

RESOLUTION NO. 2020-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOSTER CITY TO AMEND RESOLUTION NO. 2000-123, THE POLICY THAT ESTABLISHES PREFERENCES FOR SELECTION OF TENANTS OF CITY SUBSIDIZED AFFORDABLE HOUSING UNITS TO INCLUDE TENANTS AT-RISK OF DISPLACEMENT BY TERMINATION OF AFFORDABILITY RESTRICTIONS

CITY OF FOSTER CITY

WHEREAS, on October 16, 2000 the City Council of Foster City passed a resolution City Resolution No. 2000-123 adopting a policy that establishes preferences for selection of tenants of City and agency subsidized affordable housing units; and

WHEREAS, the City's Community Development Agency (Agency) was required to provide affordable housing in the community, including 15% of the residential units provided by others (30% if provided by the Agency) in the Agency Project Areas to be affordable to persons of low- to moderate income; and

WHEREAS, although the Agency was dissolved by action of the California State Legislature in 2011, the affordable units created by the Community Development Agency continue to be governed by their individual affordable housing covenants; and

WHEREAS, Housing Element Policy H-E-2 provides that 20% of new housing units, excluding bonus units, in residential projects shall be affordable; and

WHEREAS, affordable housing units have been subsidized by a combination of Community Development Funding and/or City funding and/or City incentives; and

WHEREAS, the deed restricted affordable units within each residential development within the City have expiration dates; and

WHEREAS, the need for affordable housing units exceeds the supply of affordable housing units; and

WHEREAS, existing tenants of deed restricted affordable units that will expire will have difficulty finding another affordable housing unit; and

WHEREAS, the City Council desires to amend the City's policy regarding preferences that would apply to all existing and future affordable housing programs; and

WHEREAS, said preferences would apply to all income qualified employees of the City and the local school districts, and persons who live and/or work in the City; and

WHEREAS, including a preference in qualifying for affordable housing for residents who have been, or are about to be, displaced, is necessary to achieve the important public purpose of avoiding undue hardship for those residents.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Foster City does hereby find as follows:

1. Employment turnover rates are high due to the cost of living in the Bay Area.
2. Salaries for many job classifications in the public and education fields fall in the lower income ranges.
3. Many lower income employees are required to commute long distances to work causing major increases in traffic congestion in the area.
4. The City Council finds it desirable, for emergency purposes, that City police, fire and public works personnel live in the City.
5. The City Council finds it a necessary and important public purpose to provide relief for seniors, families, and individuals who are Foster City residents and are facing homelessness and displacement because paying market rate rent in the Bay Area is not a viable option for extremely low, very low, low, and moderate income households.
6. The City Council further finds it a necessary and important public purpose to provide relief for those Foster City residents currently qualified and residing in affordable income units who are at risk of displacement due to the impending termination of affordability restrictions.

BE IT FURTHER RESOLVED that the City Council of the City of Foster City does hereby approve and adopt the following policy establishing preferences for selection of tenants for City subsidized affordable housing units:

It shall be the policy of the City of Foster City that when residential units subsidized by the City are available for tenancy, the tenants shall be selected based on the following preferences:

- 1a. Persons who are currently living in a Below Market Rate deed restricted unit in Foster City, and have been so for at least twelve (12) months, whose unit is subject to termination of affordability restrictions within three (3) years;
- 1b. Persons who live and work in Foster City;
2. Persons who live in Foster City;

3. Employees of the City of Foster City;
4. Classroom teachers who are employees of the San Mateo-Foster City School District, the San Mateo Union High School District and the San Mateo County Community College District;
5. Persons who work in Foster City; and
6. All others who are income qualified.

PASSED AND ADOPTED by the City Council of the City of Foster City at a special meeting thereof held on 18th day of March, 2020, by the following vote:

AYES: Councilmembers Awasthi, Gehani, Hindi, Perez, and Mayor Mahanpour

NOES: None

ABSENT: None

ABSTAIN: None

DocuSigned by:  
*Catherine Mahanpour*  
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CATHERINE MAHANPOUR, MAYOR

ATTEST:

DocuSigned by:  
*Priscilla Schaus*  
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PRISCILLA SCHAUS, CITY CLERK