	1189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total adults	2514	2764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table __). This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in Foster City. Longer life spans also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Foster City.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low Income affordable housing units in Foster City. Those

with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Foster City.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

As demonstrated by a growing number of inclusive affordable housing developments in neighboring jurisdictions, Foster City can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide Foster City in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of San Mateo County.
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed**, targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

Policy and Program Recommendations

Foster City has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Opportunities for adults with developmental disabilities to live outside the family home declined in Foster City since the last Housing Element even as the population grew by 13%. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that explicitly promote inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center.

- **Establish and monitor a quantitative goal.** Tracking the City’s success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 50 new Extremely Low-Income housing units for Foster City residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

Sample Language: The City of Foster City shall monitor progress towards a quantitative goal of 50 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance, and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in Foster City. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the Foster City residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of Extremely Low Income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city’s inclusionary ordinance or city housing funds, the City of Foster City shall grant additional points to proposals that address the city’s most difficult to achieve housing priorities, by, for example, providing a greater number of Extremely Low-Income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Target City-Owned Below Market Rate Units to Meet City-Specific Priorities.** The City of Foster City is the owner of several Below Market Rate units. These units present a unique opportunity to meet the housing needs of the city’s most vulnerable populations, including but not limited to people with developmental disabilities. As these units turnover for occupancy the city should explore opportunities for creating shared housing for special needs populations with the provision of on-site supportive services. These units should also be made affordable to individuals earning less than 30% AMI who are at greatest risk of homelessness or displacement and are not served by typical affordable housing. By renting individual rooms at deeper levels of affordability the city is able to create housing opportunities for Extremely Low Income residents while earning higher rental income than would be generated by the individual units if priced at Extremely Low Income rent levels. For example if the city were to rent out each room in a 5 bedroom unit at

\$500 the total rental income generated by all 5 bedrooms would be \$2500 or more than 40% AMI.

Sample Language: As city-owned Below Market Rate units turnover for occupancy the city shall publish requests for competitive proposals for service providers to provide on-site supportive services to special needs populations in shared housing. The city should also commit to renting rooms at rates affordable to people earning below 30% AMI who are not served by typical affordable housing, such as people with developmental disabilities who receive services funded by Golden Gate Regional Center.

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of Foster City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

Sample Language: The City of Foster City shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income

rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. This is attributable to the lack of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. Foster City offers its residents exceptional employment, educational and social opportunities but the severe shortage of Extremely Low Income rental units means that BIPOC--particularly those with disabilities--may be excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Foster City and decrease displacement and homelessness for the most at-risk Foster City residents.

Sample Language: The City of Foster City's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

From: [Haddox, Resham@DOT](mailto:Haddox.Resham@DOT)
To: [Marlene Subhashini](#); [Leslie Carmichael](#); [Suleiman, Mohammad@DOT](#)
Cc: [Louis Sun](#); [Singh, Jas@DOT](#)
Subject: RE: Caltrans Sites in Foster City
Date: Monday, April 11, 2022 9:04:38 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Hello Everyone,

Regarding location #1, this location is being held for environmental mitigation.

Regarding locations #2 and #3, Caltrans does not have any intentions of consolidating those two locations.

Thanks,
 Resham Haddox
 510-681-4160

From: Marlene Subhashini <msubhashini@fostercity.org>
Sent: Friday, April 8, 2022 12:47 PM
To: Haddox, Resham@DOT <resham.haddox@dot.ca.gov>; Leslie Carmichael <lcarmichael@fostercity.org>; Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>
Cc: Louis Sun <lsun@fostercity.org>
Subject: Re: Caltrans Sites in Foster City

EXTERNAL EMAIL. Links/attachments may not be safe.

Thanks, Resham. We are working against a very tight timeline here in order to meet the State deadline. So, please let us know as soon as you hear back. Thanks.

Regards,

MARLENE SUBHASHINI



Community Development Director | City of Foster City

Planning/Code Enforcement and Building Division

650-286-3239 | www.fostercity.org | [CDD](#)

610 Foster City Boulevard | Foster City, CA 94404



From: Haddox, Resham@DOT <resham.haddox@dot.ca.gov>
Sent: Wednesday, April 6, 2022 8:34 PM
To: Leslie Carmichael <lcarmichael@fostercity.org>; Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>
Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>
Subject: RE: Caltrans Sites in Foster City

Hi Leslie,

APPENDIX F: PUBLIC PARTICIPATION

I have approached Caltrans' Division of Maintenance regarding questions 2 and 3. I will let you know the availability of these locations after consulting with that Division.

Thanks,
Resham Haddox
510-681-4160

From: Leslie Carmichael <lcarmichael@fostercity.org>

Sent: Tuesday, April 5, 2022 8:10 PM

To: Suleiman, Mohammad@DOT <mohammad.suleiman@dot.ca.gov>; Haddox, Resham@DOT <resham.haddox@dot.ca.gov>

Cc: Marlene Subhashini <msubhashini@fostercity.org>; Louis Sun <lsun@fostercity.org>

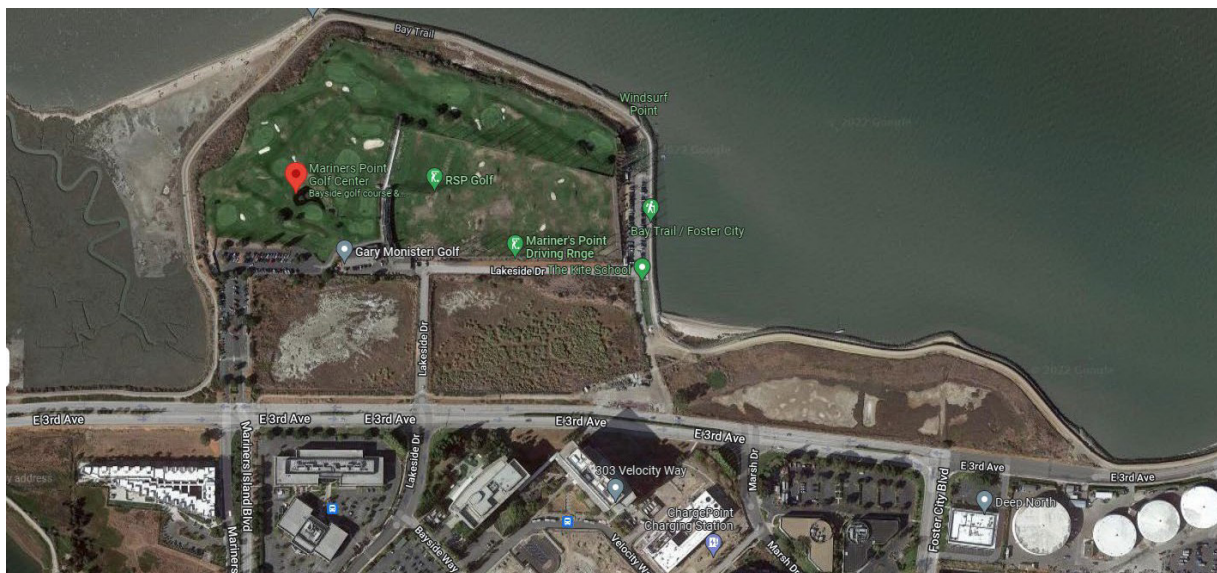
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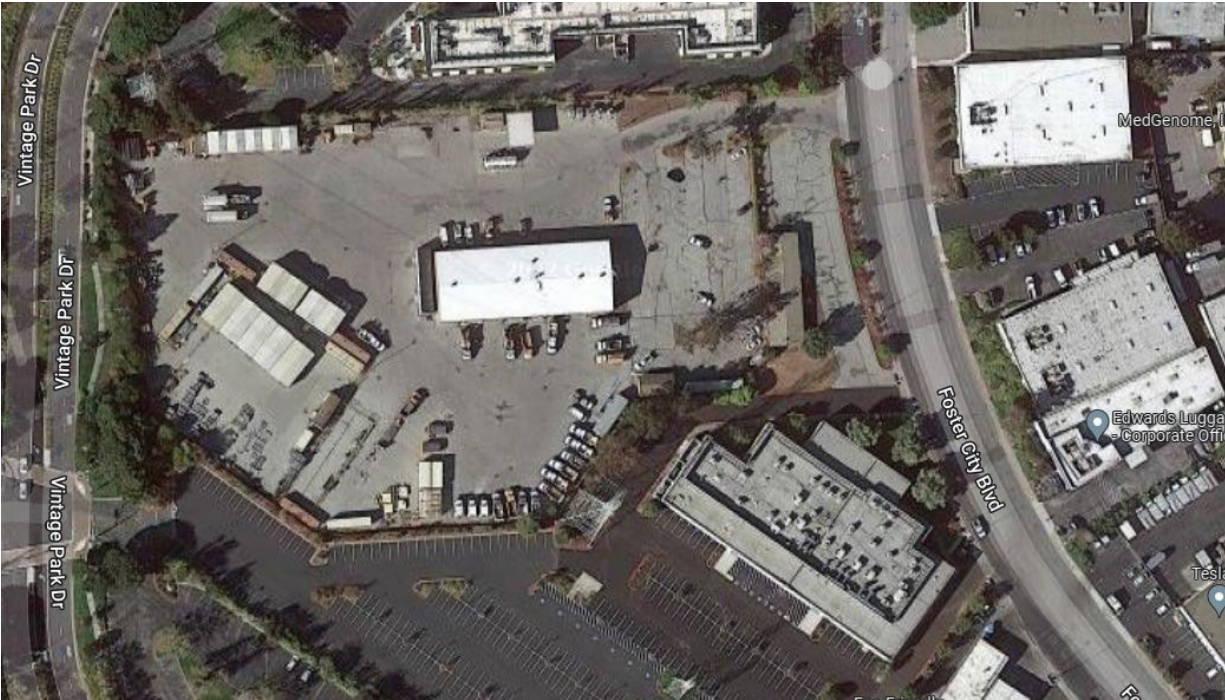
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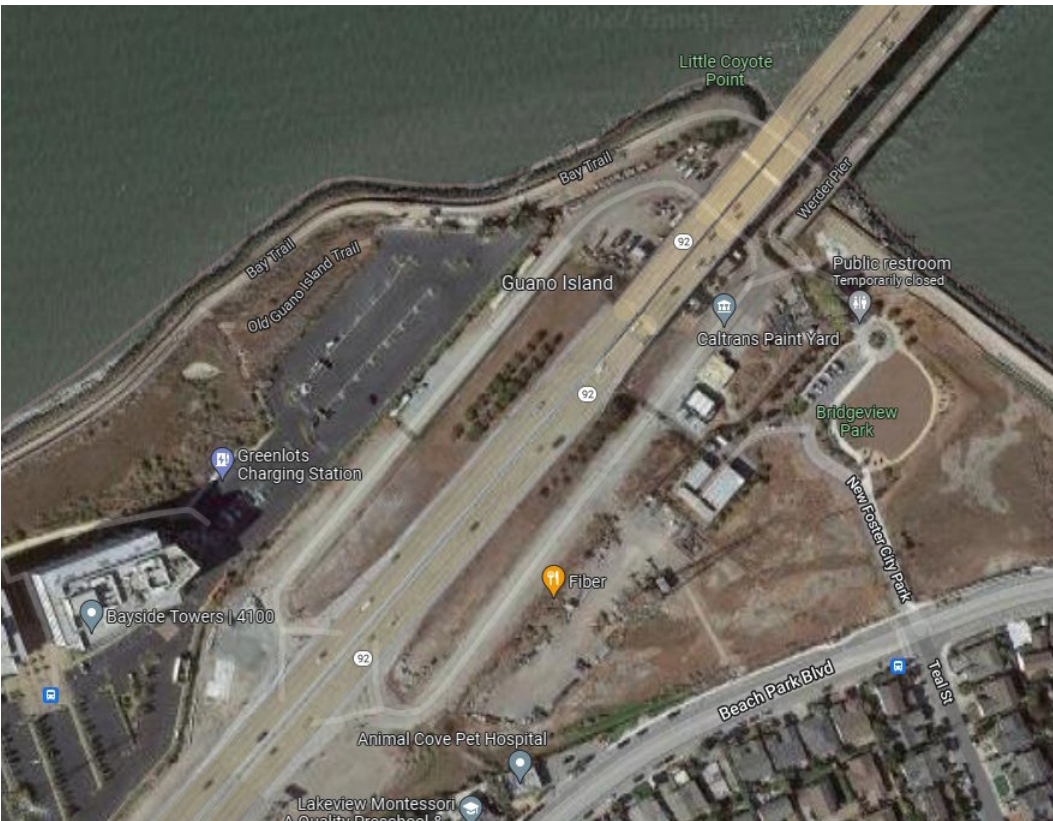
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2. The maintenance facility at 380 Foster City Blvd. Does Caltrans have any plan to consolidate maintenance facilities that would mean leaving this site?



