WINTER 2014

Housing Element Update

The Foster City Housing Element is one of the sections (or elements) of the Foster City General Plan. It contains background information assessing housing needs in your community and sets forth goals, policies and implementing programs to address community needs.

Help Us Improve Upon the Successes of the Foster City Housing Element

Planning Commission Study Session #1

February 6, 2014
7:00 p.m.

City Council Chambers
620 Foster City Boulevard
Foster City

Since the adoption of the current Housing Element in 2010, the City has continued its implementation through approval of housing developments including affordable housing and amendments to the municipal code to encourage affordable housing through density bonuses, providing reasonable accommodation, prohibiting discrimination against existing tenants with rental assistance vouchers and allowing emergency homeless shelters, transitional and supportive housing. Since 2010, 307 new units have been completed at Triton Plaza, including 60 affordable units, and the following housing developments are under construction or have been approved:

Triton Pointe (under construction) — 166 housing units with 33 units below market rate
The Waverly (Use Permit approved) — 240 housing units with 48 units below market rate
Foster Square (Master Plan approved) — 348* housing units with 66 units below market rate
*includes assisted and memory care units

The Future Vision of Foster City as Expressed in the 2007-2014 Housing Element

"The Housing Element plays a critical role in identifying housing needs which maintain the "balance" that exists in the types, tenure and affordability of housing in the City. The Housing Element also establishes programs to maintain and protect existing housing and community character In order to:

- **Maintain the Existing Quality of Life**
- **Provide Affordable Housing**
- **Address Other Housing Issues"**

Your involvement in the **2014-2022** Housing Element Update is important. You can learn more and sign up for our email list by visiting the City's website at:
http://www.fostercity.org/departmentsanddivisions/communitydevelopment/Features/Housing-Element-Update.cfm

Need for Affordable Housing

Due to high housing costs in San Mateo County, many families spend more than the recommended 30 percent of their income on housing. Thirty eight percent of Foster City households spend in excess of 30 percent on housing, with 23 percent being owner households and 15 percent being renter households. These high costs are a particular burden for seniors, young families and lower income workers or others with special needs. People paying more than 50 percent of their income are especially vulnerable to housing displacement.

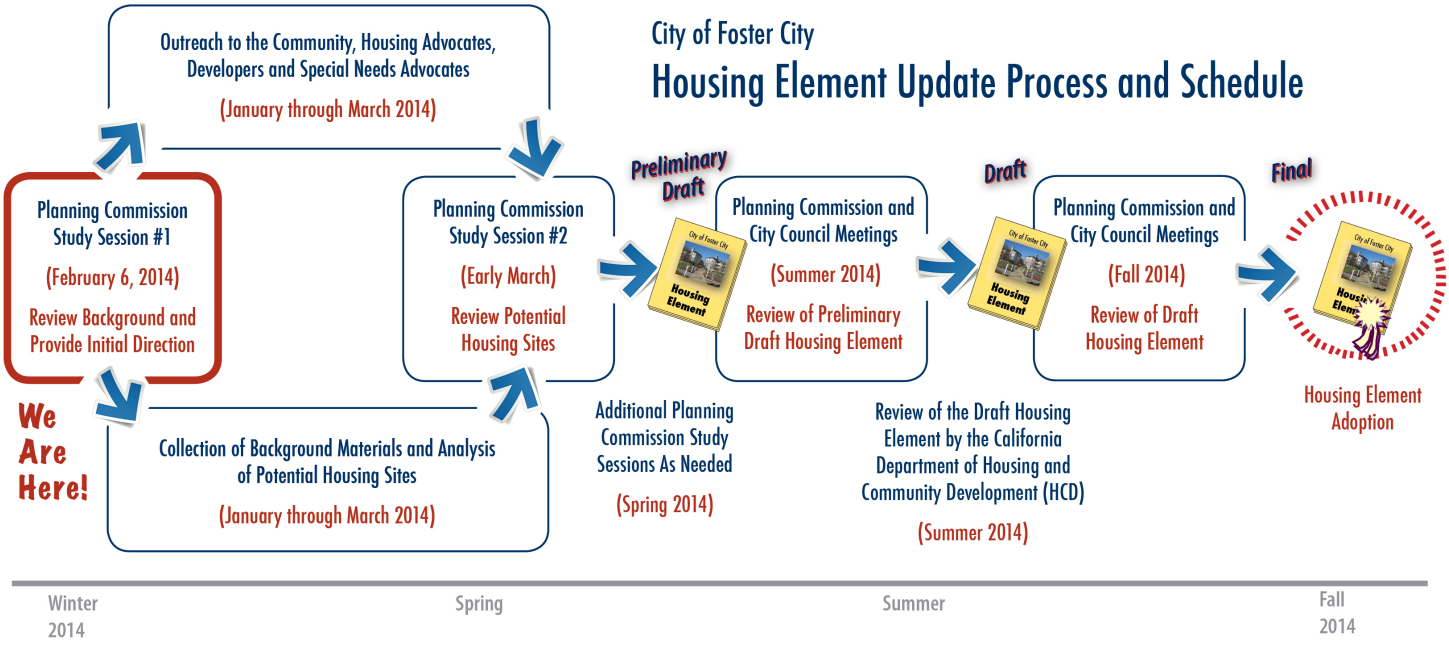
The tables on the opposite page illustrate salaries of various local jobs and average rents and sales prices in Foster City in 2013. Between 2014 and 2022, Foster City is required by State law to provide the opportunity for a total of 430 housing units to be built and affordable at the income levels listed in the last table. These numbers were derived through a process involving all 21 jurisdictions in San Mateo County and is referred to as the City's Regional Housing Needs Allocation (RHNA) for the 2014-2022 Housing Element planning period.

