



Planning Commission Study Session

Housing Element Update: 2015-2023

City of Foster City
February 6, 2014

Presentation Overview

- Public Outreach
- What is a Housing Element?
- Housing Element Requirements
- Regional Housing Needs Allocation
- Housing Trends & Needs
- Key Issues
- Housing Element Update Process

Public Outreach

- Published notice in Foster City Islander
- Foster City website
- Foster City TV
- Library, Recreation Center, Post Office, Sea Cloud Park and Metro Center
- Electronic marquee at Leo J. Ryan Park
- Email on “Housing Element Update” listserve
- Email to 21 Elements Stakeholder list
- Newsletter to listserve:
 - 21 Elements Stakeholder list
 - Religious institutions
 - Apartment managers
 - School districts
 - Shopping Center owners
 - Housing project applicants

Housing Element Webpage

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Housing Element Update



The City of Foster City is currently updating its Housing Element of the City's General Plan. State law requires cities to identify how and where the housing needs of each community will be met in their Housing Element. The current Housing Element was adopted in February 2010 to cover the planning period of 2007-2014. All jurisdictions in the Bay Area are now required to update their Housing Elements to address the planning period of 2014-2022.

Regional Housing Needs Allocations have been issued for the 2014-2022 planning period to each jurisdiction to be included in the Housing Element. Foster City's Regional Housing Needs Allocation for various income categories is:

Income Category	Number of Units
Very low-income	148
Low-income	87
Moderate-income	76
Above-moderate income	119
Total	430

For questions regarding this project, please contact Leslie Carmichael, Consultant Planner, (650) 286-3236 or lcarmichael@fostercity.org.

To subscribe to the listserv please send an e-mail to housingelementupdate-subscribe@lists.fostercity.org

If you'd like to be kept informed of future meetings regarding the Housing Element, please sign up for the Housing Element listserv (see the box to the left).

For a summary of the Housing Element Update Process and background information, see the link to the newsletter below:

- [Housing Element Update Newsletter - Winter 2014](#)

Current Status:

The Planning Commission will hold the first of several Study Sessions to consider the update of the Housing Element on Thursday, February 6, 2014 at 7:00 pm in the Council Chambers, 620 Foster City Boulevard. The Planning Commission will review background information, the proposed schedule for the update and the accomplishments of the existing Housing Element. The public is invited to attend and present any comments

What is a Housing Element?

- One of seven State-mandated elements that every general plan must include
- Basis for housing development
- Updated every eight years
- Must be certified by CA Department of Housing and Community Development (HCD)

Purpose of a Housing Element

- To increase the housing supply and the mix of housing types in an equitable manner.
- To promote infill development and socioeconomic equity and protect environmental resources.
- To promote an improved intraregional relationship between jobs and housing.

Purpose of a Housing Element

- A Housing Element does not require a City to build housing
- The City has the responsibility to create the opportunity for housing to be built

Benefits of a High Quality Certified Element

- Jobs-housing balance – reduced commuting/congestion; air quality benefits
- Employment base – easier for employers to attract workers
- Access to State funding for infrastructure and capital improvements
- Retention of existing community members, including those with special needs & seniors
- Maintain the existing quality of life
- Streamlined review by HCD
- 8 years until next Housing Element instead of 4

Consequences of Non-Certification

- Loss of current and potential funding
- Lawsuits and legal consequences
- Allocated Regional Housing Need Allocation (RHNA) units are rolled over to the next planning period
- Shorter planning cycle (4 versus 8 years)

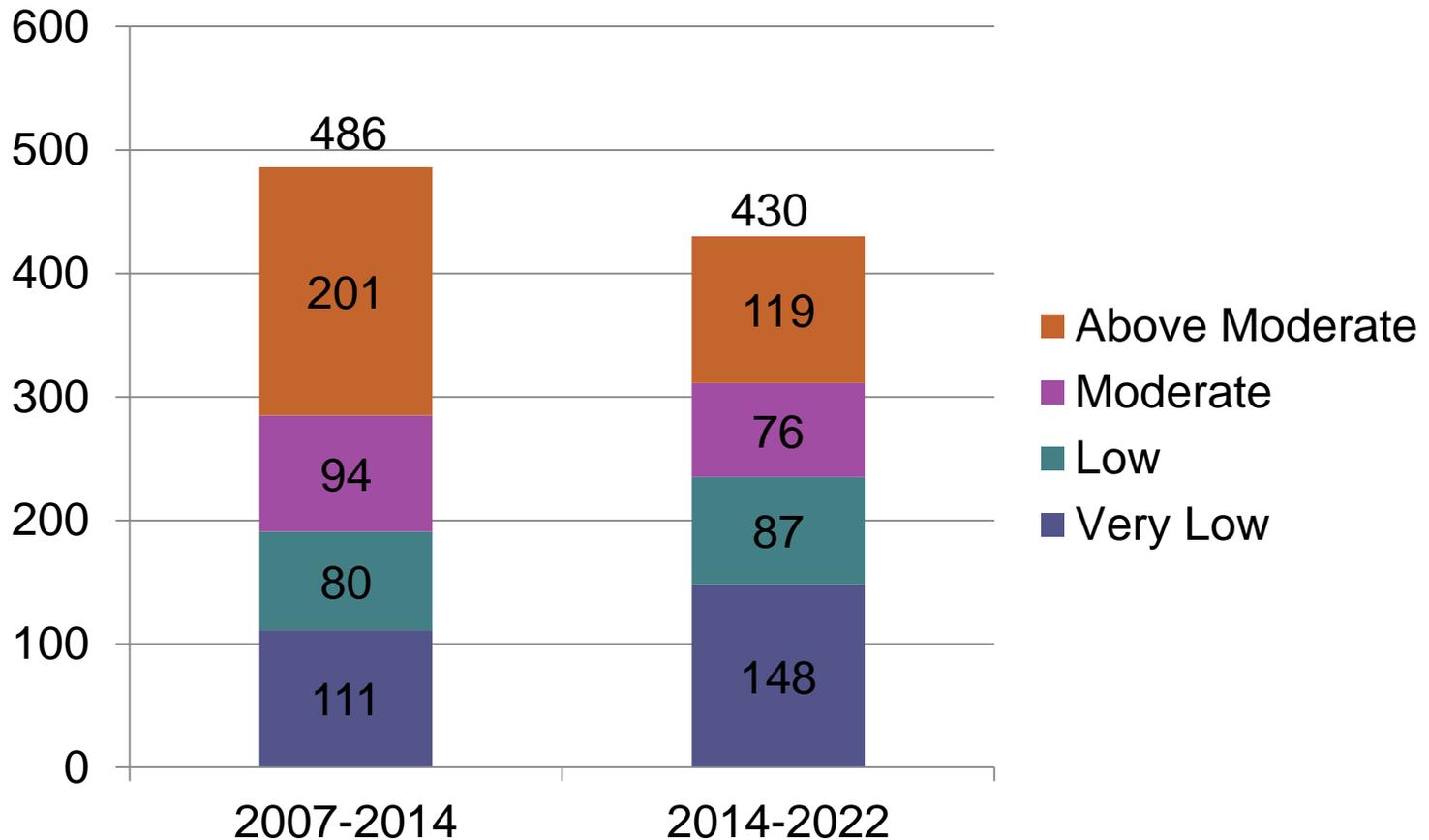
New Legislation for 2014-2022

- **SB 812** –Persons with Developmental Disabilities
- **SB 375** –Synchronization with the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (4 vs. 8 year update cycle)
- ***Palmer/ Sixth Street Properties v. City of Los Angeles*** –Impacts on inclusionary housing requirements

Housing Element Requirements

- Review goals, objectives & policies-current Element
- Demographic, economic & housing information
- Needs assessment, including for people with developmental disabilities (new)
- Analysis of constraints
- Opportunities for energy conservation in new housing
- Inventory of assisted units at risk of conversion
- Housing sites analysis
- Goals, policies & programs; quantified objectives
- Description of outreach to all economic groups in the update process