1. The maintenance area at the base of the San Mateo Bridge. Are any changes anticipated for this site?



Thank

s,

APPENDIX F: PUBLIC PARTICIPATION

Leslie

Leslie Carmichael

URBAN PLANNING PARTNERS, INC.

388 17th Street, Suite 230
Oakland, CA 94612
650.468.7890
lcarmichael@fostercity.org



April 21, 2022

Dear Foster City City Council:

We are writing on behalf of **YIMBY Law** and **Greenbelt Alliance** regarding Foster City's 6th Cycle Housing Element Update. **YIMBY Law** is a legal nonprofit working to make housing in California more accessible and affordable through enforcement of state law. **Greenbelt Alliance** is an environmental nonprofit working to ensure that the Bay Area's lands and communities are resilient to a changing climate.

We are writing to remind you of Foster City's obligation to include sufficient sites in your upcoming Housing Element to accommodate your Regional Housing Needs Allocation (RHNA) of **1,896 units**.

In the Annual Progress Reports that Foster City submitted to HCD, we observe the following trend of housing units permitted in the last four years:

Year	Housing units permitted
2018	0
2019	22
2020	34
2021	45
Average, 2018-2021	25

To meet the 6th cycle RHNA target, the rate of new housing permits in Foster City would need to increase from **25 units per year** in 2018-2021 to **237 units per year** in the next 8 years. This is a 839% increase from recent years. **If the current pace were to continue, Foster City would meet only 11% of its new housing target.**

Based on these trends, it is unlikely that Foster City's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's [Housing Element Site Inventory Guidebook](#), housing elements must analyze the realistic capacity of their sites, which may include considerations of "[l]ocal or regional track records", "past production trends", and "the rate at which similar parcels were developed during the previous planning period". A housing element that does not include a significant rezoning component is therefore unlikely to be compliant with state law.

We urge Foster City to include a major rezoning component in its Housing Element – a rezoning large

APPENDIX F: PUBLIC PARTICIPATION

enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge Foster City to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.

Thank you,

Sid Kapur, East Bay YIMBY (sidharthkapur1@gmail.com)

Rafa Sonnenfeld, YIMBY Law (rafa@yimbylaw.org)

Zoe Siegel, Greenbelt Alliance (zsiegel@greenbelt.org)

HOUSING ELEMENT PUBLIC COMMENTS ON PUBLIC REVIEW DRAFT

2022-05-05: Bill Fried
2022-05-06: Budman
2022-05-13: YIMBY
2022-05-13: Greg Sweat
2022-05-17: Housing Leadership Council
2022-05-26: Loopylolos
2022-06-02: Michael Innes
2022-06-02: Carpenters Union Local 217
2022-06-03: Housing Choices
2022-06-03: Eva Fok
2022-06-03: G.H. Dababo
2022-06-10: Housing Leadership Council

From: [William Fried](#)
To: [Foster City Planning Department](#)
Subject: RHNA Numbers
Date: Thursday, May 5, 2022 3:19:29 PM

This city was designed for a maximum of 35,000 people, and the RHNA mandates would take us north of 40,000 if we comply. The plan for Foster City did not include 5,500 new neighbors. The state is bleeding population (and has already lost one seat in the House because of reduced population), and we are asked to over-crowd our city with a 15% increase in population? Foster City is built out. There is no more room for development in our city, unless we tear down present structures and start building skyscrapers. And that is not the dream that Jack Foster had for this city.

And before we start gutting our city to fill it with affordable housing, let's take a look at the vacancy rates in our apartment housing. Of course, RHNA doesn't care about vacancy rates, and it also does not give a tinker's damn about Foster City.

The solution is simple. Rather than laying down and spreading our city's legs so that wackos in Sacramento can feel good about their stupid super-majority decisions, we need to push back. I recommended to all the council members that we conduct an outreach program and contact all the city councils in California for feedback on RHNA. If enough of us are unhappy with the mandates, we can band together, declare our cities to be sanctuary cities, and refuse (1) to comply with the mandates, and (2) pay any fines levied. Unfortunately, no one on the council had the courage to act.

What the hell do we need a city council for, if their only task is to comply with state legal requirements? Hell, we can hire trained monkeys to do that. If council members merely rubber-stamp whatever staff suggests, who needs a council at all?

Our council lacks the courage to act for the benefit of the citizenry. Instead, it works diligently to accede to the dictates of the county, state, and federal government.

And, may I ask, why are we getting ready to spend \$50 million on a new recreation center? The country is headed for a hyper-inflationary depression, and we can't wait to waste our savings on an unnecessary re-build. When the depression hits us, wouldn't it be nice to have some emergency funds in our piggy bank, rather than having to scrape for cash?

The actions of our council and our city toward RHNA mandates shows why trust in government is at an all time low. You are not serving us. I'm sending you my tax dollars, and, like the federal government, you are frittering them away. I am unrepresented by my government.

Bill Fried
1031 Monterey Avenue

From: [Alec](#)
To: [Foster City Planning Department](#)
Subject: More housing units
Date: Friday, May 6, 2022 1:33:43 PM

Hello Marlene,

We have lived in Foster City for over 20 years.
Lately, the traffic has become unbearable and the air quality has worsened substantially.

We all understand that there is a need for new housing.
Still, it should be done in the way that makes sense.
Is there a plan to update the infrastructure, like building another entry to Foster City, or widen the roads to accommodate another 1,896 new housing units? If not, why are we even talking about building more?

Warm regards,
Alec Budman



**YIMBY
LAW**

Sue the Suburbs.
yimbylaw.org

Marlene Subhashini

Community Development Director

610 Foster City Boulevard

Foster City, CA 94404

planning@fostercity.org

May 13, 2022

Re: Foster City Public Draft Housing Element

Dear Ms. Subhashini:

YIMBY Law writes to follow up on our earlier [letter of April 21](#). We have reviewed your [draft housing element](#), and wish to commend Foster City on having exceeded its 5th-cycle production goals.

As [everyone knows](#), 6th-cycle RHNA's are substantially higher than in the 5th cycle. This is because California has a massive housing shortage that is displacing people and families across the West. The *only* solution to the shortage is more homes, everywhere, and especially near good jobs in regions like the Bay Area. That includes Foster City.

Foster City records show there are many sites, not listed in your [proposed site inventory](#), that may be available for more homes. Your own [memo of July 14](#) identifies several such sites that likely would have been developed "in the past few years ... [but for] lack of community support." (Some have since been developed for nonresidential

use.) Respectfully, we believe this view neglects the larger Californian community's support for more homes everywhere, as expressed in our Housing Element Law.

YIMBY Law therefore urges Foster City to explore adding the following sites to its inventory:

Address	Notes
2401 E. Third Ave.	Mariners Point Golf Course, owned by Foster City w/lease expiring late 2023
Marina Site on Beach Park Blvd.	Vacant site, where a 273-unit proposal was blocked in 2014
901-999 Edgewater Blvd.	Edgewater Place Shopping Center, where a 150-unit proposal was blocked in 2014
1601 Beach Park Blvd.	Vacant 1.4-acre site, whose owner has repeatedly approached Foster City about developing 32 units, most recently on April 21. Despite the owner's stated wish to develop, the site has not been included.

There are other seemingly unused or underused lots and buildings in the vicinities of Hatch Drive and Chess Drive, Lincoln Centre, and Vintage Park. YIMBY Law understands that these areas are owned by Foster City's biotech giants and are therefore unlikely to be developed for residential use. Given the challenge of meeting Foster City's 6th-cycle RHNA, however, we encourage the city to revisit the possibility of high-density residential development in these areas anyway. It may offer a partial solution to decades of policy mistakes that have wasted most of Foster City's land on single-family zoning.

Finally, though we applaud your adoption of programs to rezone all remaining sites from the 5th cycle, we note that the current draft fails to include any evidence that

the owners of the Franciscan Apartment or the Lagoons actually intend to develop those properties. We encourage Foster City to contact the owners, rather than speculate that “[o]wner interest at similar properties” (outside Foster City) indicates those sites will be developed.

We appreciate your consideration. Please keep us informed, and contact me if you have questions.

Best regards,

A handwritten signature in blue ink, appearing to read "KD", is positioned above the printed name.

Keith Diggs

Housing Elements Advocacy Manager

YIMBY Law

keith@yimbylaw.org

Cc: HousingElements@hcd.ca.gov

From: gregsweatt@aol.com
To: [Foster City Planning Department](#)
Subject: Public Review Draft Housing Element
Date: Friday, May 13, 2022 2:21:42 PM

Here is my feedback, for what it's worth:

Stop this insane Foster City construction!
You are ruining the very town many of us loved when we moved here (for me, 1978).

The fact that the State of California has "told" California cities what they have to build in their municipalities is, on the face of it, wrong on so many levels.
Why cities and towns across California, and here on the Peninsula, haven't banded together to file a lawsuit against the state to stop this unfair encroachment is beyond me.