Adequate workforce housing is often an important consideration for local businesses as well. So having quality, affordable housing choices for all members of the community is crucial to the well-being of Foster City's residents and to the local economy.

Foster City Snapshot

Foster City	County
Population (2013)	
31,120	735,678
Housing Units (2013)	
12,458	272,477
Vacancy Rate (2013)	
3.5%	4.9%
Persons Per Household (2013)	
2.6	2.80
Local Jobs (2010)	
20,760	345,200
Projected Local Jobs (2040)	
26,580	445,080
Projected Households (2040)	
35,770	315,090
Projected Housing Units (2040)	
13,350	326,070
Projected Population (2040)	
n/a	904,430

Source: California Department of Finance Estimates (January 2013) and Draft Plan Bay Area Final Forecast of Jobs, Population and Housing (July 2013)



What can residents afford?

The amount that residents can afford to spend on housing depends on their income. Specifically, federal guidelines suggest that people not spend more than 30 percent of their earnings on rent or mortgage, including utilities.

The table to the right illustrates what is a monthly affordable housing payment for different employed residents in the Bay Area based on their incomes.

Representative Salaries Source: U.S. Dept of Labor	Gross Annual Income	Affordable Monthly Housing Cost
SINGLE WAGE EARNER		
Senior on Social Security	$15,000	$375
Minimum Wage Earner	$16,640	$416
Paralegal	$60,000	$1,500
Elementary School Teacher	$79,000	$1,975
Software Engineer	$90,000	$2,250
Biochemist	$106,000	$2,650
Associate Attorney	$185,000	$4,625
TWO WAGE EARNERS		
Minimum Wage Earner and Software Engineer	$106,640	$2,666
Biochemist and Paralegal	$166,000	$3,900

Average Rents 2013

	Foster City		San Mateo County	
	RealFacts	Craigslist	RealFacts	Craigslist
Studio	$1,902		$1,463	$1,429
One Bedroom	$2,072	$2,267	$2,004	$1,990
Two Bedroom	$2,383	$3,015	$2,285	$2,660
Three Bedroom	$4,297	$3,475	$3,400	$3,758

Median Home Sales Prices 2013

	Foster City 3rd Q 2013	San Mateo County 3rd Q 2013
Single Family Residential	$1,278,000	$936,500
Condominium	$660,000	$550,000

Source: Craiglist rental survey conducted in June and July of 2013. RealFacts rents for 2013. Source for sales prices is the San Mateo County Association of Realtors (SAMCAR) for the 3rd Quarter of 2013.

2014-2022 Regional Housing Needs Allocation for Foster City

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Units	Total
Units	74	74	87	76	119	430
Income*	$27,150	$45,250	$72,400	$98,900	$98,900+	

*Maximum Income for a two-person Household Based on 2013 California Income Limits

What is a Housing Element?

The State of California requires that every city make its regional fair share of land available for residential development. By state law, cities must identify how and where the housing needs of each community will be met by completing what's known as a Housing Element. Currently, all 21 jurisidictions in San Mateo County have adopted Housing Elements that have been approved by the California Department of Housing and Community Development (HCD) for the **2007-2014** planning period. Now, all 21 jurisdictions in the county are required to update their Housing Element for the **2014-2022** planning period.

The Housing Element is the blueprint for future housing development in the city. It includes goals, policies, and programs that direct residential decision-making. Under State law, Housing Elements are required to:

1. Evaluate the City's existing housing policies and programs.
2. Conduct a housing needs assessment based on local demographics and housing conditions.
3. Develop goals, objectives and policies defining the community's position on housing issues and setting measurable targets for meeting housing needs.
4. Develop an inventory of potential sites where housing may be constructed.
5. Analyze any obstacles or constraints to housing production in the community.
6. Create an action plan identifying implementing programs the city or other entities will implement to achieve our housing objectives.

We believe the most reasonable and responsible way to create the Housing Element Update is to do so through an open, public process. The update will engage elected officials, appointed City commission and committee members, key stakeholders, planning specialists and all Foster City residents who would like to help shape the future of the community (please see the graphic of the process and the schedule for the update). As you can see in the graphic on the middle page, we are early in the process and your involvement now will be critical to helping ensure success in this effort.

Key Questions For You to Consider:

- Over the past five years, how has the housing situation in Foster City affected you, your family and your friends?
- What can we do to further improve or adjust our policies to continue recent successes?
- How should emerging environmental issues, such as energy costs and global warming, affect the location and type of future housing?
- What type of housing options do seniors prefer? How about young adults and families? Can Foster City provide these choices?
- What sites are most appropriate to provide new housing?
- What messages about housing would you like to give to community decision makers?

Please Mark Your Calendar!

Planning Commission Study Session #1 (February 6, 2014) — Review Background and Provide Initial Direction

Planning Commission Study Session #2 (Early March) — Review Potential Housing Sites

Additional Planning Commission Study Sessions As Needed (Spring 2014)

Planning Commission and City Council Meetings (Summer 2014) — Review of the Preliminary Draft Housing Element

Planning Commission and City Council Meetings (Fall 2014) — Review of Draft Housing Element

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For Further Information Please Contact

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