

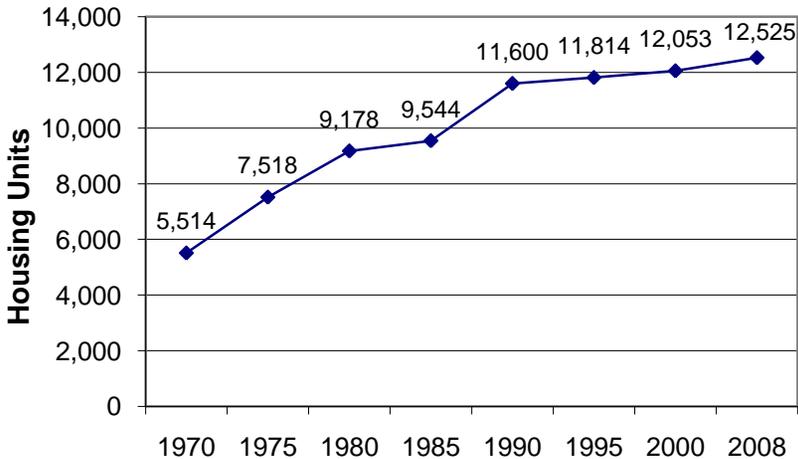
# Chapter Five: Housing

## Housing

The following sections describe various characteristics of Foster City's housing stock.

### Housing Unit Growth

Housing unit growth from 1970 to 1990 was rapid, compared to growth from 1990 to 2008. Growth averaged 314 units per year between 1970 and 1990 with an average of 25 units per year between 1990 and 2000. Additional housing unit growth is projected as the City endeavors to provide its fair share of the housing needs in the region, as calculated by the Association of Bay Area Governments, consistent with State requirements.

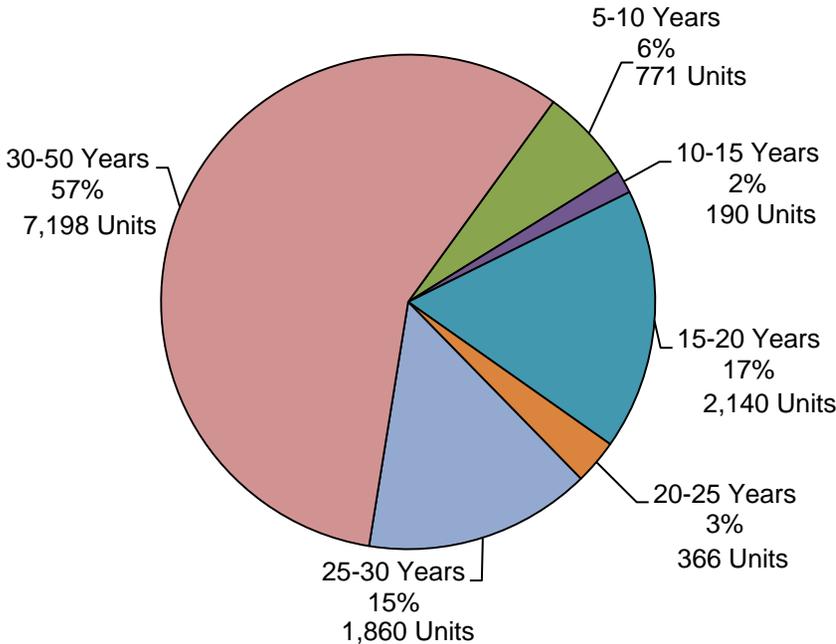


Source: Community Development Department

**Figure 34: Housing Unit Growth (1970-2008)**

### Age of Housing

The age of Foster City's housing is illustrated in the chart below, with 57% of the homes between 30-50 years old. The first homes in Foster City were completed in 1963.