Yes, housing is an issue. But for the State of California to demand it's cities to, in essence, "destroy" their communities or suffer the consequences is patently unfair, a notion of "Big Brotherhood," and causing our cities (especially Foster City) to drown in more bottleneck traffic, limited resources, and crime.

Wouldn't it be wonderful if our city fathers, and those of other cities, banded together and stood up to the state and said "NO," you're not going to tell us what we can and can't do in our own backyards.

Greg Sweatt
Foster City resident since 1978 (and I vote)

APPENDIX F: PUBLIC PARTICIPATION

From: [Jeremy Levine](#)
To: [Foster City Public Comment](#)
Cc: [Evelyn Stivers](#); [Richa Awasthi-Mayor](#); [Jon Froomin-Vice Mayor](#); [Sanjay Gehani-Councilmember](#); [Sam Hindi-Councilmember](#); [Patrick Sullivan-Councilmember](#); 6022ae50835525d85ef4bb8@mo.processing.zendcity.io; [Yelena Caponello](#); [Priscilla Schaus](#); [Launie Roth](#); [Bob Lasko](#); [Aaron Siu](#); [Austin Walsh](#)
Subject: Public Comment for 5.17.22 Joint Planning Commission/City Council Meeting
Date: Tuesday, May 17, 2022 3:57:55 PM
Attachments: [5.17.22 Foster City HE Comment Letter to City Council & Planning Comm \(Draft 1\).pdf](#)

Good afternoon,

I am submitting the attached comment on behalf of the Housing Leadership Council [in regards to](#) Foster City's draft housing element.

If any member of the Foster City community would like to connect to discuss this letter, they can arrange a meeting with me at calendly.com/jlevine97.

Thank you for your consideration,
Jeremy

—
Jeremy Levine (he • him)
Policy Manager
Housing Leadership Council of San Mateo County
2905 El Camino Real
San Mateo, CA 94403
www.hlcsmc.org
650.242.1764

[Facebook](#) • [Twitter](#) • [LinkedIn](#) • [Instagram](#) • [Become A Member!](#)



May 17, 2022

City Council and Planning Commission
City of Foster City
610 Foster City Blvd.
Foster City, CA 94404

• Rectangular Snip

RE: Comments on the Draft Housing Element

Thank you to Foster City for sharing a draft of your housing element with the public. Since 2001, the Housing Leadership Council of San Mateo County (HLC) has worked with communities and their leaders to create and preserve quality affordable homes. Over the past several months, city staff, elected and appointed officials, and the entire Foster City community have worked hard to create a plan for new housing in the 6th RHNA cycle. We appreciate the opportunity to provide feedback on your current draft housing element.

In this letter, the Housing Leadership Council will provide feedback for the entirety of the City of San Mateo's draft housing element. HLC considers housing elements to be holistic documents, so we weight each component of the element with equal importance. Community outreach informs the needs, constraints, and affirmatively furthering fair housing analyses; these analyses inform the site inventory and the goals and actions. We will consider each of these sections independently, as well as how they interact with each other.

Housing elements are legal documents, contracts with the state to implement policies that will promote housing production; and they are also visionary documents, a synthesis of the community's hopes and dreams for the future. At times, the Housing Leadership Council will cite state statute to justify our recommendations to the city, but this letter is primarily a vision document. We are committed to creating inclusive communities, places where housing is available at all levels of affordability to meet the needs of a diverse range of residents, present and future.

HLC approaches housing elements as an opportunity to plan for diversity, to plan for sustainability, to plan for stronger community. We are excited to partner with Foster City on realizing this vision in the city's housing element. Some of the Housing Leadership Council's primary recommendations to improve the city's housing element include:

1. **Remove all opportunity sites from the Sites Inventory Analysis that do not have written evidence from the property owner expressing interest to redevelop and add an analysis of historic redevelopment of parking lots into housing, which will**

likely require the city to decrease its realistic capacity estimates and identify new opportunity sites as needed.

2. Explicitly recognize Foster City's jobs-housing imbalance of 1.76 as a factor that causes housing prices to rise and causes displacement. Explicitly recognize zoning and development standards as a constraint on housing to meet this need.
3. Comply with AFFH requirements by expanding the area in Foster City that allows multi-family housing and promoting deeply affordable projects on city-, nonprofit-, and church-owned land throughout the city.
4. Implement stronger renter protections, expand the area in the city that allows multi-family housing, dedicate city-owned land to affordable housing, and raise revenue to subsidize deeply affordable housing (among other policies recommended in Section III of this letter).

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'J. Levine', with a stylized, cursive script.

Jeremy Levine
Policy Manager
Housing Leadership Council of San Mateo County

I. Needs, Constraints, and Affirmatively Furthering Fair Housing Analyses

Primary recommendations

- Identify the housing need created by Foster City's jobs-housing ratio of 1.76.
- Explicitly recognize Foster City's zoning regulations and development standards as a constraint to housing development, especially affordable housing development.
- Explicitly recognize [the](#)

The needs, constraints, and AFFH analyses are supposed to inform the site inventory analysis, which then informs the goals, policies, and programs. Cities are required to recognize housing need, identify the constraints to meeting that need, and then remove those constraints [in order](#) [to](#) promote new housing development.

In general, Foster City's draft needs and constraints analyses analyze general trends but do not identify how those trends impact the city's needs or what the city could do to meet those needs. For example, in its draft needs assessment, Foster City recognizes that it had a jobs-housing ratio of 1.76 in 2018, up from 1.37 in 2002.¹ However, the needs analysis fails to recognize the extreme upward pressure this massive jobs-housing imbalance places on housing prices. HLC notes that in its original Master Plan, Foster City planned for a population of approximately 35,000 residents and a jobs-housing ratio of 0.9. According to the 2020 census, Foster City's population is approximately 34,000 people, well in line with the city's master plan, but the jobs-housing ratio is 1.76, nearly double the city's original plans. Clearly, Foster City's original master plan failed to adequately predict local housing needs and should not be considered when evaluating policies and programs to meet current demand.

The failure to identify the dramatic housing needs created by Foster City's jobs-housing imbalance leads the constraints analysis to overlook ways the city could remove barriers to housing production. In its constraints analysis, the city describes its zoning regulations but does not identify how those regulations limit housing production or propose plans to [actually reduce](#) those barriers. In a presentation to the 21 Elements consortium, HCD staffer Melinda Coy explicitly described several errors currently present in Foster City's draft.

- *Describes but does not analyze as a constraint (think impact on cost, supply, timing, certainty, transparency).*
- *Puts off analysis to a "study."*
- *Seeks to justify rather [sic] determine if there is a constraint.²*

These shortcomings in the needs and constraints analyses filter down into the Fair Housing Assessment, though Foster City does deserve credit for including comprehensive mapping data in its analysis, which paints a more complete picture of fair housing issues in the city than most other jurisdictions in San Mateo County. Changes to state law in 2018 implemented new

¹ [Housing Needs Assessment](#), p. 25

² [Housing Elements in the 6th Cycle: Common Shortfalls](#), slide 8

Affirmatively Furthering Fair Housing rules, a mandate for cities to foster integrated communities and reverse historic patterns of segregation through concrete policy change. Affirmatively Furthering Fair Housing (AFFH) guidelines are supposed to be woven throughout the housing element, influencing every component from the recognition of a city's needs to the planning of concrete actions a city will take to address those needs.

Foster City's draft Fair Housing Analysis narrative outlines many of the core components of AFFH, but it does not consistently identify barriers to AFFH or make concrete commitments to remove them. First and foremost, Foster City plans to concentrate all new affordable housing in areas that already have multi-family housing, leaving its single-family neighborhoods untouched. In its draft Fair Housing Assessment, the city accurately identifies that the entire city is a high income (Greater than \$125,000 household income across all census tracts), high opportunity, and low segregation. However, in its analysis of local and regional racial segregation, the city does not consider how high housing prices predominately exclude prospective Black and Latino residents, who reside in Foster City at lower rates than nearby communities of San Mateo and Redwood City.

Though Foster City does not have a history of redlining or housing covenants, for which the city deserves credit, housing prices in Foster City have historically been higher than the surrounding area. Racial wealth gaps largely in place before Foster City incorporated mean that the absence of explicit discrimination still has not led Foster City to be accessible to California's most historically marginalized communities. In order to realize the potential for AFFH, Foster City should recognize the ongoing inequity of outcomes created by some current policies and commit to removing barriers to affirmatively furthering fair housing.

Yet, in several places, the city makes loose commitments without clear deadlines or measurable metrics in its AFFH goals and actions. According to HCD's Affirmatively Furthering Fair Housing Guidebook, "Programs in the element must have specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation."³ These standards work well for all policies.

II. Site Inventory Analysis

Primary Recommendations

- Remove sites from the site inventory that have low probability of development over the next RHNA cycle.
- Analyze history of redevelopment of parking lots for housing in Foster City and reduce realistic site capacity accordingly. Identify new opportunity sites and remove constraints as necessary to compensate for the shortfall in units.

Foster City deserves credit for providing a site-by-site analysis of some of the primary sites in the inventory—this is significantly more analysis than any other city in San Mateo County has yet provided, and it makes Foster City's inventory much stronger. Other components of the site

³ Housing and Community Development's [Affirmatively Furthering Fair Housing Guidebook](#), p. 54

inventory analysis, such as its reasonable estimates of ADU production and commitments to ~~upzone~~ sites from prior RHNA cycles, make this site inventory analysis exemplary for San Mateo County jurisdictions.

Nonetheless, room for improvement remains. The current site inventory relies entirely on opportunity sites that already have pre-existing multi-family housing. Because its site inventory relies entirely on non-vacant sites, Foster City must meet a higher standard of proof that each site will be developed.⁴

~~In order to~~ justify this reliance, the city argues new housing will be built above podium parking on nearly all of its opportunity sites. However, the city provides no analysis of past development trends of housing on parking lots. Absent credible evidence of consistent redevelopment of parking lots, the city should remove all sites that do not have written interest for redevelopment from the property owner—or produce stronger justification for those sites' inclusion in the housing element. The following opportunity sites require stronger analysis to justify their inclusion at current densities:

- **Harbor Cove:** No letter from property owner, housing on parking
- **Eaves apartments:** No letter from property owner, housing on parking
- **Franciscan:** No letter from property owner, assuming redevelopment without demonstrating similar development patterns at current densities in other parts of the city. "Owner interest at similar properties" does not qualify as substantial evidence; rather, the city must provide concrete proof that actual development has occurred at similar sites, with similar pre-existing uses, at similar densities.
- **The Lagoons:** No letter from property owner, assuming redevelopment without demonstrating similar development patterns at current densities in other parts of the city.
-

Lastly, the site inventory seems to assume 100% site capacity without presenting adequate evidence of historic development trends. Especially for units projected to be built on parking lots, HCD recommends that Foster City adjust its realistic site capacity estimates downward, which will require ~~upzoning~~ elsewhere or identification of new opportunity sites.

