MEETING PURPOSE

- Provide an overview of the local and regional housing framework
- Increase awareness of housing related issues
- Discuss the interconnectedness of housing and other factors
- Receive comments and feedback on how to collectively address housing-related initiatives and the City’s long-term housing strategy
- Discuss outreach efforts and public engagement
- Discuss tentative timelines on upcoming housing related items
HOUSING CHALLENGES

- Not enough Housing
- Increased Inequality and lack of Opportunities
- High Proportion of Income going toward Rent
- Drop in Homeownership Rates
- Increase in Homelessness
- Affordable Housing Challenges

$1/3$rd households – pay more than $50\%$ income towards rent

Projected need 180,000 homes

Built 80,000 homes

2019 Housing Package
REGIONAL HOUSING CONTEXT

- **California Planning & Zoning Laws**
- **State Mandate** – Housing Element
- **Regional Housing Needs Allocation (RHNA)**
  part of Housing Element law
- **Plan Bay Area and RHNA**
- **Role of the Local Government in Housing**

![RNHA OVERVIEW Diagram](image-url)
Integrates 25 resilient and equitable strategies to make progress toward a more affordable, connected, diverse, healthy and vibrant Bay Area for all

**Highlights of the Draft Blueprint include:**

- Improving Affordability for All
- Expanding Housing Opportunities
- Focusing Growth in Walkable Places
- Saving Lives and Protecting Communities
- Positioning the Region for Robust Economic Growth

RHNA must be consistent with the development pattern from the Plan\(^1\).

Subregional shares must be generated based on the Plan\(^2\).

Key assumptions from the Plan’s Regional Growth Forecast should be provided to the state during the RHND consultation process\(^3\).
## RHND & RHNA

### RHND – Bay Area

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Housing Unit Need</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Income (0-50% AMI*)</td>
<td>114,442</td>
<td>25.9%</td>
</tr>
<tr>
<td>Low Income (50-80% AMI)</td>
<td>65,892</td>
<td>14.9%</td>
</tr>
<tr>
<td>Moderate Income (80-120% AMI)</td>
<td>72,712</td>
<td>16.5%</td>
</tr>
<tr>
<td>Above Moderate Income (120%+ AMI)</td>
<td>188,130</td>
<td>42.6%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>441,176</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

### RHNA – Foster City

#### Option 3B: High Opportunity Areas Emphasis with Adj. Income Groupings
- Burlingame (2019 households: 12485)
  - RHNA 2015-2023: 3720
  - Baseline: 2670
- Foster City (2019 households: 12996)
  - RHNA 2015-2023: 2180
  - Baseline: 2360

#### Option 3A: High Opportunity Areas Emphasis
- Burlingame (2019 households: 12485)
  - RHNA 2015-2023: 3700
  - Baseline: 2890
- Foster City (2019 households: 12996)
  - RHNA 2015-2023: 2110
  - Baseline: 2200

#### Option 2B: High Opportunity Areas & Jobs with Adj. Income Groupings
- Burlingame (2019 households: 12485)
  - RHNA 2015-2023: 3370
  - Baseline: 2620
- Foster City (2019 households: 12996)
  - RHNA 2015-2023: 1970
  - Baseline: 2110

#### Option 2A: High Opportunity Areas & Jobs
- Burlingame (2019 households: 12485)
  - RHNA 2015-2023: 3300
  - Baseline: 2880
- Foster City (2019 households: 12996)
  - RHNA 2015-2023: 1860
  - Baseline: 2040

#### Option 1B: Jobs Emphasis with Adj. Income Groupings
- Burlingame (2019 households: 12485)
  - RHNA 2015-2023: 3000
  - Baseline: 2650
- Foster City (2019 households: 12996)
  - RHNA 2015-2023: 1780
  - Baseline: 2110

#### Option 1A: Jobs Emphasis
- Burlingame (2019 households: 12485)
  - RHNA 2015-2023: 2910
  - Baseline: 2210
- Foster City (2019 households: 12996)
  - RHNA 2015-2023: 1680
  - Baseline: 1750