Foster City RHNA 2007-2014 and 2014-2022



Review of 2007-2014 Housing Element

- Pilgrim Triton Mixed Use Master Plan Approved for 730 units
 - 307 units constructed in Triton Plaza; including \$6.3 million in assistance; assistance with lottery & program start-up
 - 166 units approved in Triton Pointe
 - 240 units approved in The Waverly
 - Density bonuses allowed for reduced parking standards
- Foster Square Mixed Use Master Plan Approved for 421 units
 - 66 Mid-Pen BMR units approved; including \$4.75 million loan
- Rental Affordable Housing
 - HIP Homeshare program: 53 low-income residents placed
 - Continued to oversee rental BMR units in various developments
 - Continued Existing Unit Purchase Program

Review of 2007-2014 Housing Element: New Ordinances

- Tenant Anti-Discrimination Ordinance
- Reasonable Accommodation
- Emergency Shelter Zoning
- Transitional and Supportive Housing Zoning
- Definition of Family

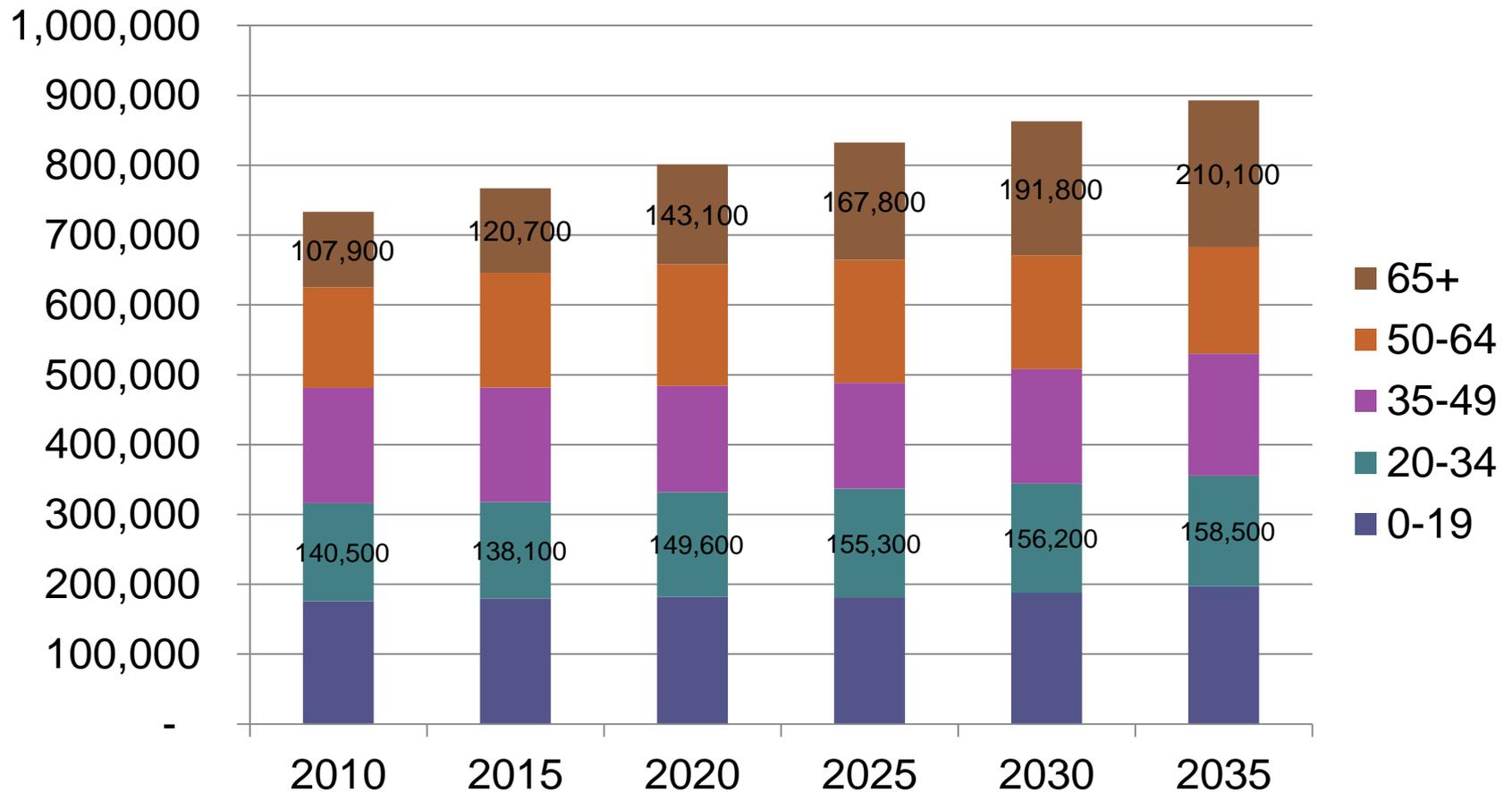
Review of 2007-2014 Housing Element: Funding for Affordable Housing Programs

- Elimination of Redevelopment Agencies eliminated most of the local funding for affordable housing
- Some programs had to be discontinued, such as first-time homebuyer loan program
- Multi-jurisdictional nexus study is beginning to analyze the impacts of development on affordable housing and enable cities to consider housing impact fees

Housing Trends

- Millennials will define housing market
- Growing senior population
- Increasingly diverse population
- Workforce housing shortage

Millennial Generation Growth (20-34 yrs) & Silver Tsunami (65+ yrs): San Mateo County



Source: ABAG Projections 2009

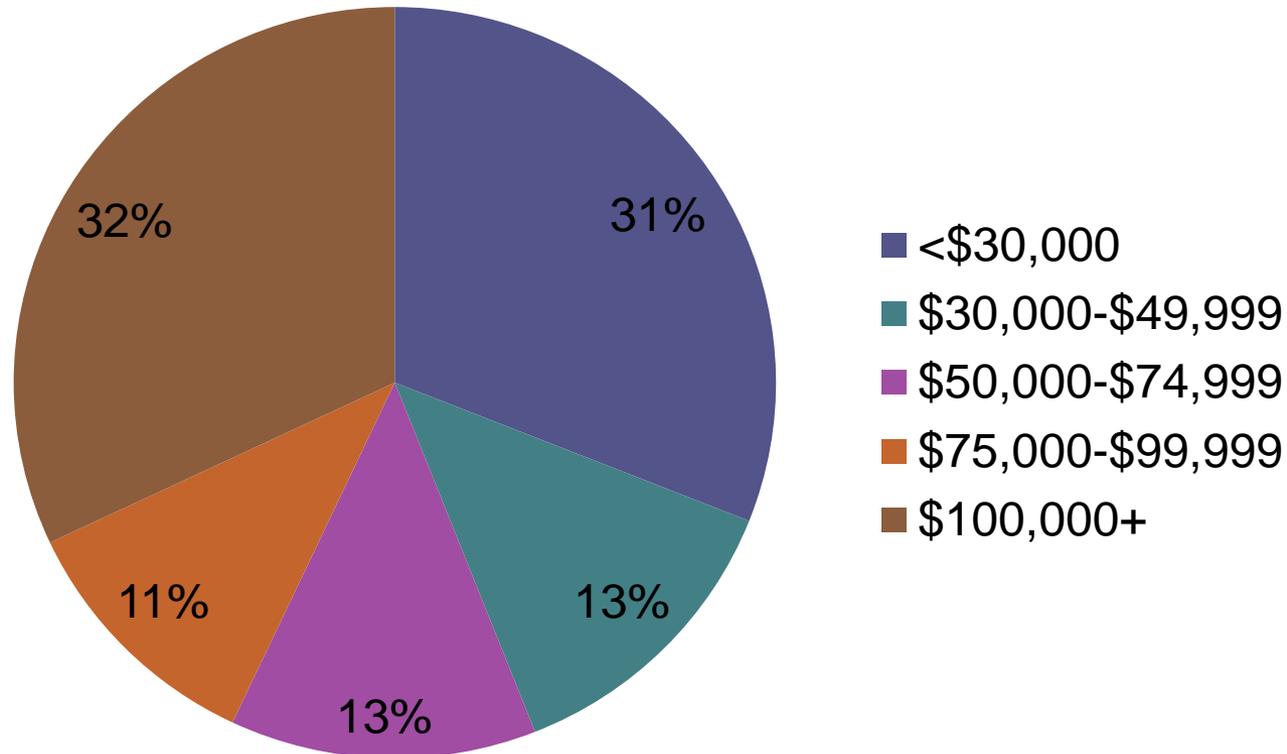
Millennial Generation

- Growing force in job and housing market
- Preference for dense, mixed-use, walkable and bike-able communities
- Want to be near work, schools, public transportation
- Millennials may be a generation of renters but as economy picks up, they expect to purchase a home