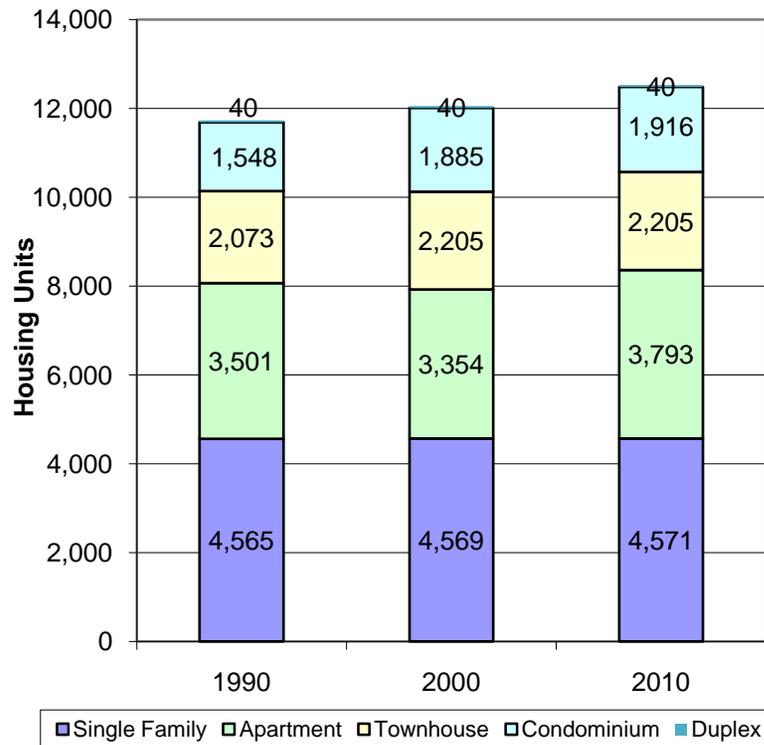


**Figure 35: Age of Housing (2008)**

# Community Profile

## Housing Mix

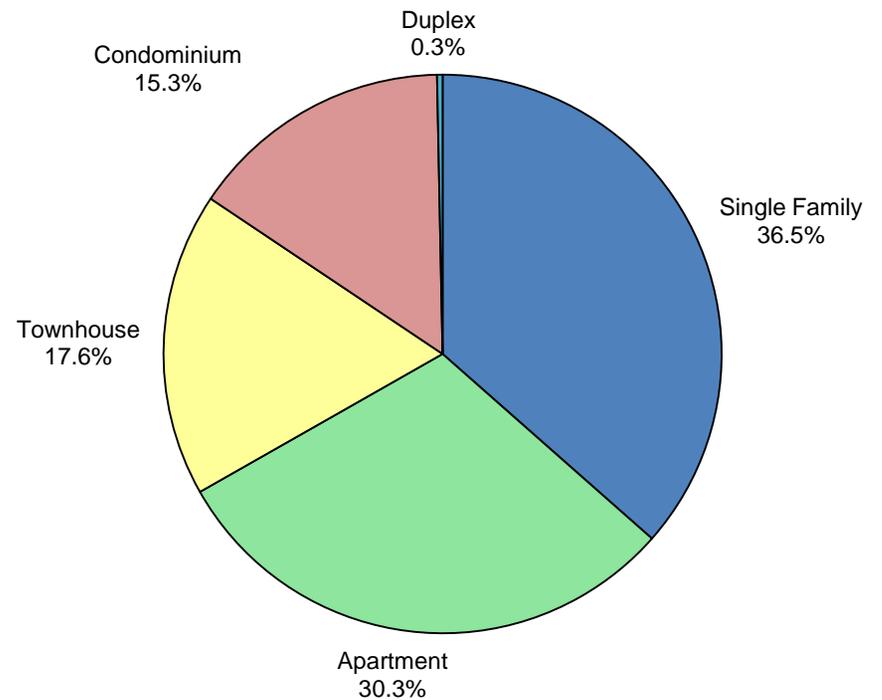
The diversity of housing types and sizes in the City provides a mix and range of choices. The original plan for Foster City included a mix of housing types. The projected amount of single-family housing was largely built prior to 1980, with the proportion of multifamily housing continuing to grow after 1980, consistent with the original Foster City Master Plan.



Source: Community Development Department

**Figure 36: Housing Mix (1990-2010)**

Of the total 12,525 housing units in 2010, single-family detached housing comprises the largest single type of housing in the City with 4,571 units or 36.5%. Multi-family comprises 63.5% of the housing in Foster City, including 3,793 apartments, 2,205 townhouses, 1,916 condominiums and 40 duplex units.