### Baseline: 2050 Households (Blueprint)

#### RHNA 2015-2023

- Baseline: 2050 Households (Blueprint)
HOUSING ELEMENT PROCESS & TIMELINE

October 2019
ABAG Forms Methodology Committee

By April 2020
RHND for the Bay Area Set by HCD (HCD/ABAG)

By May 2020
Proposed Methodology and Draft Sub-Region Shares

By September 2020
Draft Methodology Submitted to HCD

By January 2021
Final Methodology Adopted and Draft RHNA (ABAG)

By May 2021
Deadline on Appeals, Issue Final RHNA (ABAG)

By July 2021
ABAG Adopts Final RHNA Plan (ABAG)

By December 2022
Deadline for Housing Element Adoption (HCD/Jurisdictions)

Development of the Proposed RHNA Methodology. Includes monthly meetings of ABAG’s Housing Methodology Committee (HMC) from October 2019 through May 2020 to advise on the RHNA/distribution methodology.

Collaborative Review and Comment

Review of ABAG Proposed Methodology

Individual Jurisdiction Review and Comment with 21 Elements Assistance

Collaborative Review and Comment

Review of ABAG Draft RHNA Plan
LOCAL HOUSING ELEMENT FRAMEWORK

H-A Reinforce the City's Commitment to Meeting Housing Needs
H-B Protect Existing Housing, Community Character and Resources
H-C Protect the Supply and Affordability of Rental Housing
H-D Consider Potential Public and Private Redevelopment Opportunities to Increase the Supply of Housing
H-E Address Affordable Housing Needs
H-F Address Special Housing Needs
KEY CHALLENGES OF 6TH CYCLE HOUSING ELEMENT

- Increased analysis of housing sites: HCD has issued a Site Inventory Guidebook to assist jurisdictions with compliance with the many new requirements. There are new requirements for analysis of:
  - Non-vacant sites (it is likely that all sites in Foster City will be non-vacant)
  - Sites that were identified in previous housing elements
  - Sites’ suitability, economic viability, access to services for development
  - Sites’ ability to affirmatively further fair housing
  - Sites’ ability to accommodate low and very low-income housing
  - Determination of realistic capacity
  - Use of Accessory Dwelling Units (ADUs) to satisfy part of RHNA

- Affirmatively further fair housing - include an assessment of fair housing practices.

- No net loss provisions require adequate site capacity at all times for all income levels
AFFORDABLE HOUSING

The Challenge

- Long commutes and contributing to regional traffic problems and GHG emissions
- Displacement of households that cannot afford to stay in the community as housing costs rise
- Displacement of people who grew up in Foster City who cannot afford to remain in the area
- Economic impacts of employers having difficulty recruiting and retaining employees who cannot afford to live near their jobs

The Progress

- Creation of 499 affordable housing units
- A 20% inclusionary policy in the Housing Element
- Adoption of the Commercial Linkage Fee
- Streamlined requirements for Accessory Dwelling Units
I. FOSTER’S LANDING

74 BELOW MARKET RATE UNITS EXPIRING
BY THE END OF 2020
PHASE I: 50 UNITS BY THE END OF 2020
PHASE II: 4 UNITS BY THE END OF 2021
PHASE III: 10 UNITS BY THE END OF 2022
PHASE IV: 10 UNITS BY THE END OF 2023
II. AFFORDABLE HOUSING OVERLAY ZONE

WHAT IS AN AHOZ?

• AHOZ is an overlay zone that is added on top of the existing zoning and allows housing sites to be redeveloped at a higher density by providing incentives in return for more affordable units.

WHY SHOULD WE ADOPT THE AHOZ?

• State law provides that a Housing Element must identify adequate sites that either are, or will be, zoned and available during the Planning Period to accommodate the jurisdiction’s RHNA.

• The City’s Housing Element adopted on February 2, 2015 (Planning Period 2015-2023) was able to demonstrate to meet this requirement by committing to establish an AHO zone that could be applied to several already-developed apartment sites to allow them to redevelop at a higher density.