Growing Senior Population

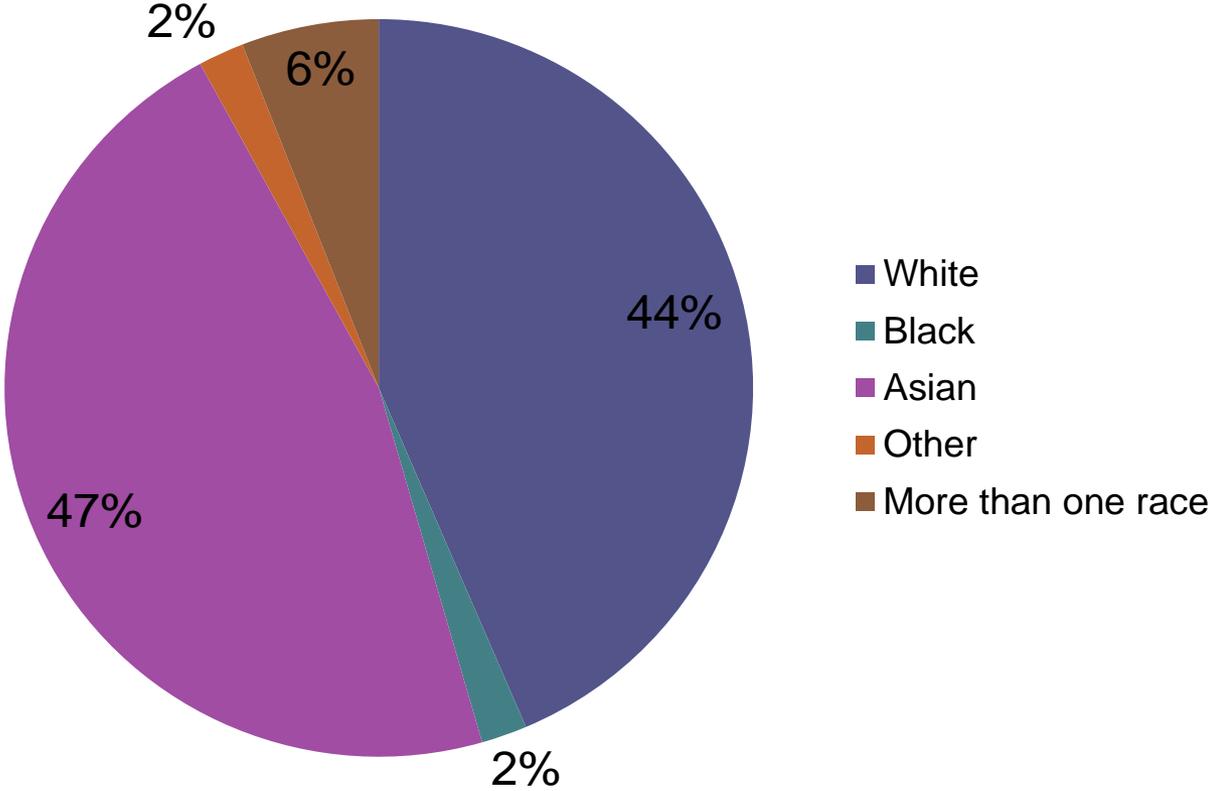
- Seniors want to “age in place” as long as possible
- Have special housing needs as a result of limited income and mobility issues
- Many live on fixed income
- Seniors who own are often “house rich but income poor”

Foster City Senior Households by Income



Source: 2009-2011 American Community Survey, Seniors age 65+

Foster City's Diverse Population



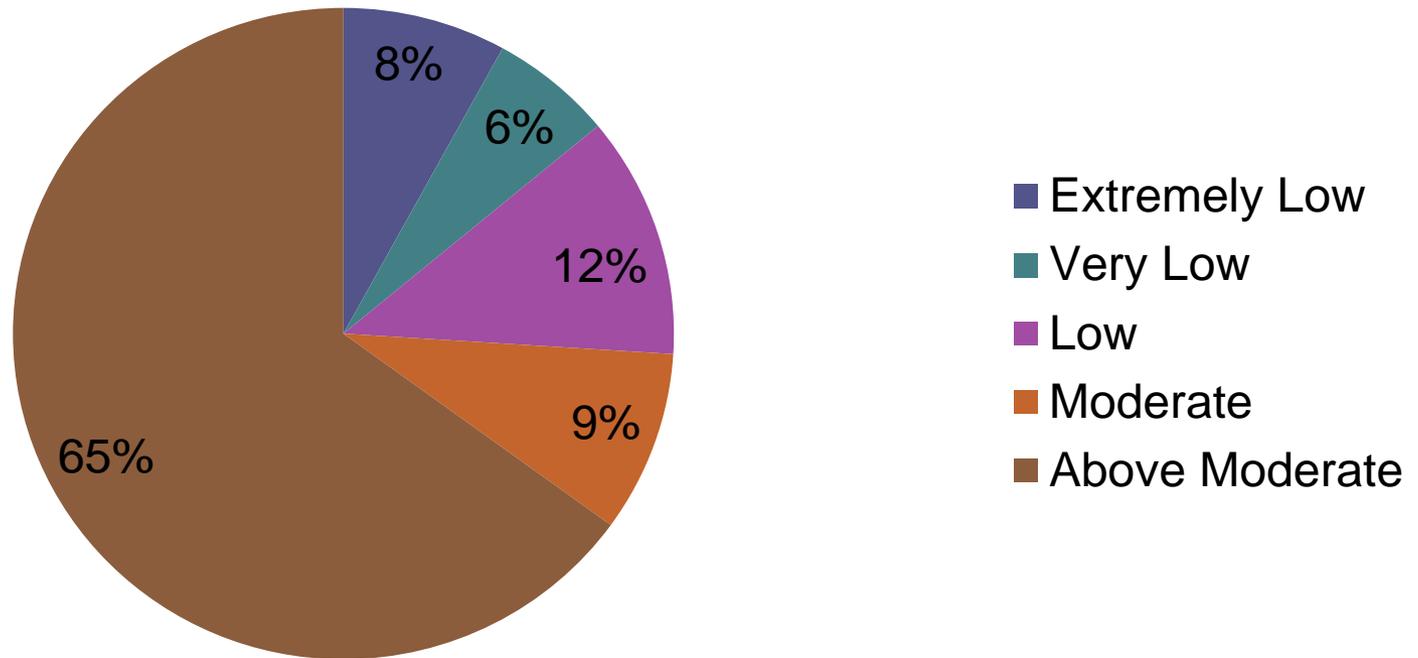
Source: 2009-2011 American Community Survey

Workforce Housing Shortage

- Housing growth has not kept pace with job growth--13% increase in housing and 28% increase in jobs.
- Much of San Mateo County's workforce cannot afford to live within the County.
- San Mateo County's housing supply will only meet one third to one half of demand by 2025.

Foster City Housing Needs

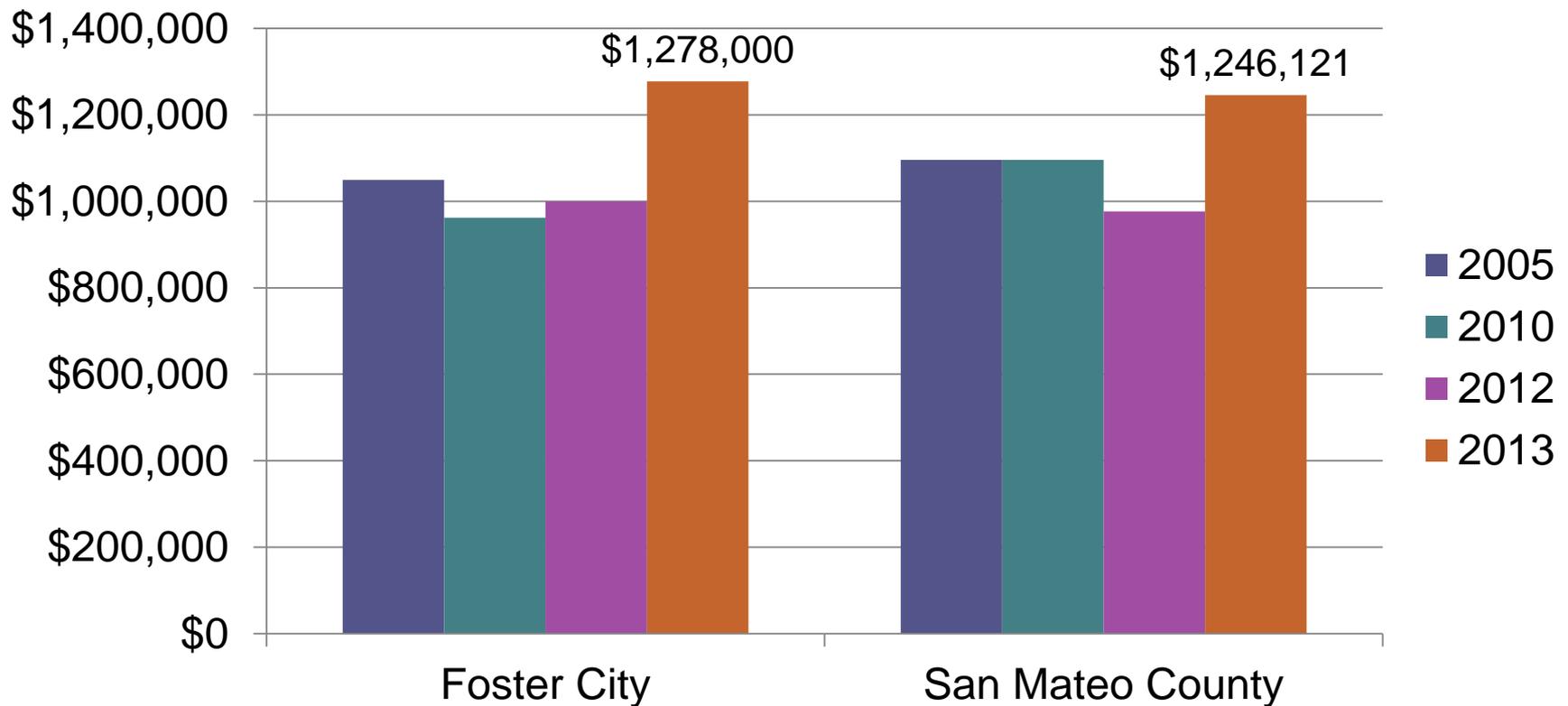
Households by Income



Source: CHAS Data 2006-2010

High Cost of Single Family Housing

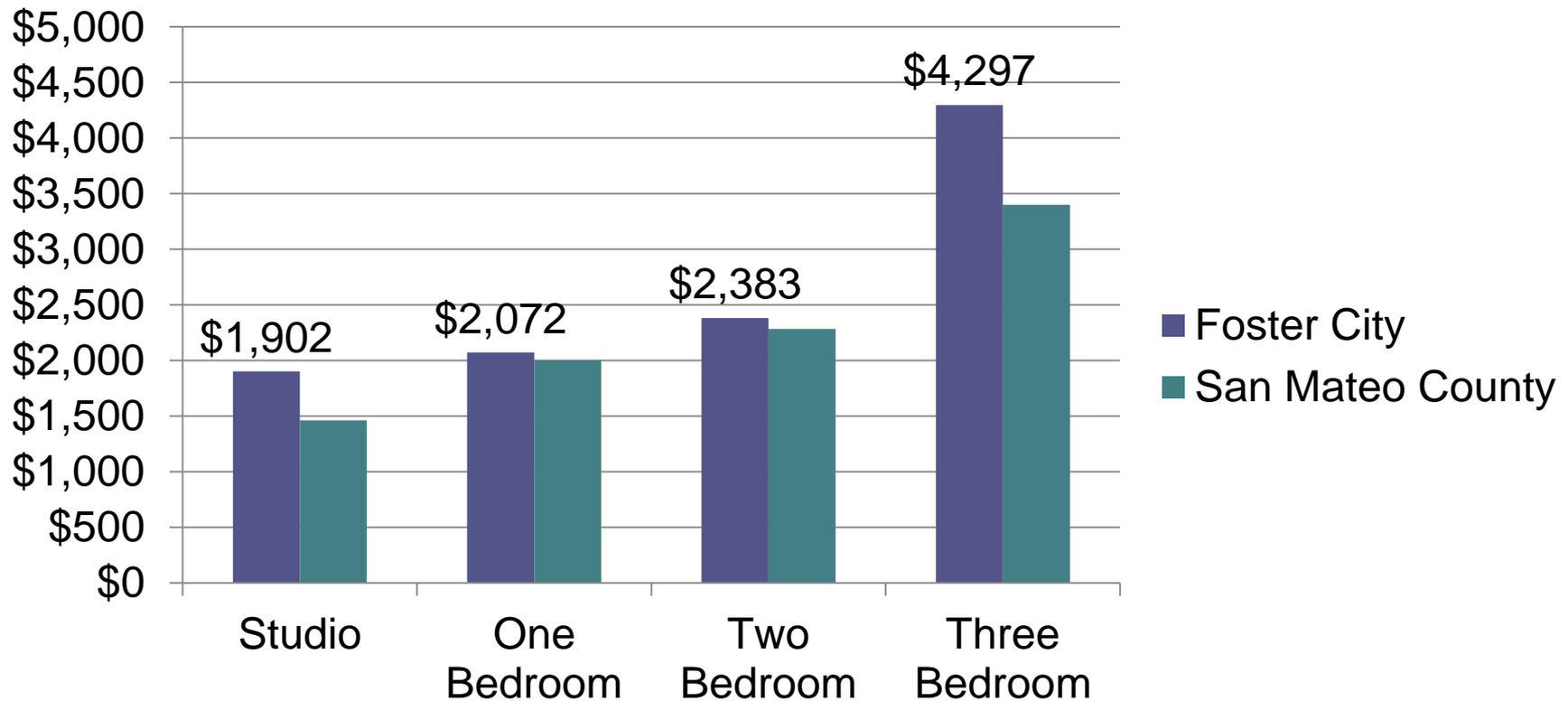
Median Single Family Home Sales Prices (2005, 2010, 2012, 2013)



Source: SAMCAR, based on statistics compiled by MLS, Inc.

