

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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April 18, 2024

Sofia Mangalam, Director  
Community Development Department  
City of Foster City  
610 Foster City Blvd  
Foster City, CA 94404

Dear Sofia Mangalam:

**RE: Foster City's 6<sup>th</sup> Cycle (2023-2031) Adopted Housing Element**

Thank you for submitting the City of Foster City's (City) housing element that was adopted March 20, 2024 and received for review on March 21, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's February 2, 2024 review determined met statutory requirements.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program H-A-1-b (No Net Loss)
- Program H-B-2-b (Rehabilitation Assistance)
- Program H-C-3-b (Anti-Displacement Strategy)
- Program H-D-1-a (Housing Opportunity Areas)
- Program H-D-1-b (Housing Opportunity Sites)
- Program H-D-2-a (Commercial Sites Re-Use)
- Program H-D-3-a (Update Planned Development Process)
- Programs H-D-4 (Accessory Dwelling Units)
- Programs H-D-5 (Institution-Owned Sites)
- Programs H-D-6 (Reduce Regulatory Constraints)
- Program H-E-10-a (Housing Mobility)
- Program H-F-1-l (Community Care Facilities)
- Program H-F-2-d (Emergency Shelter Zoning)
- Program H-F-3 (Transitional and Supportive Housing)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates your dedication and cooperation throughout the housing element update and review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Anthony Errichetto, of our staff, at [Anthony.Errichetto@hcd.ca.gov](mailto:Anthony.Errichetto@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager