

ATTACHMENT E

CITY COUNCIL RESOLUTION 2014-40 EXHIBIT A

<u>Page</u>	<u>Edits</u>
TOC-1 & TOC-2	Indent IV.1.1.1 through IV.1.1.6 and IV.1.2.1 through IV.1.2.3
I-6, ¶ 3	Revise the second and third sentences: “Then, the Planning Commission held 2 public hearings on the draft 2015-2022 Housing Element. <i>After considering comments received from citizens, property owners and other stakeholders (including the Housing Leadership Council of San Mateo County, San Francisco Organizing Project/Peninsula Interfaith Action and Greenbelt Alliance), the Commission provided recommendations to the City Council on the new housing sites (beyond existing potential) that would be suitable for meeting the RHNA requirements and on the Housing Element goals, policies and programs. Subsequently, the City Council held three workshops and meetings public hearings</i> to take further public comment and to review the goals and potential new housing sites for meeting the RHNA requirements.”
I-6, ¶ 5	Revise the last sentence: “Through lengthy consideration of these alternatives, the City Council was able to arrive at a consensus, confirmed the Commission’s recommendation as reflected in the updated Housing Element for the 2015-2022 planning period.”
II-1, ¶ 4	Insert a period at end of the last sentence.
II-5, ¶ 2	After the paragraph, insert the following paragraph: “Per 2007-2014 Housing Program H.B.1.f, the Brisbane Municipal Code has been amended to include ‘transitional housing’ and ‘supportive housing’ under the definition of ‘dwelling’ and to include ‘single-room occupancy units’ under the definition of ‘multiple-family dwelling.’”
II-17, ¶ 1	Revise and combine the first two sentences as follows: “According to the California Department of Finance, Brisbane’s vacancy rate was 5.8% in 2013, but this includes vacant housing unavailable for rent or sale. the same as was found by the The 2010 U.S. Census, which also found the homeowner vacancy rate to be 1.3% and the rental vacant rate to be 5.5%.”
II-23, top of page	Clarify the last sentence of the paragraph continuing from the previous page: “In January of 2014, the number of properties...”
II-24, ¶ 2	“Approximately 66% of Brisbane’s housing stock was 35 years old or older in 2014, while approximately 15% 13% was less than 15 years old (built in 2000 or later), including the 78 42 units under construction in 2012-2014 2013 , based upon the 2008-2012 American Community Survey and Appendix A.”
III-3, ¶ 1	Revise the middle of the paragraph: “The 4 lower-income affordable units in the NCRO-2 District identified in Table 35 would be provided

on the 7,289 sq. ft. property owned by the *City of Brisbane Housing Authority* at 163 Visitacion Avenue (*see Table 47, #5*)."

- III-3, ¶ 2 Revise the middle of the paragraph: "In the southern SCRO-1 District, outdoor uses and small warehouses on small lots would not pose a significant impediment to higher density residential development, as evidenced by a recently completed 2-unit mixed-use project that replaced an existing storage yard on two lots ~~with~~ and the marketing for sale of an existing contractor's storage yard."
- III-4, Table 35 Add Notes for Current Zoning/Mixed Use/Central Brisbane: "*For City-owned property, see Table 47, #5.*"
- III-5, Table 36 Revise Notes for Crocker Park/TC-1: 280 Old County Road: "Post Office location. Serves as a link between existing and proposed residential and mixed-use affordable housing overlays ~~R-4 District. See policy for potential rezoning.~~"
- III-6, Figure HE.1 Revise the color of the "PD (under construction)" portion of the Northeast Ridge so it is more visible.
- IV-6, ¶ 5 "See Programs *H.B.1.a, H.D.1.a, H.D.2.a, H.H.1.b, H.I.1.b & H.I.1.c.*"
- IV-6, ¶ 8 Revise the last sentence: "Per Government Code Section 65589.7, ~~Housing Element Program H.B.3-j will establish specific procedures to grant priority water and sewer service to~~ housing with units affordable to lower-income households *will be granted priority water and sewer service via Housing Element Program H.B.3.j.*"
- IV-17, top of page Revise to read: "... In addition to Federal cuts, the State dissolved Redevelopment agencies in 2012, resulting in a loss of millions of dollars in funds for affordable housing. *The tax increment for low and moderate income housing from Redevelopment agencies was the most significant source of funding for affordable housing in small communities.* However, Low Income Housing Tax Credits still provide an important source of funding, so it is important for jurisdictions to consider which sites are eligible for affordable housing development (Baird + Driskell Community Planning)."
- IV-17, ¶ 1 Revise to read: "...To help address construction loan constraints for affordable housing developers, *the City could consider use of its limited Brisbane Housing Authority Low and Moderate Income Housing Funds to subsidize development costs in privately financed affordable residential and mixed-use projects.*"
- V-2, ¶ 2 Revise the last two sentences: "Most recently, the Redevelopment Agency purchased property above McLain Road as an anticipated development site (*now owned by the Brisbane Housing Authority*), in addition to property previously acquired at 163 Visitacion Avenue (*now owned by the City of Brisbane*). ~~These properties are now owned by the Brisbane Housing Authority.~~"
- V-3, ¶ 2 Revise the end of this paragraph to read: "The Housing Element estimates a *theoretical* potential for a current total of 46 to 62 density transfer units in the R-BA Brisbane Acres Residential District, depending upon the extent to which "paper streets" are included

