



## **14 NEW BELOW MARKET RATE RENTAL APARTMENTS ARE AVAILABLE IN FOSTER CITY**

### **WAITLIST APPLICATION DATES**

The waitlist for this property is open Friday, December 17, 2021 at 9:00 am to January 31, 2022 at 5:00 pm.

### **LOCATION**

501 Pilgrim Drive, Foster City, California, 94404.

### **NUMBER OF BELOW MARKET RATE AFFORDABLE UNITS AVAILABLE: 14**

- Seven (7) 2-bedroom/2-bathroom units.
- Seven (7) 1-bedroom/1-bathroom units.
- The apartments will be available for occupancy in late February or March 2022.

### **ABOUT THE PROPERTY**

The property is owned by the City of Foster City and managed by HIP Housing Affordable Ventures. The property is located on the corners of Triton Drive and Pilgrim Drive, walking distance from City Hall, restaurants, and shopping. Fourteen of the apartments are income and rent restricted. The remaining eight units are rent restricted only based on 130% of area median-income.

There are a total of 22 apartments in the three-story apartment community. Each apartment has an assigned garage space or outdoor parking space and each includes a washer and dryer in the unit, full-kitchen, air conditioning, and a balcony. Apartments range in size from 770 to 780 square feet for one-bedroom, 1 bathroom apartments and 1,040 to 1,110 square feet for two-bedroom, 2-bathroom apartments. The community includes four accessible apartments and



two apartments with mobility features for those with disabilities.

### ELIGIBILITY REQUIREMENTS

These apartments are available to very low, low, and moderate-income households earning between 30% and 120% of area median income as defined by the California Department of Housing and Community Development (HCD). Priority will be given to income qualified applicants in the following order:

1. Income qualified employees of the City of Foster City (Disaster Service Workers)
2. Income qualified classroom teachers employed by San Mateo-Foster City School District, San Mateo Union High School District, or the San Mateo Community College District.
3. Income qualified persons who live and work in Foster City
4. Income qualified persons who live in Foster City
5. Income qualified persons who work in Foster City
6. All others who are income qualified

All applicants must pass credit and background checks and have their income certified by HIP Housing Affordable Ventures prior to be approved. Tenants must have their incomes certified annually to retain their below-market rate housing.

### INCOME LIMITS

Those applying for the waitlist must meet the following income limits are based on the size of the household, including children, and the unit affordability designation. Income is for the entire household (all adults, ages 18 and over) and includes all sources of income before taxes.

#### Household Income Limits

Maximum Income	1-person household (1-bedroom only)	2-person household (1 or 2-bedroom)	3-person household (1 or 2-bedroom)	4-person household (2-bedroom only)	5-person household (2-bedroom only)
<b>Very Low Income Units (50% of AMI)</b>	\$63,950	\$73,100	\$82,250	\$91,350	\$98,700
<b>Low Income Units (80% of AMI)</b>	\$102,450	\$117,100	\$131,750	\$146,350	\$158,100
<b>Moderate-Income Units (120% of AMI)</b>	\$125,650	\$143,600	\$161,550	\$179,500	\$193,850



## RENT LIMITS

The maximum chargeable rent shown is set by the City of Foster City each year and includes an allowance for utilities paid by tenants. The rents for 2022-2023 are as follows:

### Maximum Monthly Chargeable Rent

	Very Low Income apartments	Low-Income Apartments	Moderate-Income Apartments
1-Bedroom	\$1,669	\$2,769	\$2,800
2-Bedroom	\$1,854	\$3,092	\$3,300

## HOW TO APPLY TO THE WAITLIST – 4 ways to apply

1. **APPLY ONLINE:** go to this link: <https://forms.gle/451pcaupNB6jGSNt8>
2. **APPLY BY SMARTPHONE:** Or open your phone’s camera and hover it over this code to open the lottery application and apply by phone:



3. **APPLY BY EMAIL:** Email Nori Jabba at HIP Housing at [njabba@HIPhousing.org](mailto:njabba@HIPhousing.org) and request that a Lottery Application for Foster City BMR Apartments to be emailed to you.
4. **RECEIVE A PAPER APPLICATION AND APPLY BY U.S. MAIL OR HAND DELIVERY:** Please call our office to request a paper application. Important information for hand-delivered applications: HIP Housing’s office is closed to the public due to COVID-19, but you may drop your application in our mail slot in the door. You must have an appointment to enter the building and masks are required. Send your application or hand-deliver your application to:



**HIP Housing Affordable Ventures**  
1512 Stafford Street, Redwood City, CA 94063  
Attn: Nori Jabba  
Email: [njabba@HIPhousing.org](mailto:njabba@HIPhousing.org)  
Tel. 650-348-6820, ext. 406  
Website: [www.hiphousing.org](http://www.hiphousing.org)

## **WAITLIST APPLICATION DEADLINE**

Applications must be received by 5:00 pm on Saturday, January 15, 2022. Applications that arrive after the deadline will not be accepted even if post-marked by the deadline.

## **LOTTERY**

The lottery will be held on January 17, 2022. Applicants will be sorted by eligibility, and the type of apartment for which they are applying and selected by random lottery. Fourteen applicants will be selected for each of the fourteen available apartments and contacted by email and telephone on January 10, 2022. Selected applicants will until 5:00 pm on January 20, 2022 to respond and five days from their response date to see the apartment and submit an application for housing. In the event that we do not receive a sufficient number of waitlist applications, HIP Housing Affordable Ventures will re-open the waitlist.

## **APPROVAL FOR HOUSING**

Those selected through the lottery will be invited to view the available apartment and complete a rental application. They must pass a background and credit check, and have their income certified by HIP Housing to be approved for below-market-rate housing. Household incomes must be re-certified annually. Income certification results shall be reported annually by HIP Housing to the City of Foster City in accordance with Foster City's Below Market Rate Housing Program. All leases will be for 12-month terms.

## **IMPORTANT INFORMATION ABOUT FOSTER CITY'S AFFORDABLE HOUSING PROGRAM**

Below Market Rate units are monitored through the City of Foster City and are subject to annual income recertification and program rules. Visit

<https://www.fostercity.org/commdev/page/affordable-housing>

You may also contact Monica Ly, Assistant Planner, Planning/Code Enforcement Division, City of Foster City, tel. 650-286-3245 or email [mly@fostercity.org](mailto:mly@fostercity.org).

**All eligible applicants are encouraged to apply.**