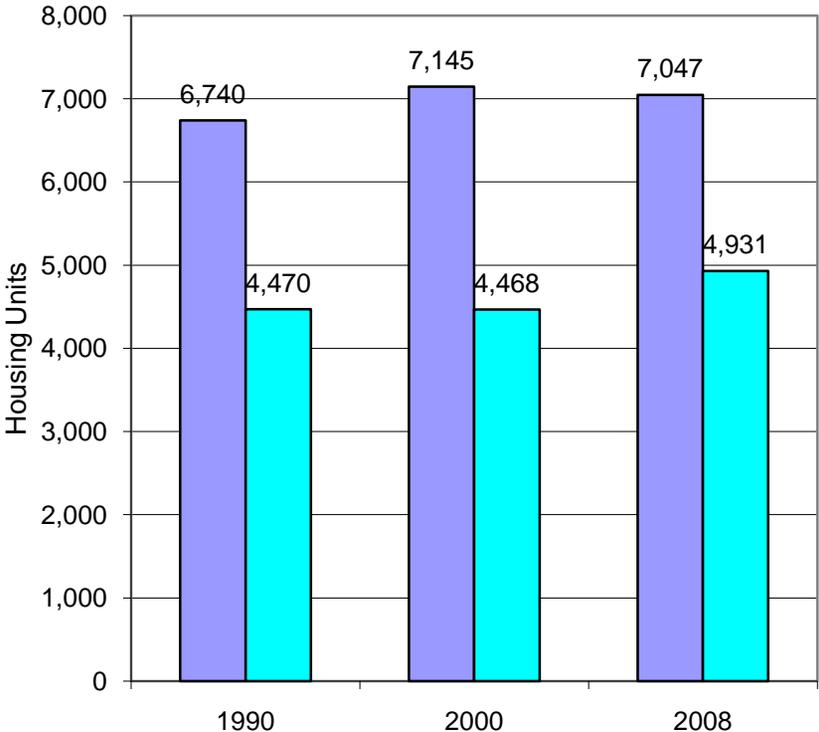
Source: Community Development Department

**Figure 37: Housing Mix (2010)**

# Chapter Five: Housing

## Renter/Owner Occupancies

The number of renter and owner occupied housing units is shown in the figure below. The percentage of owner and renter occupied housing has remained almost constant from 1990 to 2008 with 60-62% owner-occupied housing.

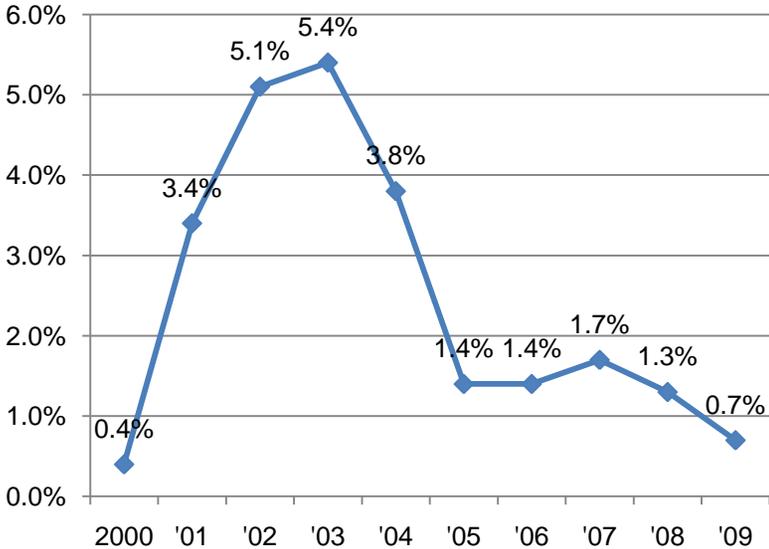


Source: U.S. Census (1990-2000), U.S. Census American Community Survey (2008)

**Figure 38: Owner and Renter Occupied Housing (1990-2008)**

## Rental Housing

A measure of housing availability is the vacancy rate. The generally accepted ideal vacancy rate is 4.5% to 5.0%, which indicates a good balance between supply and demand in the housing market to allow normal turnover among households. As indicated in Figure 39, the rental vacancy rate in Foster City rose from 0.4% in 2000 to 5.4% in 2003 but has decreased since then to 0.7% in 2009.