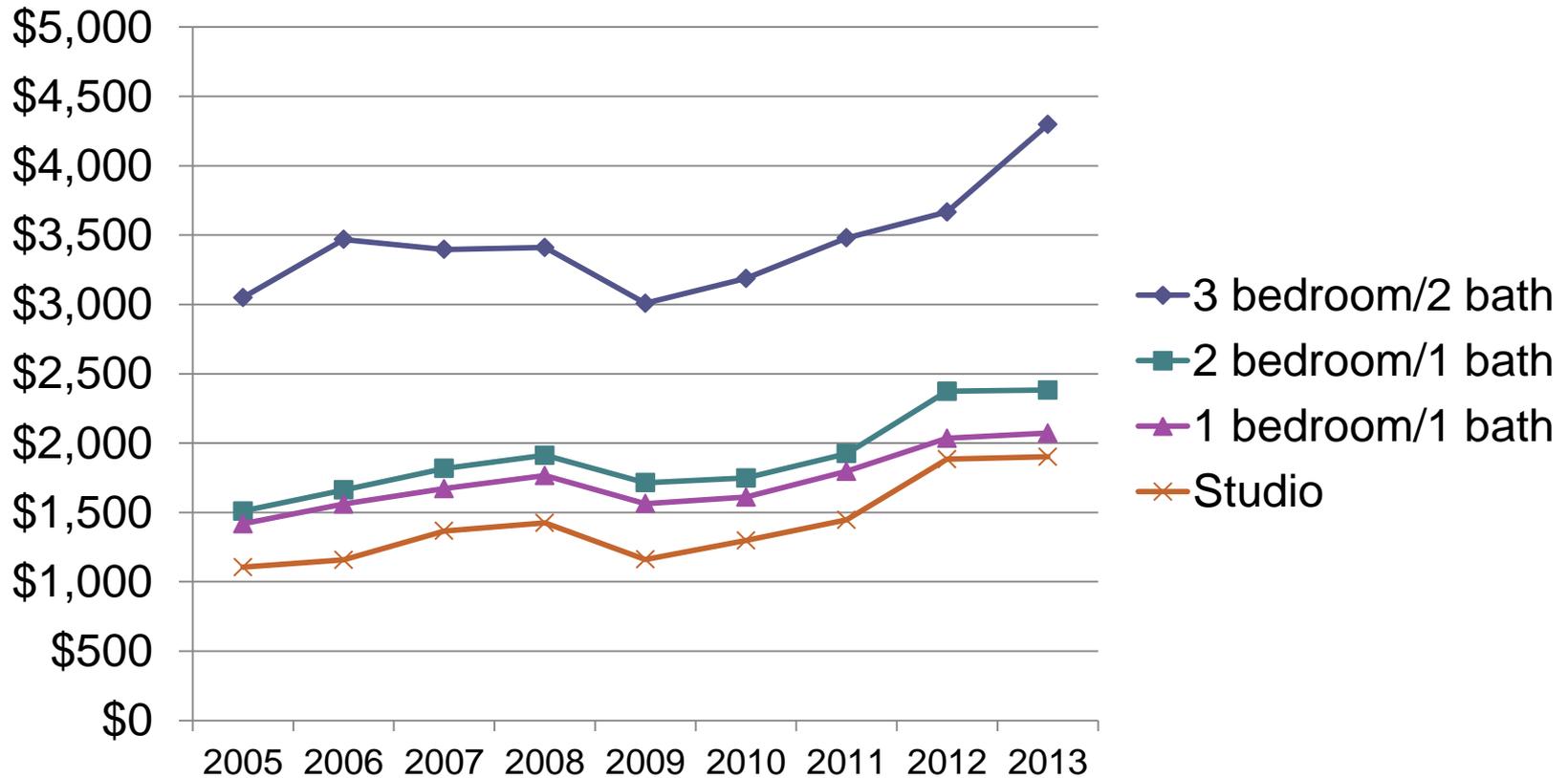
High Cost of Rental Housing

Median Rents for 2013



Source: RealFacts Annual Trends Report (2013)

Average Rents in Foster City: Adjusted for Inflation (2005-2012)



Source: RealFacts Annual Trends Report, with rents adjusted for inflation to 2013 dollars.

Affordability of Four-Person Family-Low and Moderate Incomes

Occupation	Annual Salary	Affordable Home	Affordable Rent
Cook	\$29,247	\$112,352	\$731
Police Officer	\$97,487	\$374,495	\$2,437

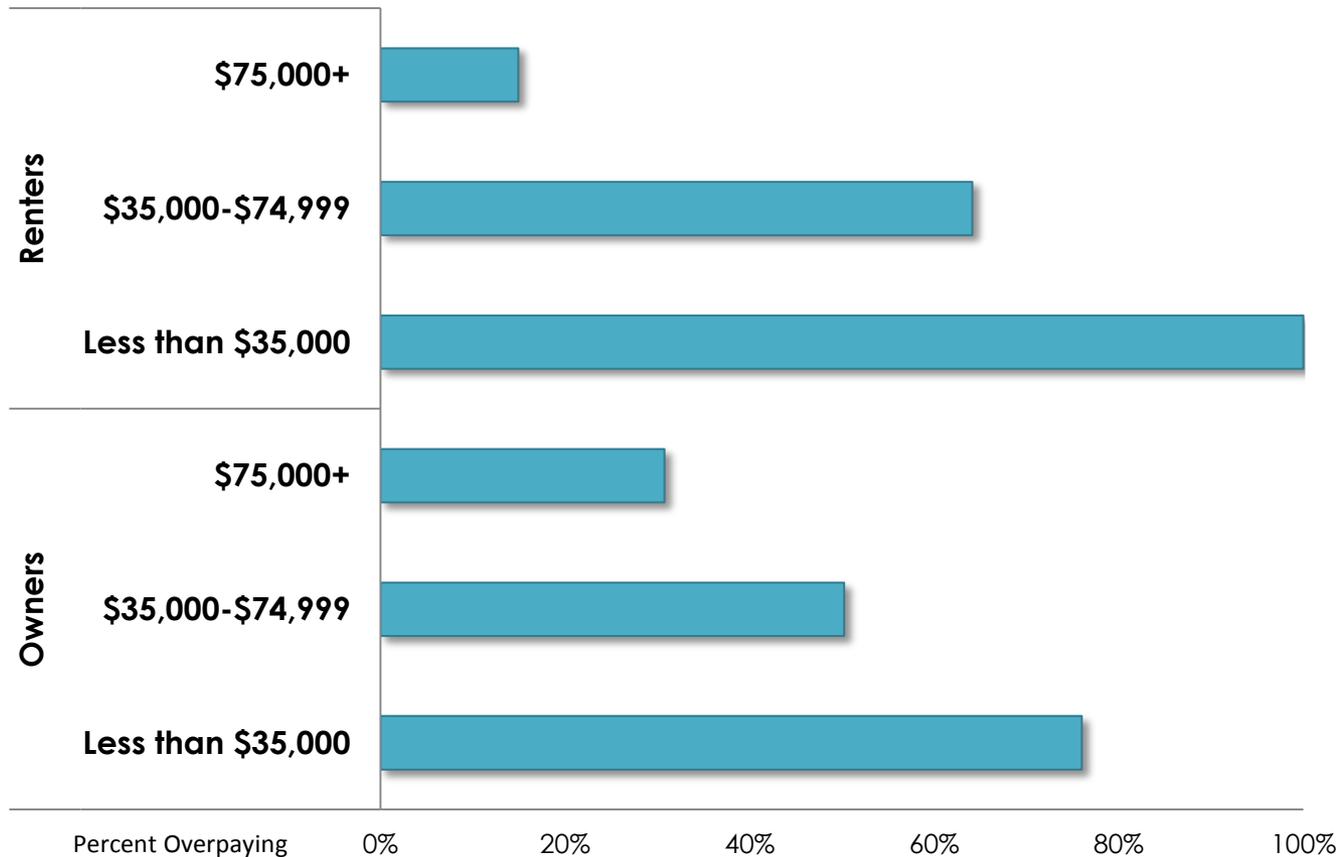
Source: Foster City Housing Needs Assessment, Prepared by 21 Elements, p. 15

Foster City Median Sales and Rents	
Median Home Price	\$1,278,000
Median Condominium Price	\$660,000
Median Rent – 2 bedroom	\$2,383

Sources: SAMCAR & RealFacts Annual Trends Report (2013)