III. Goals and Actions Implementation Plan

With their goals and actions, cities make concrete commitments to change their policies in ways that will promote housing production. More than any other portion of the housing element, this section represents a contract between the city, the state, and the people of California. By identifying specific ways they can encourage affordable housing production, cities demonstrate that they prioritize meeting the housing needs of all residents, present and future.

⁴ [Housing Element Sites Inventory Guidebook](#), p. 27

Many of the goals and actions laid out in the current implementation plan have been essential for San Mateo's successes in past housing elements. We appreciate the city's commitment to keeping boomerang funds, providing rental assistance, updating the linkage fee, implementing a fee reduction program, streamlining approvals, and providing an overlay on commercial properties. We have followed the city's format and condensed our feedback into the following tables:

Proposals HLC Supports with Minimal Changes

Policy	Proposed Measure(s)	Comments
H-A-4-a	Commercial Linkage Fee	HLC support commercial linkage fees as a strategy to raise funds for affordable housing development. Make a commitment to issuing a Notice of Funding Availability (NOFA) every year, which will ensure that funds are consistently allocated to affordable developers through a fair process.
H-B-2-a	Lower-Income Homeowner Rehabilitation Loans	This is an exemplary policy with a great actionable, measurable goal on a realistic timeline.
H-D-4 and all associated policies	Accessory Dwelling Units	HLC applauds the city's ambitious policies and programs to support ADU production.
H-D-6	Reduce Regulatory Constraints	This is a great policy, HLC would recommend only a small adjustment: "Reduce governmental and regulatory constraints to the production of housing, especially affordable housing."
H-D-6-a	Minimize Governmental Constraints	Another great policy, but one that would benefit from more specificity at points. In particular, this policy should make clear commitments to streamline preliminary approval, ensure rapid post-entitlement processing, and expand ministerial approval to a broad range of projects, especially projects with affordable units.
H-D-6-c	Reevaluate Parking Requirements	HLC supports the initiation of an impact study to investigate how parking requirements could be reduced. We would support the implementation of an additional program that would automatically implement reductions to city parking minimums in areas within 0.75 miles of transit and all other areas <u>where</u> deemed safe to do so by an impact study, which is described later in this document under proposal H-G-3-a.

H-D-6-d	Development Fee Waivers	Excellent program.
H-E-2-b	Affordable Housing Overlay Inclusionary 15% Requirement Including Extremely Low-Income	HLC supports offering flexible inclusionary programs <u>in order to</u> incentivize very low-income units.
H-F-1-b	Facilities and Services for Special Needs	Expedited permit review is one of the strongest incentives cities can offer to produce more housing for special needs populations. HLC only recommends that the city add specific goals for permit processing expedition: How much faster will permits be processed for housing catering to special needs populations?
H-G-2-e	Rental Registry	HLC supports the implementation of a rental registry. We only recommend that the city make a firm commitment to implement the registry.

This is a non-exhaustive list of the policies HLC supports in Foster City's draft housing element. While HLC approves of many of the city's current draft programs, there are specific steps the city could take to better meet the housing needs of the community.

Changes to Existing Proposals

Policy	Proposed Measure(s)	Comments
H-A-4-C	Expand Sources of Funds for the City Affordable Housing Fund.	HLC supports the city's efforts to solicit grants and donations for affordable housing. <u>In order to</u> raise reliable revenue, however, the city will likely need an internal revenue-raising proposal, such as: <ol style="list-style-type: none"> 1) Vacancy Tax - Parcel taxes in the form of a vacant property tax have been used by cities (VPT, Oakland) to fund affordable housing and homeless services; as well as to entice owners of undeveloped sites to either sell or build homes on their parcels. 2) Transfer Tax - A one-time tax payment that is levied by a government on the transfer of ownership to property (<u>i.e.</u> sale of a home) from one individual or entity
H-A-4-d	Budgeting for Housing Programs	This program would be most effective if it were broken into pieces corresponding to each of the housing needs identified in the housing element.

		The program should also specify precisely where the funds will come from and expected revenue to be dedicated to each housing need.
H-B	Protect Existing Housing, Community Character, and Resources	Protecting "existing housing" and "community character" directly contradicts the AFFH mandate to reverse historic patterns of segregation and foster integrated living patterns. This program should be removed entirely.
H-B-1 and H-B-1-a	Encourage Maintenance of Existing Housing & Continue Code Enforcement	Neither the policy <u>or</u> program are related to "Maintenance of Existing Housing," they are related to preserving community character. Policy H-B-1 and Program H-B-1-a should be removed entirely, as code enforcement and mandatory code inspections are fundamental functions of a city, not novel policies meriting inclusion in the housing element.
H-C-3-b	Anti-Displacement Strategy	HLC applauds the city's plans to consider anti-displacement provisions on a discrete timeline. We recommend the city add measurable displacement reduction goals, such as a 20% of reduction to displacement rates over the next 10 years.
H-C-3-d	Facilitate Tenant Protection Act of 2019 (AB 1482)	Foster city could do significantly more to protect tenants beyond the requirements of state law, including: <ul style="list-style-type: none"> - Require just cause for eviction from day one of occupancy - Allow compensated relocation option for all "no-fault" evictions
H-D	Consider Potential Public and Private Redevelopment Opportunities to Increase the Supply of Housing	HLC recommends the city amend this goal to read "Pursue Potential Public and Private Redevelopment Opportunities to Increase the Supply of Housing." HCD specifically argues that cities should make their goals, policies, and programs actionable, without language like "study" or "consider."
H-D-1-a	Selection of Housing Opportunity Areas	As written, this list makes it seem as if Affirmatively Furthering Fair Housing were the city's very last concern regarding the placement of opportunity sites. In fact, several of the criteria, such as criteria (7) and (8), seem directly in contradiction of AFFH requirements to reverse patterns of segregation and foster integrated communities. This list should

		be modified to reflect AFFH as a priority and remove contradictions.
*H-D-5-a/H-D-5 b	School Sites/Religious and Nonprofit-Owned Sites	HLC supports the strengthening of these policies to commit to implementing an overlay zone allowing higher densities, parking minimum waivers, and looser objective standards for affordable housing on school-, religious-, and nonprofit-owned sites regardless of other zoning standards. Allowing denser affordable housing on these types of sites can often help these organizations better fulfill their missions by providing more housing to those they serve.
H-D-6-b	Minimize Zoning Constraints	This city should make a concrete commitment to gradually loosen zoning restrictions and expand the area allowing denser multi-family housing into new parts of the city.
*H-E-3	Incentives for Affordable Housing	<u>In order to</u> ensure consistency across the housing element, this policy should make specific commitment to implement all of the described incentives, particularly waived fees for very low-income units, as described in program H-D-6-d. HLC recommends several other specific programs the city can implement in the next table.
H-E-3-b	Financing and Subsidy Programs	Local funding sources for affordable housing are often necessary for affordable housing developers to get federal tax credits. Therefore, HLC recommends the city amend this program to commit to studying opportunities for local funding sources.
H-E-5	Rent and Income Restrictions on Rental BMR Units	Requiring rent and income restrictions on rental BMR units to extend 99 years often interferes with affordable housing developers' ability to get federal tax credits, which typically get refinanced at 30-45 years to extend the life of a project independently of regulatory intervention.
H-F-2-e	Low Barrier Navigation Centers	Specify what zones will allow low barrier navigation centers pursuant to AB 101. Expand zoning to allow this type of development to all high-opportunity areas within the city.

The preceding table outlines several of the most significant improvements Foster City could make to its goals and actions. In particular, we urge the city to commit to implementing actionable goals with measurable metrics and discrete timelines for completion, as required by

the state department of Housing and Community Development.⁵ Melinda Coy, the Land Use and Planning Manager that oversees housing element revisions at HCD, recently delivered a presentation to the 21 Elements consortium in which she explained one of the primary reasons for housing element rejection in the 6th cycle was because programs “do not have specific actions and timelines to demonstrate a beneficial impact in the planning period. Lack of clear commitments (e.g., ‘uses Explore, Consider, Evaluate the feasibility, study....’) or objectives.”⁶

Foster City should also pursue robust renter protections, as all of its opportunity sites are on lots with pre-existing multi-family residential uses. Though the city anticipates development to occur on the parking lots of those sites, realistically, some displacement is likely to occur. Without enacting stronger renter protections (as described in policies H-G-2-e, H-C-3-b, H-C-3-d, and others above), the city will be putting many of its most vulnerable residents at risk of displacement.

HLC also has several novel recommendations for the city’s consideration. Some of these policies are drawn from HLC’s [housing element policy platform](#), while others were gathered from our stakeholders—a coalition of service providers, nonprofit and for-profit developers, and activists. We elaborate on new policies the city could add to its housing element below:

New Policies to Promote Housing Opportunity

New Policy	Proposed Measure(s)	Policy Text and Justification
H-D-6-H	Provide extra density bonus incentives for very low- and extremely low-income units.	Cities will be more likely to facilitate the state-mandated ELI units required by RHNA if they provide extra incentives for developers to build those units.
H-E-7-b	Incentivizing Housing in Commercial Developments	Create an overlay zone that reduces zoning regulations and objective standards for workforce housing built in mixed-use developments.
H-F-1-j	Eliminate Parking Minimums for Special Needs Populations	Eliminate parking minimums for housing geared toward the elderly or developmentally disabled populations throughout the town. Allow parking reductions or waivers for all very low- and extremely low-income housing within 1 mile of a regional transit stop or transit corridor. These communities do not drive, so requiring parking for their dwellings increases cost with no additional benefit to the residents.
H-G-3	Expand Production of Fair Housing in New	Affirmatively Furthering Fair Housing requires specific commitment to remove segregated living

⁵ Housing and Community Development’s [Affirmatively Furthering Fair Housing Guidebook](#), p. 54

⁶ [Housing Elements in the 6th Cycle: Common Shortfalls](#), slide 5

	Neighborhoods	<p>patterns and foster integrated communities. Currently, Foster City's draft housing element does not adequately meet AFFH requirements because the city has no plan to actually promote AFFH goals.</p> <p>In order to In order to comply with AFFH requirements, HLC recommends that the city make firmer commitments to expand the area in which Foster City facilitates affordable housing to new neighborhoods.</p>
H-G-3-a	Fair Housing Throughout the Community	Commission an EIR to study the environmental impacts of upzoning to allow the multi density (30 du/ac in Foster City) in all neighborhoods located within 0.75 miles of transit.
H-G-3-b	Missing Middle Housing	<p>Upzone all R-1 zones to R-2 zones and upzone all R-2 zones to R-3 zones. Pursuing this type of gentle density will facilitate housing production at a mix of income levels throughout the city.</p> <p>San Bruno already has committed to implementing a similar program in their draft housing element, with a commitment to "Amend the R-2 zoning district to ... allow two dwellings per lot regardless of lot size."</p>

All of the above policies will be most effective if they are implemented to the standards of HCD's AFFH requirements: "Programs in the element must have specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation."