(Appendix E). *The realistic development capacity for the Housing Element's planning period identified in Table 35 is for 21 units, assuming that the property above McLain Road now owned by the Brisbane Housing Authority is developed as affordable housing through density transfer.*"

VI-1, ¶ 2

Add to the end of the second paragraph: *"The City's ability to implement its policies through the listed programs will be subject to availability of funding. Given the City's limited resources, programs may need to be prioritized to achieve the City's objectives in the context of compliance with State law."*

VI-3, Table 47

Revise #1: *"47 49 (R-1) + 2 (R-BA) + 0 (PD) = 49 51"*

Revise #5: *"Continue to provide for mixed-use units in the NCRO-2 District, including new lower-income-affordable units on Brisbane Housing Authority City-owned property. [H.B.9.b]"*

Revise #7: *"2 + 3 + 59 60 = 64 65"*

Revise Totals: *"1 + 234 + 32 + 122 125 = 389 392"*

VI-6, Program H.B.1.e

"Program H.B.1.e To encourage development of secondary dwelling units:

(a) Reduce the administrative Secondary Dwelling Permit fees for units created within the building envelope of existing single-family residences, reflecting the reduced staff time required to process permits for such units;

(b) Explore the potential to implement a loan program for secondary dwelling unit construction;

(c) ~~Work with the Landmark at the Ridge property owners to consider amending the Northeast Ridge PD Permit to permit conversion of existing floor area within building envelopes to accommodate secondary dwelling units;~~

(d) Provide technical assistance to streamline the secondary dwelling approval process for owners and encourage well-designed secondary units that meet the City's standards;

(d) ~~(e)~~ Explore the potential of reducing or eliminating the lot size minimum for development of secondary dwelling units;

(e) ~~(f)~~ As these programs are implemented, publicize the changes to encourage the development of applicable secondary dwelling units. Also see Program H.I.1.c."

VI-9, Program H.B.3.j

~~Continue~~ Adopt written policies and procedures with specific objective standards to grant priority water and sewer service to housing units affordable to lower-income households in accordance with State law [Government Code Section 65589.7 and Water Code Section 10631.17(a)70]. Continue to monitor water and sewer service supply and demand. Consider adopting regulations to assure that sufficient capacity is maintained to meet commitments to housing units affordable to lower-income households in accordance with State law."

VI-11, Policy H.B.9:

"Study alternatives to replace the City's Redevelopment Low and Moderate Income Housing Fund, such as dedicating all or a portion of the ongoing year-over-year bump to property taxes that will come back

to the City from the County *equivalent to the 20% tax increment set-aside that had been generated through redevelopment...*”

- VI-12, Program H.B.9.i “Use City funds, *if available*, to provide leverage for state and federal programs for affordable housing that require a local match.”
- VI-13, Program H.B.9.k “Evaluate City fee schedules for processing development applications and consider ~~providing a subsidy~~ *reducing or waiving application development fees* for projects providing affordable housing for extremely-low-, very-low- and low-income households, including supportive housing for extremely-low-income families and larger households.”
- VI-15, Program H.D.2.a “Program H.D.2.a Review the zoning ordinance regulations for the TC-1, NCRO-1 and NCRO-2 Districts ~~adjoining the new Park Place Mixed Use Affordable Housing Overlay and Park Lane Residential Affordable Housing Overlay~~ to determine if amendments are necessary to establish suitable residential environments *under the new Park Place Mixed Use Affordable Housing Overlay and Park Lane Residential Affordable Housing Overlay* while maintaining the long-term viability of existing and permitted uses at nearby pre-existing commercial and industrial properties.”
- VI-18, Policy H.G.1 “Participate in regional ~~smart growth planning~~ *efforts to reduce greenhouse gas emissions.*”
- VI-19, Program H.H.2.a “Work with responsible agencies to protect identified environmentally sensitive areas, including, but not limited to, wetlands, riparian habitat, *and* critical wildlife habitat.; *Deal responsibly with* geologically hazardous areas, *contaminated lands*, areas subject to flooding *and sea level rise*, ~~visually prominent or sensitive areas~~, and electrical transmission line corridors.”
- VI-19, Program H.I.1.b “*Consider revision of* ~~Revise~~ the residential parking requirements so as to be based upon floor area and/or number of bedrooms, consistent for single-family dwellings, secondary dwelling units, duplexes and multi-family dwelling units.
- VI-20, Program H.I.1.c “*Consider revision of* ~~Revise~~ the parking requirements for secondary dwelling units to encourage smaller, more affordable units. Once the revision is adopted, develop an outreach program to publicize the changes.”
- VI-21, add Policy H.I.3. “*Work with County, Regional, State and Federal agencies to mitigate social equity issues that result in low incomes, another important dimension to the housing affordability problem.*”
- A-3, Appendix A Add “80 Plumas, 108 & 118 Mariposa Street, R-3, 3” Above Moderate Income units; delete “879 Humboldt SDU?” and “60 Plumas triplex?”; update NET TOTAL to “100” Above Moderate Income units.
- D-8, Appendix D For Emergency shelters and for Transitional and supportive housing, add: “I-3, II-5, III-17, IV-11 & IV-13”