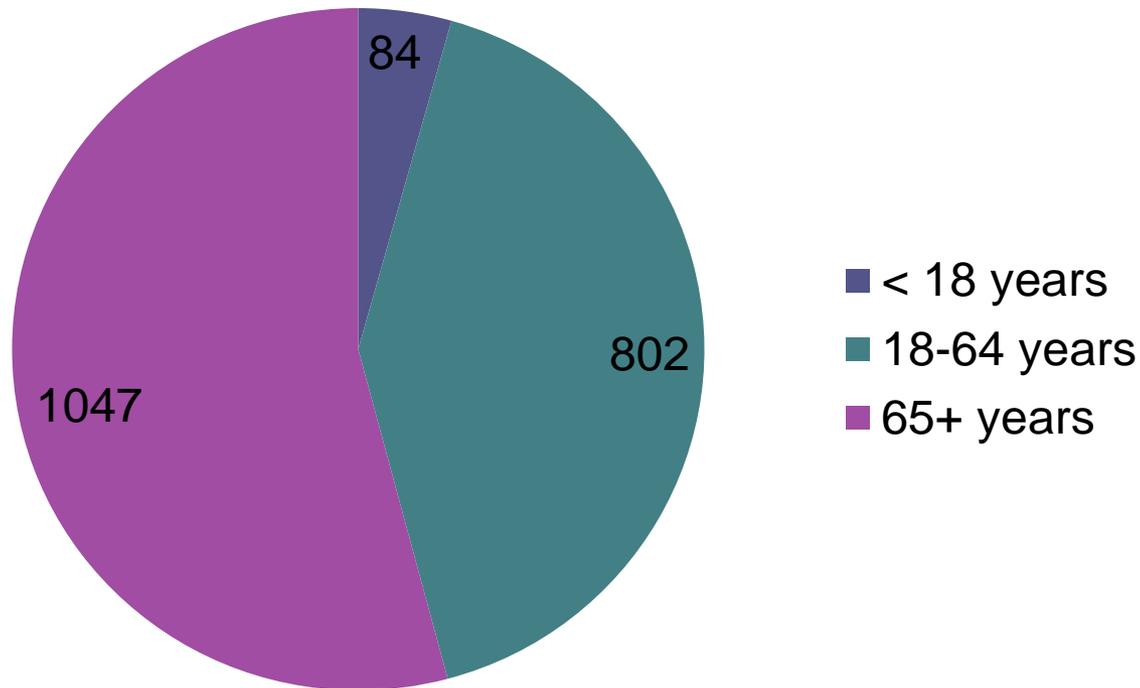
Overpaying for Housing

Foster City Households Overpaying for Housing by Income (2011)



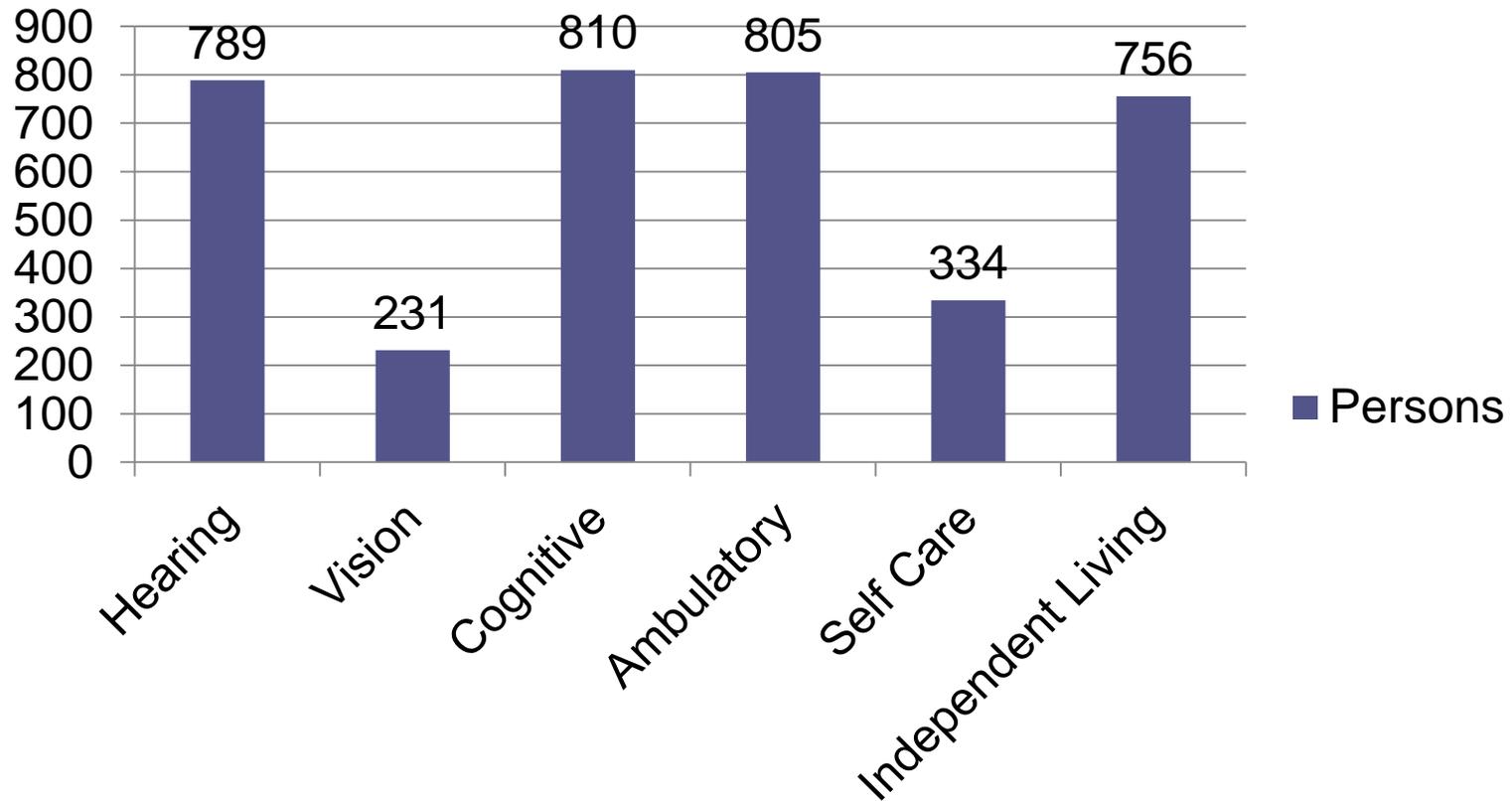
Source: 2009-2011 American Community Survey