From: loopylolos@yahoo.com
To: [Foster City Planning Department](#)
Subject: Housing
Date: Thursday, May 26, 2022 9:39:39 PM

Hello

We don't need more section 8 housing in foster city.
Residents here are respectful, hard working and family oriented.

By opening up hosing for lower income, foster city will bring in more crime, theft, and graffiti.

We should really be focusing on the people who live here already. We work hard.
Property tax fees go up every year.

Can't we find a way to help that issue and help loyal foster City residents.

We need to protect the integrity of our city.

There is enough section 8 housing.

We don't need more

Instead we need to lower the property tax and to help keep the parks clean from the goose poop.

Thanks

From: [Michael Innes](#)
 To: [Foster City Planning Department](#)
 Subject: With regard to the Edgewater Blvd ROW Extension lot
 Date: Thursday, June 2, 2022 8:52:17 PM

With regard to the Edgewater Blvd ROW Extension lot.

I feel that developing the Edgewater lot would be a hefty opportunity cost, with little upside. The Housing Elements Sites sheet lists an Estimated Site Capacity of only 46 units -- insignificant against the ~2000 units needed, in my opinion, especially if any hypothetical construction would be done with less-than-maximum density.

My belief is that the idea of a bridge from Edgewater Blvd to Redwood Shores's Bridge Pkwy and Island Dr, as envisioned in the original master plan, should be reconsidered -- and that even if the idea is rejected in the short-term, the option should be preserved.

In Table 5-3 in the Draft Housing Element, Schooner Bay is listed under "Distance to Rec Center or Library" as being 2.2 miles away. But there's a library just on the other side of the slough, the Redwood Shores Branch Library; it's just that the residents of Schooner Bay don't have easy access to it.

A recurring concern from resident surveys is that Foster City does not have enough exits. A new bridge would address that.

My understanding is that the bridge to Redwood Shores was removed from the master plan due to traffic concerns. However, the technology to address traffic has improved since then.

An extreme option would be to build a bridge open to all traffic, but with a congestion toll collected electronically. Congestion pricing is a proven method of regulating traffic.

A moderate option would be to build a bridge for vehicles that serve the public interest -- buses and emergency services, for instance -- and closed to private vehicular traffic. This could be accomplished with robotic bollards that retract into the ground for authorized vehicles. This technology has been used to great effect in Europe to control traffic. This would make buses and shuttles along the southern end of Edgewater much more effective, without increasing traffic. The bollards could be lowered during a major emergency, allowing residents another route to evacuate the city.

Even limiting construction to a pedestrian bridge would still be a benefit, as it would allow workers to easily walk or bike directly to the Redwood LIFE campus, as well as the aforementioned library. In general, I think increasing walkability is a good in its own right.

My belief is that the access provided by a new bridge would support denser forms of housing on the south side of the city, to a degree that would more than make up the difference of the 46 hypothetical units.

Michael Innes
 1328 Tarpon St.



CARPENTERS UNION LOCAL 217 SAN MATEO COUNTY

1153 CHESS DRIVE • SUITE 100 • FOSTER CITY, CALIFORNIA 94404-1197 • (650) 377-0217

June 2 2022

Marlene Subhashini
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, CA 94404
Via Email: planning@fostercity.org

Re: Foster City Draft Housing Element

Dear Ms. Subhashini:

Please accept these comments regarding the above referenced Housing Element Update on behalf of the members of Carpenters Local 217, which represents working men and women in Foster City. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), as well as the policy goals outlined in the Foster City Housing Element and larger General Plan, it is vital that Foster City support efforts to build the local construction workforce. We commend the Housing Element's identifying of sites with the capacity to develop 100% of the City's RHNA, as the members of Local 217 who reside in Foster City are intimately familiar with the region's housing crisis. Local 217 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

The Housing Element noted in its required constraints analysis the "scarcity of construction labor" and that "most (workers) cannot afford to live in the area on construction labor wages." If anything, this undersells the severity of the labor shortage and extreme downward pressure on wages in residential construction. Neither the county nor the city of Foster City have enough skilled, highly productive residential construction workers to build the 47,000+ units that all of the cities in San Mateo County are supposed to produce over an 8 year time period. Foster City alone is to build 2,000 of these units. Meanwhile two-thirds of San Mateo County construction workers are housing burdened, while residential construction workers earn one-third less than their non-residential construction counterparts do. The City must address this unsustainable situation if we are to build the housing Foster City needs.

To support the policy goals of the Housing Element and overcome identified constraints, Local 217 is requesting that the City add local hire and apprenticeship requirements to the General Plan and Housing Element for all residential construction projects larger than 10 units. The standards Local 217 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce,

The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements

The Carpenters propose the following additions to the Municipal Code of Foster City for any residential project larger than 10 units

Permitting requirements in the Municipal Code of Foster City

A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of Foster City, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

Apprenticeship:

For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards OR in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

Local Hire Policy:

Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within the Counties of San Mateo or Santa Clara within 180 days of the expected date of issuance of the Notice to Proceed for the project.

While there has been a remarkable economic expansion in Foster City since 2010, rising inequality and displacement adds to the City's affordability crisis and threatens to undermine the region's strong economy. The Housing Element calls for greenhouse gas reduction and smart growth, and notes that the City's jobs/housing ratio continues to grow. Policies that require the utilization of apprentices and a local construction workforce, in tandem with programs currently operational by Local 217 outlined below, will help right that imbalance and ensure that this project helps the City meet the goals of the Foster City General Plan.

Local 217 has implemented many programs that will enable the City to meet the General Plan and Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in Foster City, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC's), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of Foster City. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by Foster City and San Mateo County.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides Foster City residents housing sooner. Local 217 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career. These technologies could help the City meet its jobs/housing linkage goals within the Foster City General Plan and Housing Element.

Local 217 is in a unique position to address many of the key ideas outline in the Foster City Housing Element Update. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 217 is prepared to assist in closing the affordability gap in Foster City and the Bay Area. We look forward to engaging City staff and elected leaders as the Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 217.

Thank you for your time and consideration of these comments.

Sincerely,



Douglas Chesshire
Senior Field Representative
Carpenters Local 217
DC/sv opeiu-29-afl-cio

From: [Kalisha Webster](#)
To: [Foster City Planning Department](#); [Marlene Subhashini](#)
Cc: [Dennise Jauregui](#)
Subject: Public Comments for Foster City Draft Housing Element
Date: Friday, June 3, 2022 5:54:26 PM
Attachments: [Attachment 2 Intersectional Analysis Race, Disability and Access to Housing.pdf](#)
[Foster City Draft Housing Element Comments.pdf](#)
[Attachment 1 Foster City Housing Element Comments for Developmental Disabilities.pdf](#)

Hello,

Please find attached Housing Choices' comments on the City of Foster City 2023-2031 Housing Element Draft including Attachments 1 & 2. We hope that the city will make meaningful changes to the analysis of housing needs of people with developmental disabilities and Fair Housing Assessment, as well as, further develop policies and programs which will meet the needs of Extremely Low Income households and increase housing accessibility for people with developmental disabilities in the next draft.

Thank you,



We have moved! Please note the new office address!

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June 3, 2022

Community Development Director and City Council
City of Foster City, Community Development Department
610 Foster City Boulevard
Foster City, CA 94404

planning@fostercity.org

Re: Comments on the Draft Housing Element

Thank you for sharing this early draft of the Housing Element with the public. On behalf of Foster City's nearly 200 residents with intellectual and developmental disabilities, Housing Choices is grateful for the opportunity to comment before it is sent to HCD. We also appreciate the work that the City of Foster City has done to engage with Housing Choices throughout the community engagement process and for incorporating most of our written comments into the Housing Element's analysis of the housing needs of residents with developmental disabilities as required by SB 812. We were however disappointed to find some of our comments on trends demonstrating an increasing need for more deeply affordable housing paired with on-site supportive services left out of the Draft analysis, and have concerns that these omissions result in an analysis that does not fully capture the urgency of concerns that people with developmental disabilities will continue to face increasing risk of homelessness or displacement from Foster City over the next Housing Element cycle. And by not including an analysis of best practices for inclusion in the city's housing plans, the city is unable to create targeted programs to increase housing access for people with developmental disabilities. While the city does propose a number of new programs which we support, to increase the supply of affordable housing, many do not meet HCD requirements to include not only timelines but specific measurable metrics by which the city can determine the effectiveness of each program in addressing the targeted objective. Lastly, we ask that the city immediately update the obsolete and derogatory language used to describe developmental disabilities as including mild to severe "mental retardation" on page A-52 of Appendix A: Housing Needs Assessment and instead use the standard term "intellectual disability".

About Housing Choices

Housing Choices is a housing organization funded by the Golden Gate Regional Center to support people with developmental disabilities to be fully integrated in Foster City's affordable housing supply. We provide housing navigation services for both individuals and families. We also partner with affordable housing developers to make inclusive housing commitments for people with disabilities in their housing projects. At these projects we provide onsite housing retention services. Our work over the past 25 years in neighboring communities shows that this model of housing plus services is highly effective in increasing housing access and stability for people with developmental disabilities.

The Golden Gate Regional Center has contracted with Housing Choices to provide the Foster City planning staff and Housing Element consultants with an assessment of the housing needs of people with developmental disabilities, as required by SB 812. In addition, 21 Elements has facilitated Housing Choices' involvement of people with developmental disabilities in the planning process through its Equity Advisory Group.

Incomplete Assessment of Housing Needs of People with Developmental Disabilities

On April 11, 2022 Housing Choices submitted an assessment of the housing needs of Foster City residents with developmental disabilities (Attachment 1) which followed HCD guidance for a complete analysis of special housing needs groups, including:

- A quantification of the total number of persons and households in the special housing needs group, including tenure (rental or ownership), where possible.
- A quantification and qualitative description of the need (including a description of the potential housing problems faced by the special needs groups), a description of any existing resources or programs, and an assessment of unmet needs.
- Identification of potential programs or policy options and resources to address the need

As discussed below, Foster City's draft, while incorporating many of these comments, left out several of the housing trends which establish unmet needs or best practices for inclusion of people with developmental disabilities in integrated and least restrictive housing settings in the community. We believe that the inclusion of these missing elements would demonstrate that the city has a clear understanding of the accessibility needs of people with developmental disabilities and how they differ from other disability types. Furthermore it would help the city to create more meaningful programs and policies to meet the housing needs of residents with developmental disabilities as required by Housing Element law.

Omitted Data Establishing Trends Creating a Greater Need for Housing

As mentioned above, the city does successfully incorporate many of Housing Choices comments into its analysis of the housing needs of people with developmental disabilities including: faster growth than the general population, ineligibility for many affordable units, transit dependence, higher rates of physical impairments and changes in living arrangements for

Foster City adults with developmental disabilities since last reported in the 2015-2023 Housing Element including a decline in licensed care facilities. However, it fails to analyze contributing factors to the decline of licensed care facilities, most notably the rising costs of housing making it more financially beneficial for owners to sell the home as a residence rather than a business when they retire. Changes in zoning code as is suggested in H-F-1-i Community Care Facilities will do little to address this issue and we can expect to continue to see a decline in licensed care facilities as home prices continue to soar and aging business owners retire.