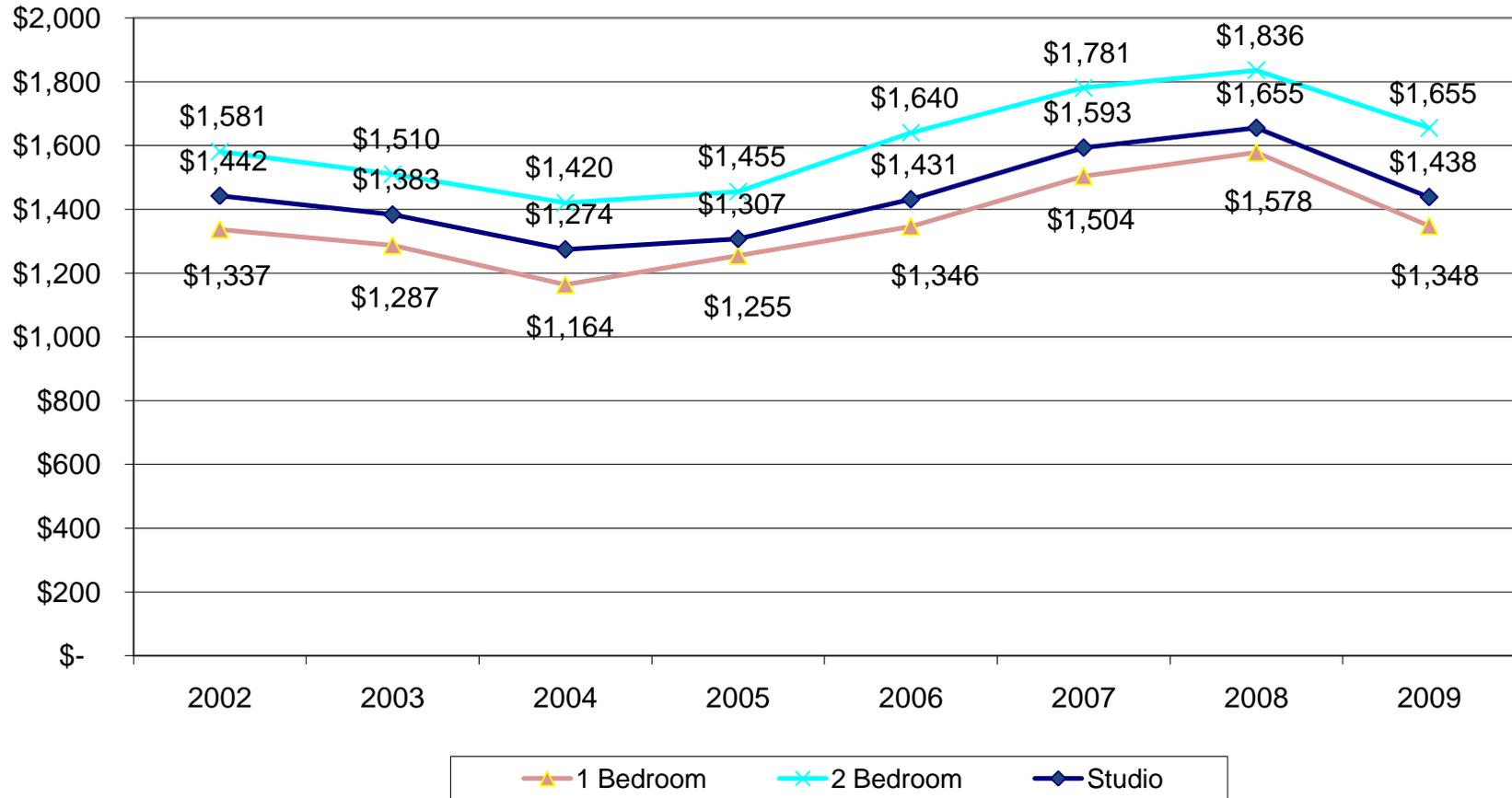


Source: RealFacts

**Figure 39: Rental Vacancy Rates (2000-2009)**

# Community Profile

Rents dropped between 2002 to 2004 and then rose gradually to 2008, followed by a drop in 2009. In 2009, the average rent for a two-bedroom apartment was \$1,438.



