

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

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January 23, 2015

Mr. John A. Swiecki, Director
Community Development Department
City of Brisbane
50 Park Place
Brisbane, CA 94005-1310

Dear Mr. Swiecki:

RE: City of Brisbane's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Brisbane's draft housing element update which was received for review on December 1, 2014, along with additional revisions received on January 12, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by various communications including a conversation with you, Ken Johnson, Senior Planner, and Tim Tune, Senior Planner, on January 7, 2015.

The Department conducted a streamlined review of the draft housing element based on the City of Brisbane meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized 21 Elements pre-approved housing needs assessment.

The draft element with revisions meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when the draft and revisions are adopted and submitted to the Department, in accordance with GC Section 65585(g).

The element now identifies adequate sites to accommodate the City's regional housing need for lower-income households demonstrated by Program H.B.1.b. This program commits to rezone at least 2.36 acres to Affordable Housing Overlay (AHO) by May 31, 2018 allowing for multifamily uses by-right with minimum densities of 20 units per acre to address the identified need of 38 housing units.

Please be aware, for the housing element to continue to demonstrate adequate sites after January 31, 2016, the City must complete Program H.B.1.a actions. This program commits to rezone sites to accommodate the 143 unit carryover of housing need not met in the 4th cycle. Pursuant to GC Section 65584.09, a jurisdiction that failed to identify or make available adequate sites to accommodate all of the previous cycle's housing need must zone or rezone adequate sites to accommodate all of the previous cycle's unmet housing need within the first year of the next housing element cycle.

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To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available, considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication the City provided in preparation of the housing element and looks forward to receiving Brisbane's adopted element. If you have any questions or need additional technical assistance, please contact Greg Nickless, of our staff, at (916) 274-6244.

Sincerely,



Paul McDougall
Housing Policy Manager