Other trends relevant to the growing affordable housing needs of Foster City residents with developmental disabilities omitted from the Draft include:

- **Increase in Autism Diagnosis** between 1980s-2015 which will continue to drive faster rate of growth of the population of adults with developmental disabilities as compared to the general population for years to come and increase demand for deeply affordable housing.
- **Longer life spans** which will further exacerbate demand for the decreasing supply of licensed care facilities as turnover decreases and further increases housing instability for adults with developmental disabilities as more outlive parents who are the number one providers of housing for these adults.

Lack of Meaningful Analysis of Strategies to Increase Housing Access for People with Developmental Disabilities

The Housing Element acknowledges the significance of the transition from the family home for an adult with a developmental disability including the increased risk of displacement or homelessness when a parent caregiver passes away or otherwise becomes unable to house and care for their adult child. However, it lacks specificity on how to increase accessibility for people with developmental disabilities that does not include a physical impairment. The city does include plans to host a roundtable discussion with supportive services providers of special needs populations by 2024 in program H-F-1-f Support Services for Special Needs Population, which we support, however the following recommendations to increase housing accessibility and facilitate the provision of supportive services for people with developmental disabilities on-site at inclusive affordable housing properties were already included in Housing Choices comments to planning staff but omitted from the Draft analysis:

- **Integration in typical affordable housing** in order to promote persons with developmental disabilities right to self-determination, dignity and affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center and entitled to persons with a "substantial disability" as defined by Title 17, Section 54001 of the California Code of Regulations. These services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment, and to foster integration into the community.

- **A mix of unit sizes set-aside at inclusive housing properties** would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing** is needed, targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

These recommendations come from over 25 years of experience successfully supporting people with developmental disabilities to find and retain affordable housing by partnering with the Regional Center and affordable housing developers in neighboring communities to build inclusive and integrated projects. By not including this information, the city is unable to create meaningful targeted programs to increase housing accessibility for people with developmental disabilities putting Foster City at risk of not meeting HCD's AFFH guidance to promote fair housing choice and access to opportunity to support integration for a historically segregated population. Per HCD guidance, "For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing." HCD defines fair housing choice as:

- Actual choice, which means the existence of realistic housing options
- Protected choice, which means housing that can be accessed without discrimination; and
- Enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed.

This model of housing combined with supportive services has been shown to be incredibly effective in helping individuals with developmental disabilities find and retain housing, and is equally as important to a person with a developmental disability as the physical design of a building is to a person with a physical impairment.

Strengthening Impact of Programs

We want to thank planning staff and the consultant who developed this draft for recommending a suite of new programs, policies and goals that we believe can create a more inclusive and equitable community. We also appreciate the inclusion of some of Housing Choices program and policy recommendations including affirmatively marketing physically accessible units (H-F-1-c Adaptable/Accessible Units for the Disabled), exploring cooperative housing models for special needs populations who require supportive services (H-E-1-a Existing Unit Purchase

Program), and creating a financing program to promote development of deed-restricted ADU's (H-D-4-b ADU/JADU Financial Incentive Program) with a target of 10 units by 2031.

While program H-D-4-b does set a specific, measurable outcome by which the city can easily measure success of the program we are concerned that a lack of similarly projected outcomes for many other programs does not meet HCD requirements. Without setting projected outcomes for programs aimed at promoting production of new housing, preservation of naturally occurring affordable housing and protection of low income renters the city is at-risk of implementing ineffective programs with little or no effect on meeting its RHNA or Affirmatively Further Fair Housing for all protected groups. For instance:

- How many units of affordable housing does the city project will be created by programs H-E-2-a Inclusionary 20% Requirement and H-E-2-b Affordable Housing Overlay?
- How many developers does the city project will take advantage of program H-E-2-b Affordable Housing Overlay?
- By how much does the city project program H-A-4-c Expand Sources of Funds for the City Affordable Housing Fund will increase available local affordable housing funds?
- In what ways can data collected under program H-G-2-e Rental Registry lead to improved outcomes for renters? Can this be measured (ex: decrease in complaints of excessive/illegal rent raises)? How could data be used by landlords or decision makers to affirmatively further fair housing?
- Because the inclusionary requirement applies only to net new units the city should also measure the number of BMR units created under this program

Other concerns and recommendations for strengthening the effectiveness of the programs to better, which we believe could lead to the creation of more affordable units at deeper levels of affordability as well as mitigate Fair Housing complaints for persons with disabilities (the highest reported Fair Housing complaint type) meet the city's goals and policies include:

- In addition to creating a framework to accept donations and grants under program H-A-4-c Expand Sources of Funds for the City Affordable Housing Fund the city should explore implementing more reliable, ongoing sources of funding such as a vacancy or transfer tax
- Because the Inclusionary Housing Ordinance (IHO) applies only to net new dwelling units and because almost all of the opportunity sites identified in the Housing Element are non-vacant sites with current multi-family housing uses the City should commit to monitoring the number of new BMR units generated under the current IHO and compare to the number that would have been generated without this exemption to determine if this could be a constraint to developing more affordable housing.
- The programs listed under Policy H-E-3 Incentives for Affordable Housing do not provide any meaningful incentives, waivers or concessions beyond what is already readily available to developers such as State Density Bonus Law. In order to truly incentivize further development the City should commit to offering developers additional cost-saving benefits which makes more affordable housing at deeper levels of affordability more

financially feasible. A good example of this is program H-D-6-d Development Fee Waivers, the city can also include

- Lowering parking requirements for projects which include certain special needs groups who require on-site supportive services and projects that are within a specified distance of public transit.
- Exceptions to other development standards such as maximum heights, minimum lot sizes, widths, setbacks, etc
- Upzoning tied to community benefit
- Increasing trainings offered under program H-G-2-b Fair Housing Training for Landlords and Tenants from annually to quarterly
- Under programs H-G-2-c Information Specific to Fair Housing and H-G-2-a Anti-Discrimination Regulations the City should specify how it will reach low income tenants without internet access
- Under program H-E-8 BMR Eligibility Priorities the City in addition to expanding preference to tenants at-risk of displacement City should expand priorities to include persons who have already been affected by displacement

Noncompliance with HCD Guidance for Completing an Assessment of Fair Housing

In response to the passage of AB 686, HCD released the AFFH Data Viewer to support the outreach and engagement jurisdictions are required to complete as part of their Assessment of Fair Housing. HCD explicitly states in their AFFH guidance that the Assessment of Fair Housing should include local data and knowledge defined as “any locally gathered and available information, such as a survey with a reasonable statistical validity or usefulness for identifying contributing factors, policies, and actions.” On page B-8 of Appendix B: Foster City Fair Housing Assessment it is stated that a survey was administered to support the Fair Housing Assessment which received approximately 150 responses. In a city with a population of over 30,000 residents this low of a response rate seems to indicate that the city did not complete the type of robust, targeted engagement required by HCD in administering the survey. It is also stated on page B-8 “the vast majority of respondents did not report housing concerns and most were homeowners” which further demonstrates that the city did not target the low income and special needs populations most likely to face fair housing issues.

There also appears to be an over reliance on data from the AFFH data viewer in the Fair Housing Assessment. For instance on page B-11 there is an explanation of the different agencies to which Fair Housing Complaints can be reported including HUD, DFEH and local enforcement organizations including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. This section also explains that state Fair Housing Law covers protected classes beyond that of federal Fair Housing Law. Yet, demographics of Fair Housing complaints are only reported for HUD which received only 57 complaints for San Mateo County from 2017-2021. Whereas, data from Project Sentinel shows that they investigated nearly 300 Fair Housing discrimination cases in San Mateo County from 2015-2020. This does not include reports made to any of the other agencies listed. This would indicate that the draft housing element severely underestimates the number of Fair Housing

complaints made in San Mateo County and City of Foster City, and therefore cannot accurately gauge how well the city is doing in addressing Fair Housing issues.

Furthermore, there is a substantial lack of data on the Fair Housing issues faced by person with disabilities. For instance Chapter Disproportionate Housing Needs focuses almost solely on differences based on tenure, race and ethnicity with little to no mention of disability status other than within the homeless population. Guidance from HCD for AFFH recommends that jurisdictions complete an intersectional analysis of housing needs for BIPOC with disabilities as "there are significant disparities by race within the population with disabilities". While there is data provided on the housing cost burden of all Foster City residents by race in the Assessment of Fair Housing there is no intersectional analysis which shows the compounding effects of being a person of color with a disability as compared to a person of color without a disability or a white person with a disability. This is a significant component of Housing Choices' recommendations for Affirmatively Furthering Fair Housing, and yet is omitted from the city's draft. Please review Attachment 2 for additional data on the disparities in housing access for BIPOC with disabilities in San Mateo County collected by Housing Choices with support from Home for All San Mateo County.

We urge you to review the attached documents and make changes to the San Mateo Housing Element so that it meaningfully addresses the housing needs of its residents with developmental disabilities.

Sincerely,

Kalisha Webster

Kalisha Webster
Senior Housing Advocate
Email kalisha@housingchoices.org
Cell 650-660-7088

DEVELOPMENTAL DISABILITIES COMMENTS FOR FOSTER CITY HOUSING ELEMENT

4.11.22

Introduction to Developmental Disabilities

People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California's Developmental Disabilities Services Act and the U.S. Supreme Court's 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Faster Growth than the General Population. Foster City is home to 169 people with developmental disabilities of whom 94 are adults and 75 are under age 18. This represents a 13% increase over the 149 people with developmental disabilities living in Foster City reported in the 2015-2023 Housing Element and shows faster growth as compared to a 10% increase in the general population of Foster City during that same time period. Growth in the population of adults with developmental disabilities has significant implications for the Housing Element because many of the adults will need housing outside the family home in the coming years.