WHAT SITES WOULD THE AHOZ BE APPLIED TO?

• Beach Cove, Franciscan, Sand Cove, and Shadow Cove and possibly the addition of Lantern Cove

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- November 2020: City Council adoption of a Resolution of Intention to:
  1. Direct the Planning Commission to consider the AHOZ
  2. Direct the Planning Commission to consider the rezoning of the properties listed in the Housing Element, and
  3. Direct the Planning Commission to consider multi-family objective design standards

- December 2020: Planning Commission Study Session(s)
- January 2021: Planning Commission Public Hearing
- February 2021: City Council Public Hearing/First Reading
- March 2021: City Council Second Reading
- June/July 2021: Development of Multi-Family Objective Design
III. MULTIFAMILY OBJECTIVE DESIGN STANDARDS

WHAT IS AN OBJECTIVE DESIGN STANDARD

• Housing legislation defines an "objective" standard as one that involves no personal or subjective judgment by a public official and uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.

WHY SHOULD WE ADOPT THE MULTIFAMILY OBJECTIVE DESIGN STANDARDS?

• Senate Bill (SB) 35 Streamline Approval Process and Assembly Bill (AB) 678/SB 167 Strengthen the Housing Accountability Act (HAA).
• The HAA restricts the ability of a local jurisdiction to deny, reduce the density or, or make infeasible housing development projects that are consistent with objective local development standards, and that can contribute to meeting housing need.

WHERE WOULD THE STANDARDS BE APPLIED?

• It will apply to any new multi-family development or redevelopment of existing multi-family development in addition to AHOZ sites.

January 2021: City Council Resolution of Intent to Amend Title 17, Zoning to include
Multi-family Objective Design Standards
February & March 2021: Planning Commission Study Session(s) to review/refine proposed standards including Community Engagement
April 2021: Planning Commission Public Hearing Recommending City Council adoption of Multi-family Objective Design Standards
June/July 2021: City Council Public Hearing
DEVELOPMENT PROJECTS

LANTERN COVE REDEVELOPMENT AT 244 ROCK HARBOR LANE

- The proposal includes a 588-unit residential development (including 168 existing and 420 new dwelling units) with 820 parking spaces (including 302 existing and 518 new) at Lantern Cove Apartments.

TOWNHOMES AT 1601 BEACH PARK BOULEVARD

- The proposal includes demolition of an existing church building to construct 32 condominium-style townhomes.
- The current Land Use Designation of the site is “Public and Semi-Public” and the Zoning is Public Facilities (P-F).
COMMUNITY ENGAGEMENT

Project Planning Phase

Internal Outreach

Property Owners Outreach

Faith Community Outreach

Shopping Center Pop-ups

Renters Outreach

Outreach to FC Organizations

Outreach to Parents

Increase Electronic Outreach

Home is Foster City Website Launch

All Pop-ups & Meeting Postponed due to COVID-19 Pandemic

Start

Comm. Conversation #1 4/21 Postponed

Comm. Conversation #2 5/16 Postponed

POP-UP & EVENT LOCATIONS DATE TIME
Famer's Market Pop-up 3/14 Postponed
The Plaza Pop-up 3/16 Postponed
For the Love of Cities 3/18 Postponed
Shorebird Park Pop-up 3/23 Postponed
Off the Grid Pop-up 4/1 Postponed

COMMUNITY CONVERSATIONS DATE TIME

Join the Conversation
2020 HOUSING LEGISLATION

AB 2345 - Increase the maximum density bonus available under the Density Bonus Law from 35% to 50%. It will also decrease the qualifying thresholds of affordable units required for a developer to access incentives and concessions under the law.

AB 725 - All “metropolitan” jurisdictions (including Foster City) that update their housing elements must allocate at least 25% of their RHNA for moderate and above-moderate units to sites zoned for at least four units.
CONCLUSION
& DISCUSSION