Persons with Disabilities by Age: Foster City



Source: 2009-2011 American Community Survey

Types of Disabilities: Foster City

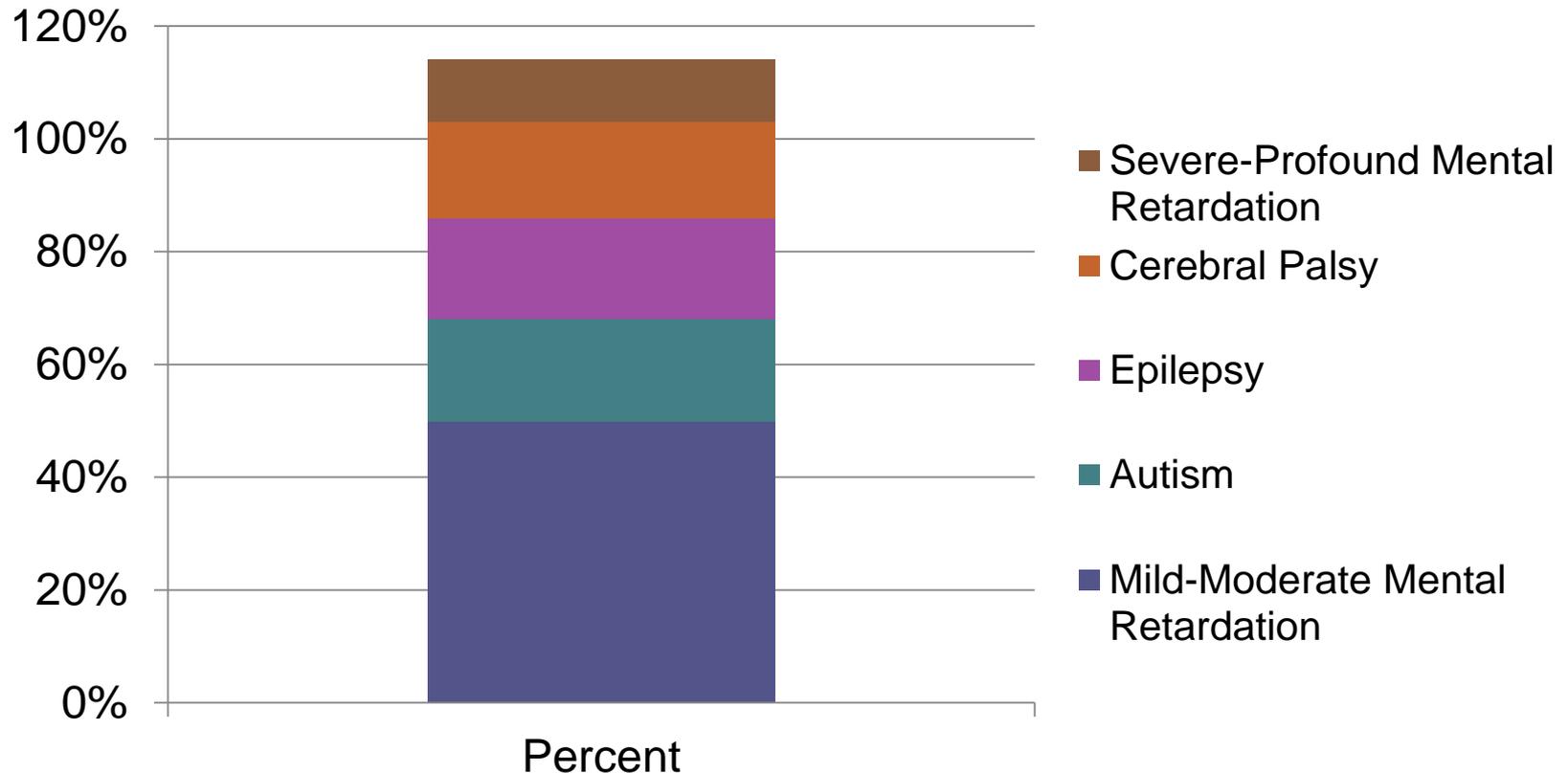


Source: 2009-2011 American Community Survey. Some people may have multiple disabilities.

Developmental Disabilities

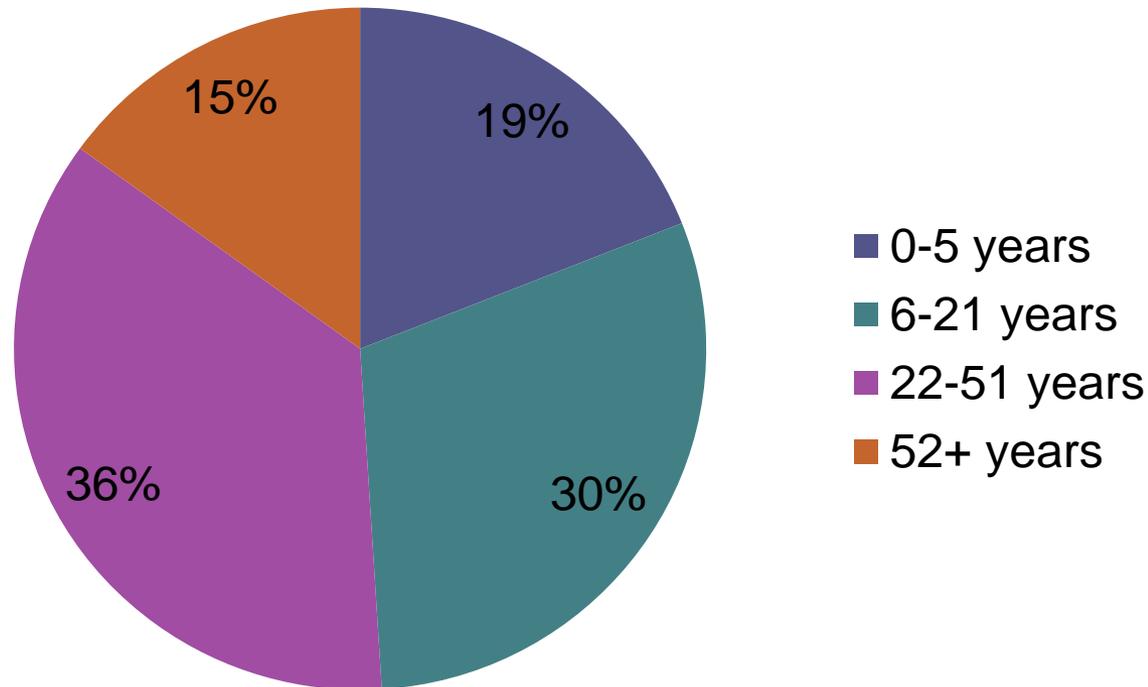
- Severe and chronic disability that is attributable to a mental or physical impairment.
- Begins before 18th birthday, expected to continue indefinitely and presents a substantial disability.
- Common developmental disabilities: Down's syndrome, autism, epilepsy & cerebral palsy

Types of Developmental Disability in San Mateo County (2013)



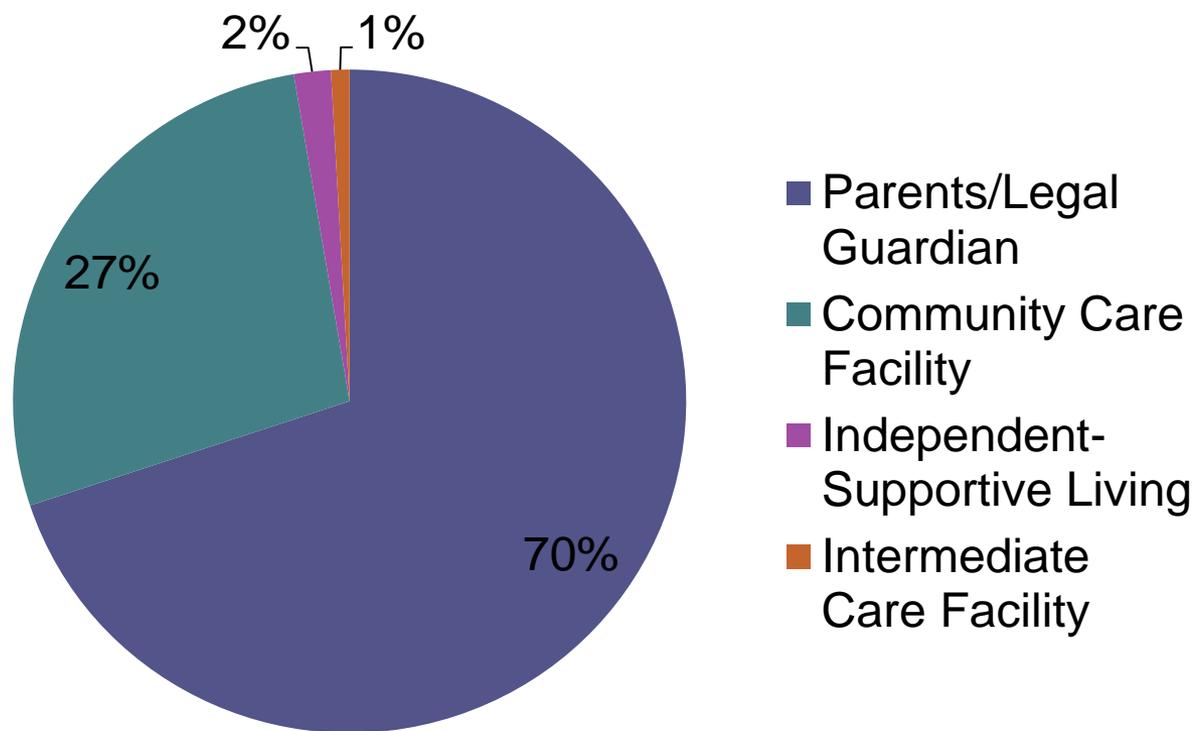
Source: Golden Gate Regional Center, 2013. Some people have multiple disabilities.

Age of People with Developmental Disabilities: San Mateo County



Source: Golden Gate Regional Center, 2013.