Table ____ Increase in People with Developmental Disabilities in Foster City

Age	2014	2021	% Change
Under age 18	70	75	7%
18 and older	79	94	19%
Total	149	169	13%

Note: The 2014 data were submitted by Golden Gate Regional Center for inclusion in the Foster City Housing Element 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Living Arrangements of Foster City Adults. The family home is the most prevalent living arrangement for Foster City's adults with developmental disabilities, with 64% of adults continuing to live in the family home in 2021, an increase of 12% since last reported in the 2015-2023 Housing Element, when only 52% of Foster City adults with developmental disabilities lived in the family home. Only 2.1% of Foster City adults with developmental disabilities have successfully transitioned to living in their own apartment compared to 11% in San Mateo County. And although the number of adults with developmental disabilities has increased 19% since the 2015-2031 Housing Element, the number living in licensed care facilities has declined. Only 32% of Foster City adults with developmental disabilities were living in licensed care facilities in 2021 as compared to 43% in 2014. As discussed below, opportunities for adults to live in a licensed facility are declining in San Mateo County, fueling the need for Foster City to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table ____ Changes in Living Arrangements of Foster City Adults with Developmental Disabilities

Living Arrangements	2014 Number	2014 Percent of Total	2021 Number	2021 Percent of Total	Change in Percent of Total
In the family home	41	52%	60	64%	12%
Own apartment with supportive services	2	2.5%	2	2.1%	-0.4%
Licensed Facilities	34	43%	30	32%	-11%
Other (including homeless)	2	2.5%	2	2.1%	-0.4%
Total	79		94		

Source: The 2013 data were reported by Golden Gate Regional Center for the Foster City Housing Element for 2015 to 2023. To calculate the number under age 18 in 2014, the number of people 15, 16, and 17 years of age was estimated to be a pro rata share of the group reported in 2014 to be between ages 15 and 29. This adjustment was necessary in order to compare the 2014 data that is specific to Foster City to the currently available data published in June 2021 at the zip code level for zip code 94404 by the California Department of Developmental Services.

Note: These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that Foster City adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their family home.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the Foster City adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with

developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among Foster City adults during the period of the 2023 to 2031 Housing Element.

Table __ Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1023	1189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total adults	2514	2764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table __). This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in Foster City. Longer life spans also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in Foster City.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San

Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low Income affordable housing units in Foster City. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in Foster City.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

As demonstrated by a growing number of inclusive affordable housing developments in neighboring jurisdictions, Foster City can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide Foster City in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of San Mateo County.
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed**, targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

Policy and Program Recommendations

Foster City has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it

more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Opportunities for adults with developmental disabilities to live outside the family home declined in Foster City since the last Housing Element even as the population grew by 13%. The City's lack of progress in meeting the housing needs of people with developmental disabilities since the last Housing Element demonstrates the need for policies and programs that explicitly promote inclusion of people with developmental disabilities in affordable housing with coordinated services provided by the Golden Gate Regional Center.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 50 new Extremely Low-Income housing units for Foster City residents with developmental disabilities over the period of the 2023-2031 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

Sample Language: The City of Foster City shall monitor progress towards a quantitative goal of 50 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance, and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in Foster City. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the Foster City residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of Extremely Low Income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or city housing funds, the City of Foster City shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of Extremely Low-Income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Target City-Owned Below Market Rate Units to Meet City-Specific Priorities.** The City of Foster City is the owner of several Below Market Rate units. These units present a unique opportunity to meet the housing needs of the city's most vulnerable populations, including but not limited to people with developmental disabilities. As these units turnover for occupancy the city should explore opportunities for creating shared housing for special needs populations with the provision of on-site supportive services. These units should also be made affordable to individuals earning less than 30% AMI who are at greatest risk of homelessness or displacement and are not served by typical affordable housing. By renting individual rooms at deeper levels of affordability the city is able to create housing opportunities for Extremely Low Income residents while earning higher rental income than would be generated by the individual units if priced at Extremely Low Income rent levels. For example if the city were to rent out each room in a 5 bedroom unit at \$500 the total rental income generated by all 5 bedrooms would be \$2500 or more than 40% AMI.

Sample Language: As city-owned Below Market Rate units turnover for occupancy the city shall publish requests for competitive proposals for service providers to provide on-site supportive services to special needs populations in shared housing. The city should also commit to renting rooms at rates affordable to people earning below 30% AMI who are not served by typical affordable housing, such as people with developmental disabilities who receive services funded by Golden Gate Regional Center.

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of Foster City should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

Sample Language: The City of Foster City shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

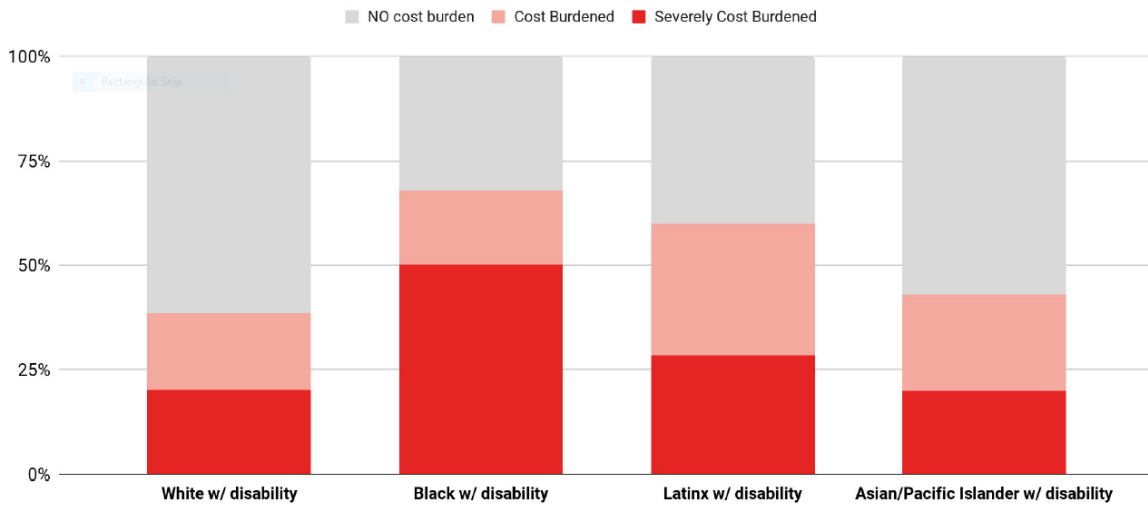
- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

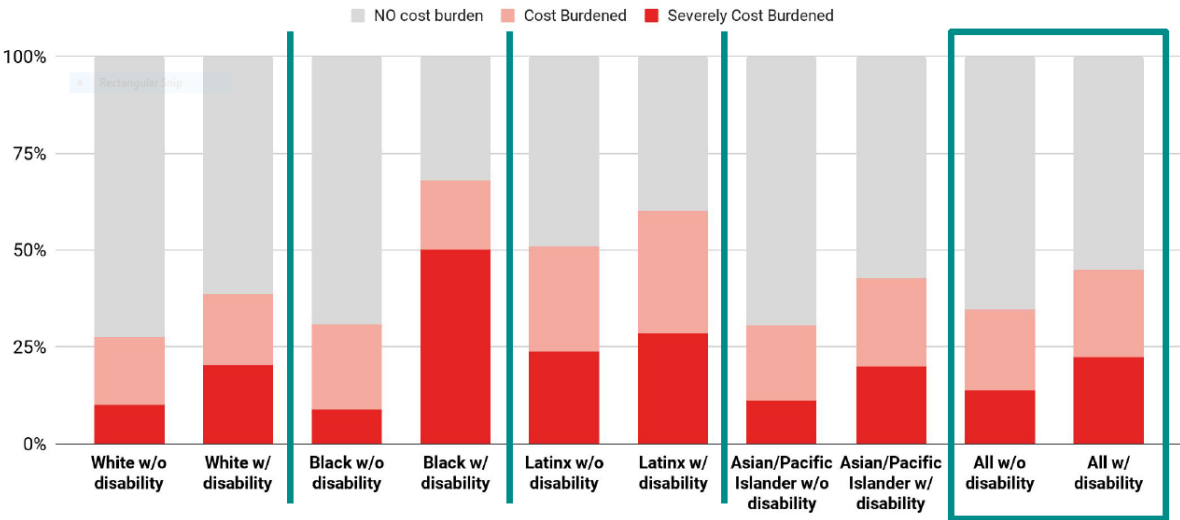
- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. This is attributable to the lack of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. Foster City offers its residents exceptional employment, educational and social opportunities but the severe shortage of Extremely Low Income rental units means that BIPOC—particularly those with disabilities—may be excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in Foster City and decrease displacement and homelessness for the most at-risk Foster City residents.

Sample Language: The City of Foster City's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.

Race/Ethnicity Disparities in Rent-Burden among San Mateo County Residents with Disabilities



All Races/Ethnicities: Disparities in Rent-Burden among San Mateo County Residents with and without Disabilities



APPENDIX F: PUBLIC PARTICIPATION

From: [Eva Fok](#)
To: [Foster City Planning Department](#)
Subject: Housing for Foster City
Date: Friday, June 3, 2022 10:51:02 AM

Hi my name is Eva Fok I am a resident of Foster city for over twenty years! Recently I noticed many luxury apartment buildings in our neighborhood! They are beautiful built but very expensive! One bedroom apartment can costs over \$3500 . I feel that we need more affordable housing for working class or seniors! Please plan for these groups!
Thank you
Eva Fok

Sent from my iPhone

Mrs. Marlene Subhashini,
Community Development Director
City of Foster City
610 Foster City Blvd.
Foster City, Ca. 94404

RE: Comments on Foster City 6th Cycle RHNA, Draft Housing Element.

Dear Marlene;

As you probably know, I am a longtime resident of Foster City, and very familiar with the town and its neighborhoods. I have serious issues and concerns about the proposed Draft Housing Element that I would like to address—specifically, in relation to the Housing Resource and Sites as listed in Appendix D of the report.

Keep in mind that the city’s RHNA share is 1896 units to be built during the planning period, the Draft Housing Element forecast of 3160 unit is too ambitious, unreal, way over-estimated and it is not going to happen. Remember, Foster City is pre-planned community and is fully developed, so where are these units coming from?

Consider Table 13: Sites Inventory, page D-34:

Pipeline Projects Total	33 units
Proposed Project:	
Lantern Cove, application submitted in 2020,	356 units
Schooner Bay, application submitted in April, 2022	646 units
ADU Projection	24 units
<u>TOTAL</u>	<u>1059 units</u>

Those are the only realistic projects that have any hope of being built during the planning period.

All other projects in the inventory list represent Non-Vacant Residential and Commercial that are not feasible, not buildable and grossly unrealistic. They should not be considered and be taken out of the list. Those are the (RHNA5) six apartment sites, the Eave Apartment and Foster Landing.

Unlike Schooner Bay and Lantern Cove apartments, which are underutilized, greatly underdeveloped and have plenty of room for expansion, Franciscan, Sand Cove, The Lagoons,

Beach Cove, Shadow Cove, Harbor Cove the Eaves and Foster Landing are all fully developed with no room to add anything of value to them, as detailed below:

Harbor Cove:

This is a 400-unit apartment on a 15-acre site with 330 parking stalls. That is less than 1 parking stall per unit. The draft report states that there is additional capacity of 70 units to be built over the parking stalls, which is exceedingly unreasonable. Theoretical capacity should be compared against practical capacity, feasibility and buildability of those additional units. The proposed units would need to be 6 to 7 stories high over the carports which would obstruct views and light from the existing buildings. Where would the tenants park their cars during the construction? In addition, it is not economically feasible to the owner to build these additional units, nor has he expressed any interest in doing so. These units are theoretical and good on paper only.