Source: RealFacts

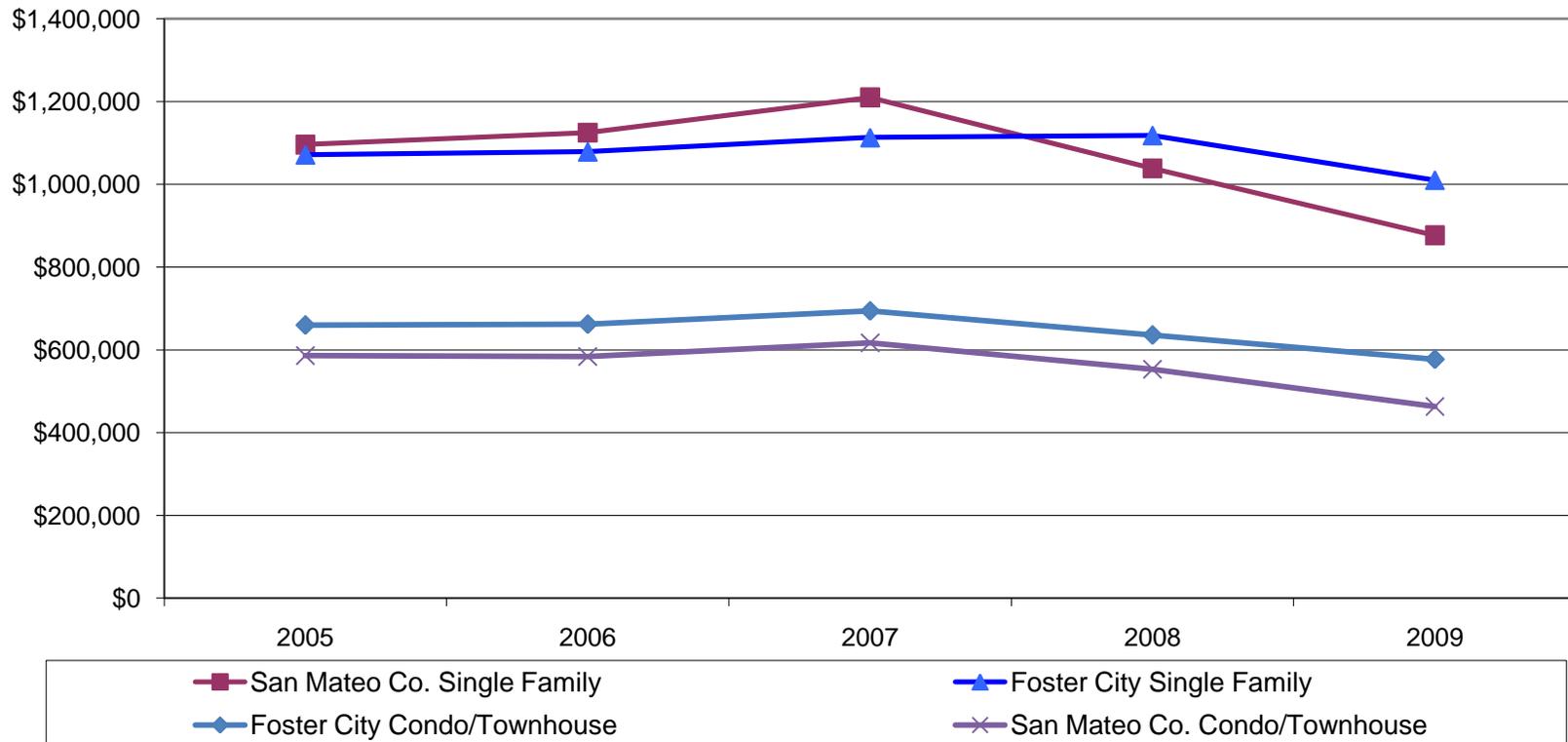
**Figure 40: Average Apartment Rents (2000-2009)**

# Chapter Five: Housing

## Ownership Housing

Sales prices for ownership housing increased between 2005-2007 but then declined between 2007-2009, although single-family

house prices did not decline as much as the prices in San Mateo County. In 2009, the average sales price for a single family home in Foster City was \$1,010,108 and for a condominium/townhouse was \$577,266.



Source: San Mateo County Association of Realtors

**Figure 41: Average Housing Sales Prices (2005-2009)**

# Community Profile

## Affordable Housing

Every city and county in California is required to have a Housing Element that contains the jurisdiction's policies and programs related to housing for its citizens. The original Master Plan, on which the City's General Plan is based, included provisions for a variety of housing types and prices. State law also requires each jurisdiction to include provisions for housing that is affordable to low- and moderate-income households. Affordable housing is defined as housing that costs no more than 30% of the household's gross income. The income limits for households in the very low,

low and moderate income categories are based on the median income for the County and are contained in Table. 8. As of 2010, the City has 293 affordable units in affordable housing programs. The four basic affordable housing programs are: new unit construction, existing unit purchase, rehabilitation, and first-time homebuyer. For more information about eligibility for affordable housing, contact the Community Development Department at 650-286-3225 or [cdd@fostercity.org](mailto:cdd@fostercity.org). Information on affordable housing programs is also available on the City's website at [www.fostercity.org](http://www.fostercity.org).

**Table 8: Affordable Housing Income Limits (2010)**

Income Category	Household Size (Number of Persons)							
	1	2	3	4	5	6	7	8 or more
Extremely Low	\$22,600	\$25,800	\$29,050	\$32,250	\$34,850	37,450	\$40,000	\$42,600
Very Low Income	\$37,650	\$43,000	\$48,400	\$53,750	\$58,050	62,350	\$66,650	\$70,950
Lower Income	\$60,200	\$68,800	\$77,400	\$86,000	\$92,900	99,800	\$106,650	\$113,550
Moderate Income	\$83,500	\$95,450	\$107,350	\$119,300	\$128,850	138,400	\$147,950	\$157,500

Source: California Department of Housing and Community Development