Living Arrangements of People with Developmental Disabilities: Foster City



Source: Golden Gate Regional Center, 2013.

Housing Needs for Disabled

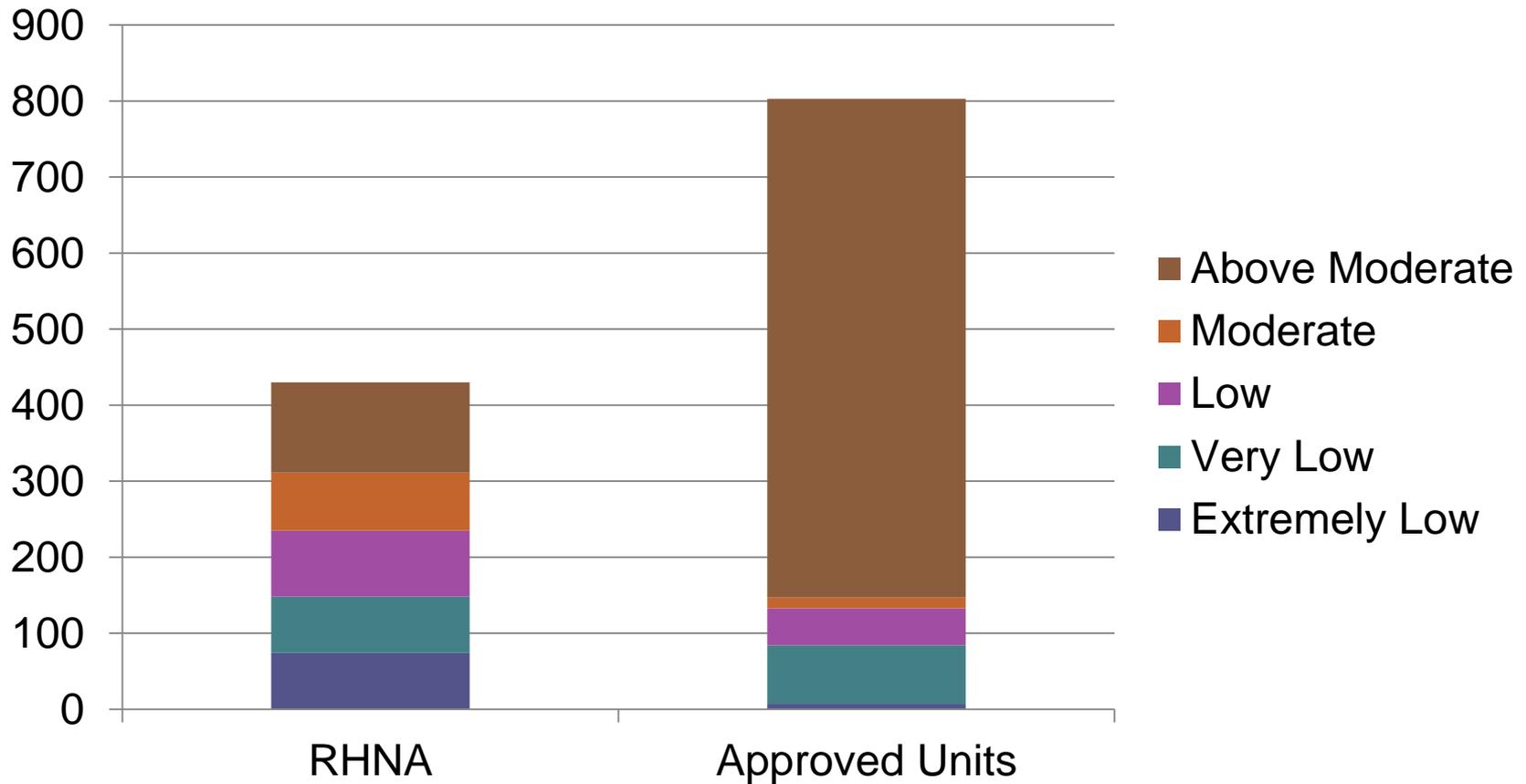
Policy Options:

- Continue to facilitate the provision of adaptable, supportive and transitional housing for persons with disabilities
- Facilitate low cost rents
- Facilitate accessible housing near public transportation

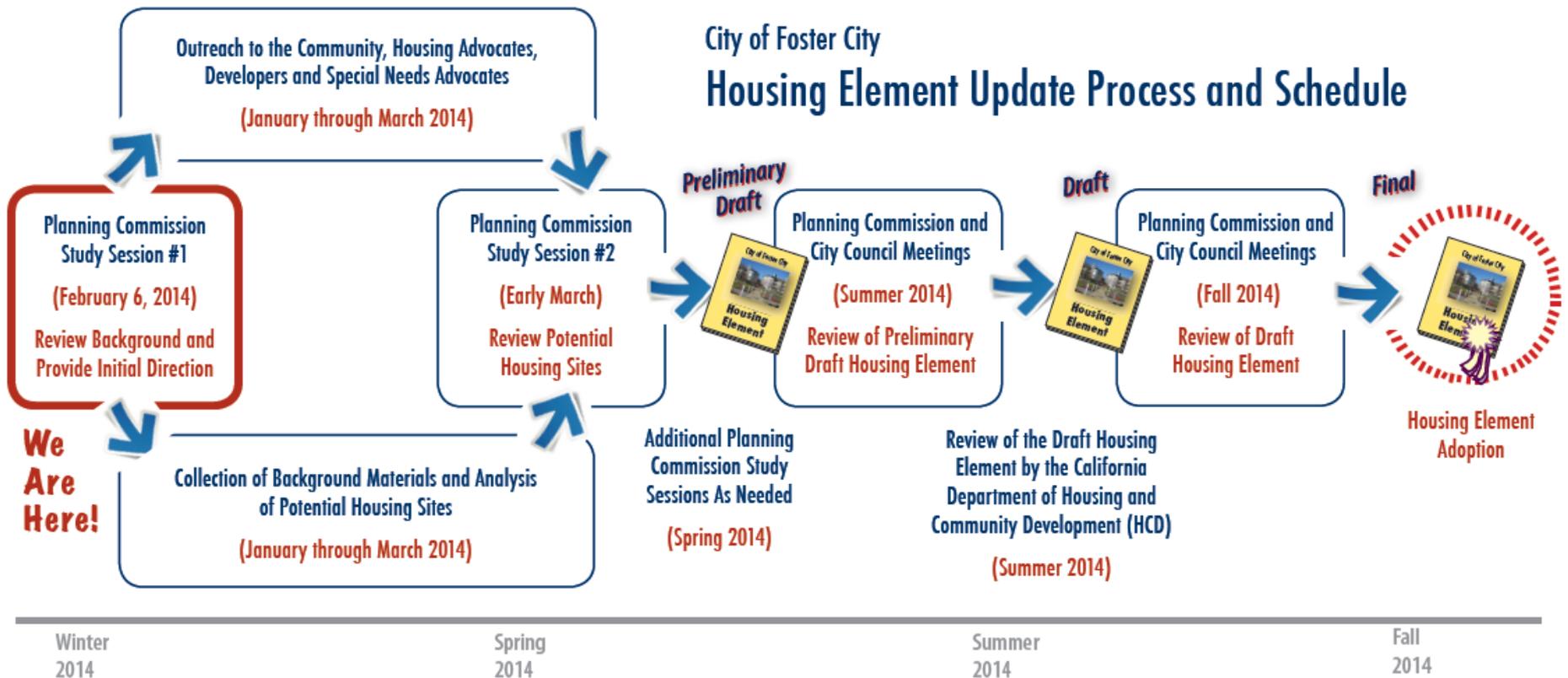
Key Issues

- Identification of sites for new housing
- Policy review
- Housing for people with special needs
- Constraints

RHNA & Approved Housing Units



Housing Element Timeline



Questions

1. Does the Commission have any comments and/or questions regarding the issues identified by staff?
2. Does the Commission believe other issues should be studied as part of the Housing Element update?
3. Does the Commission agree with the proposed process and schedule for the update?