



Housing Leadership Council of San Mateo County

139 Mitchell Avenue, Suite 108
South San Francisco, CA 94080
(650) 872-4444 / F: (650) 872-4411
www.hlcsmc.org

May 13, 2015

City of Foster City
City Council
610 Foster City Boulevard
Foster City, CA 94404

RE: Regis Homes' Proposal - Townhomes in Pilgrim Triton neighborhood

Dear Mayor Kiesel and Members of the City Council,

Thank you for the opportunity to provide comments on Regis Homes' proposal to replace approved office development with 65-70 townhomes in the Pilgrim Triton neighborhood of Foster City. **The Housing Leadership Council of San Mateo County (HLC)** works to promote the production and preservation of quality homes in our community. San Mateo County has been consistently listed as one of the least affordable counties in which to live in the United States according to the National Low Income Housing Coalition (NLIHC) (<http://nlihc.org/oor/2014>). We seek to promote policies and plans that enable equitable growth in our communities.

We are writing to express our support of new ownership housing opportunities in Foster City, particularly affordable ownership opportunities. We support Regis Homes' proposal to develop 65-70 townhomes in place of its approved office development, as their proposal will provide 20% of those homes at an affordable ownership level. This will provide housing options for vital members of the community, such as local teachers, homecare/health providers, public safety workers, and restaurant and retail workers to own a home in the city they serve.

Unfortunately these days market rate housing tends to be only available to those who make top-tier salaries - salaries that are out of reach for many of our local working individuals and families. Local home ownership affords families an opportunity to establish themselves in a community, build equity, and aspire to greater things. It also provides a level of stability that provides a more certain future.

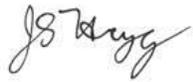
In addition, significant local job growth over the past five years, much due to new office development, coupled with limited housing development, has resulted in congested

roads and lack of affordable housing options for employees. We strongly support development plans such as Regis Homes' proposal that will help address the pressing need for more local affordable housing opportunities, which may ultimately reduce traffic from the overwhelming in-commute of workers to our community.

We encourage the City to continue its good work of creating a thriving, sustainable, inclusive community that will benefit all its workers and residents.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "JH Hugg". The signature is written in a cursive, flowing style.

Joshua Hugg