The Draft report states that the owner submitted an application for 21 ADU units in 2021 to be built in unused storage rooms and two vacant laundry rooms. There is no room for anything like this in this apartment complex. There are no storage rooms of any reasonable size to be an ADU of 850 s.f. as required. The two laundry rooms are less than 350 s.f. each. There are no 21 ADUs that can fit in this site anywhere. If the owner applied in 2021, these units should have been built by now.

Any ADU in a multi-unit complex should be counted only if a construction permit is issued. Otherwise it is not there.

Foster Landing Apartment:

This is a 490-unit apartment situated on a 30-acre site—not 46.35 as stated in the report. The density is 16.3 units/acre, not 10.57. A relatively newer complex built in late 1980's, this is not an underutilized, underdeveloped site like Schooner Bay or Lantern Cove by any means. To suggest an additional 900 units on this site over the carport area is really an illusion. The capacity does not exist by any means. It is only a dream.

1010 Metro Center Site:

As previously stated, this site is Non-Vacant, Non-Residential site, 6.3 acres in size, encumbered by PG&E easement for a net buildable area of 4 acres. The owner stated that he would like to have the option for mixed use in addition to commercial; he did not state that he intended to do either mixed use or 100% residential.

The draft report assigned 100% residential with 222 units. That is not a realistic assumption.

Maybe 100 units would be a reasonable assumption—only if the owner chooses to do mixed use. If he does not, we are not going to have any. Again, the probability of these units being built during the planning period is not great.

1601 Beach Park Site:

This is a Vacant 1.4-acre site with a pending application for 32-unit townhome project that was submitted in 2019. Government Code Sec. 65583.2 (a) requires that vacant sites to be included in the available list in the housing element. The draft report fails to include it. Even though it is the only vacant site in the city.

In conclusion, the total viable and realistic unit count would be the 1059 mentioned above and 100 units for the 1010 Metro Center site for a total of 1159. That is way too short of the required 1896, not to mention the required buffer.

The proposed rezoning for the Non-Vacant, residential sites is meaningless, as you are rezoning multi-unit sites to multi-unit sites. The city should consider zoning single-family neighborhoods to R4 or perhaps R5 in order to meet its obligation under RHNA.

G. H. Dababo

891 Sea Island Lane
Foster City, 94404
650-573-5724

gdababo@gmail.com

HOUSING ELEMENT PUBLIC COMMENTS FOLLOWING PUBLIC REVIEW DRAFT

ADGATE PARTNERS LLC

Leslie Carmichael
URBAN PLANNING PARTNERS, INC.
388 17th Street, Suite 230
Oakland, CA 94612
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lcarmichael@fostercity.org

Monica Ly
Assistant Planner
Planning/Code Enforcement Division
(650) 286-3245 | www.fostercity.org | CDD
610 Foster City Boulevard
Foster City, CA 94404

Re: Foster City Housing Element Update

Dear Ms. Carmichael and Ms. Ly,

We purchased the property at 1291-1295 East Hillsdale Boulevard with the goal of continuing its commercial use in the short term, but with a consideration for residential redevelopment in the mid to long-term. We understand the City is interested in rezoning our site to allow for residential use as part of the City's updated Housing Element. We are writing to express our support for the proposed residential rezoning, as it would serve the City's goal of increasing opportunities for housing development amidst the current housing crisis in the Bay Area.

Our current tenant mix includes several medical service providers, many of which have long term leases. One of our tenants is a private school, Kids Connection, that leases space for their administrative operations, and operates a school facility next door at 1998 Beach Park Boulevard. Approving the rezoning of the site for residential use will have no impact on these tenants and the lease terms we have mutually agreed to. Further, adding residential use as an additional permitted use expands opportunities for all parties. We see the potential for a mixed-use development, which maintains substantial space for medical office and other uses that support the community, as well as providing a higher-density residential use to help respond to the increasing demand for housing in Foster City and the State. We are committed to continuing to work with the Kids Connection and exploring opportunities for them to increase their space at 1291 Hillsdale and also potentially coordinating future development of both sites. Accordingly, we support including the parcels to the north of us into the same mixed-use zone district. The combining of two or more parcels could produce certain efficiencies that would make for a more financially feasible project.

The current economic reality is that rising construction costs and interest rates require higher density to justify the cost to building new housing. The nearby Triton was built at a density of 52 units per acre and the 100 Grand was built at a density of 48 units per acre. For a project to be feasible at our site, we recommend a density of 90 to 100 units per acre.

By identifying and addressing the issues of key stakeholders upfront through the zoning and Housing Element process, we increase the likelihood of success and the construction of additional housing to the City. Having the correct zoning and densities to make a financially feasible project is critical to its success.

APPENDIX F: PUBLIC PARTICIPATION

In our opinion, the most direct way to create a financeable project, would be to establish a mixed-use district that included medium to high density residential uses, as well as medical office and educational uses. These core components best represent the needs of the community by maintaining the neighborhood's health services; logically expanding educational uses to the City's residents; and providing much needed workforce housing to the community and the state.

Conclusion

We understand that our site was recommended to be included in the Sites Inventory and to amend the CO zoning district to allow for residential use by the City Council and Planning Commission at their joint hearing on May 17, 2022. We appreciate and are supportive of this action, and encourage the City to continue pushing for greater housing density, to maximize the opportunities at our site and others on the inventory. Thank you again for your time and consideration. Please let us know if you need anything further from us.

Regards,

A handwritten signature in blue ink that reads "Chester Congdon" followed by the date "6/27/2022". The signature is written in a cursive, flowing style.

Chester Congdon

Chester Congdon
Adgate Partners LLC
1124 Montana Avenue, Suite A
Santa Monica, CA 90403
O: 310.310.8761
C: 415.640.2075

**Please Start Here, Instructions in Cell
A2, Table in A3:B16**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	FOSTER CITY
Housing Element Cycle	6th
Contact Information	
First Name	Leslie
Last Name	Carmichael
Title	Consultant Planner
Email	lcarmichael@fostercity.org
Phone	6504687890
Mailing Address	
Street Address	<u>610 Foster City Blvd.</u>
City	Foster City
Zip Code	94404
Website	
https://engagefostercity.org/housing-element	

Table A: Housing For San Mateo County jurisdictions, please format the APN's as follows: 999-999-999

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Project Name
FOSTER CITY	244 Rock Harbor Ln, Foster City C	94404	097-160-120	A	CR	R-3/PD	15	35	2.03	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	53		303	356	Lantern Cove
FOSTER CITY	244 Rock Harbor Ln, Foster City C	94404	097-160-110	A	CR	R-3/PD	15	35	6.66	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Lantern Cove
FOSTER CITY	244 Rock Harbor Ln, Foster City C	94404	097-161-999	A	CR	R-3/PD	15	35	8.05	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Lantern Cove
FOSTER CITY	300 Timberhead Ln, Foster City C	94404	097-150-030	B	CR	R-3/PD	15	35	0.34	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	97		549	646	Schooner Bay
FOSTER CITY	300 Timberhead Ln, Foster City C	94404	097-150-998	B	CR	R-3/PD	15	35	3.18	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Schooner Bay
FOSTER CITY	300 Timberhead Ln, Foster City C	94404	097-150-050	B	CR	R-3/PD	15	35	1.3	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Schooner Bay
FOSTER CITY	300 Timberhead Ln, Foster City C	94404	097-150-120	B	CR	R-3/PD	15	35	2.44	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Schooner Bay
FOSTER CITY	300 Timberhead Ln, Foster City C	94404	097-150-110	B	CR	R-3/PD	15	35	2.85	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Schooner Bay
FOSTER CITY	300 Timberhead Ln, Foster City C	94404	097-150-020	B	CR	R-3/PD	15	35	0.25	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Schooner Bay
FOSTER CITY	300 Timberhead Ln, Foster City C	94404	097-140-080	B	CR	R-3/PD	15	35	3.23	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Schooner Bay
FOSTER CITY	300 Timberhead Ln, Foster City C	94404	097-140-999	B	CR	R-3/PD	15	35	2.7	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Schooner Bay
FOSTER CITY	300 Timberhead Ln, Foster City C	94404	097-140-070	B	CR	R-3/PD	15	35	1.86	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Schooner Bay
FOSTER CITY	300 Timberhead Ln, Foster City C	94404	097-143-999	C	CR	R-3/PD	15	35	4.02	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				0	Schooner Bay
FOSTER CITY	700 Marlin Ave, Foster City Ca 94	94404	094-341-010		AR	R-3	15	35	11.08	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	57	23	42	122	Eaves Apts-ADUs
FOSTER CITY	55 Triton Park Ln, Foster City Ca 94	94404	094-013-040		Service Commercial	C-M/PD			3.89	Apartment House (5+ Units)	YES	NO - Privately-Owned	Pending Project	Used in 4th RHNA Cycle	6	3	1	10	Triton Apts
FOSTER CITY	888 Foster City Blvd, Foster City C	94404	094-091-020		AR	R-3	15	35	6.35	Apartment House (5+ Units)	YES	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	45	17	42	104	Franciscan Apts
FOSTER CITY	707 Shell Blvd, Foster City Ca 944	94404	094-470-160		AR	R-3/PD	15	35	8.47	Apartment House (5+ Units)	YES	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	60	22	57	139	Sand Cove Apts
FOSTER CITY	611 Bounty Dr, Foster City Ca 94	94404	094-472-010		AR	R-3/PD	15	35	9.6	Apartment House (5+ Units)	YES	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	69	26	66	161	Lagoons Apts
FOSTER CITY	609 Catamaran St, Foster City Ca	94404	094-320-040	C	AR	R-4/PD	20	35	7.59	Apartment House (5+ Units)	YES	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	103	38	98	239	Beach Cove Apts
FOSTER CITY	701 Catamaran St, Foster City Ca	94404	094-330-010	C	AR	R-4/PD	20	35	10.98	Apartment House (5+ Units)	YES	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				0	Beach Cove Apts
FOSTER CITY	1005 Foster City Blvd, Foster City	94404	094-312-780		AR	R-4/PD	20	35	7.91	Apartment House (5+ Units)	YES	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	49	18	46	113	Shadow Cove Apts
FOSTER CITY	900 E Hillsdale Blvd, Foster City C	94404	094-470-420		AR	R-3	15	35	14.14	Apartment House (5+ Units)	YES	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	40	15	36	91	Harbor Cove Apts
FOSTER CITY	700 Bounty Dr, Foster City Ca 94	94404	094-980-070		CR	R-3/PD	15	35	29.06	Apartment House (5+ Units)	YES	NO - Privately-Owned	Available	Not Used in Prior Housing Element	387	144	369	900	Foster's Landing Apts
FOSTER CITY	1010 Metro Center Blvd, Foster C	94404	094-281-010		Town Center	C-2/PD			6.13	Vacant hardware store	YES	NO - Privately-Owned	Available	Not Used in Prior Housing Element	96	36	90	222	OSH Site

Table C: Land Use, Table Starts in

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